

DOLLAR GENERAL - 6.65% CAP

8547 N. NC-150, CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



**RECENT RENEWAL &
ALL NEW HVAC UNITS**

PRESENTED BY:

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INVESTMENT OVERVIEW



ADDRESS
8547 NORTH NC-150
CLEMMONS, NC 27012



SALE PRICE
\$1,276,000



CAP RATE
6.65%



NOI
\$84,850



TENANT
DOLLAR GENERAL
LEASE THROUGH 8/31/2030
ALL NEW HVAC UNITS



DESCRIPTION

Just renewed- Dollar General in Clemmons, NC (Winston-Salem MSA). Recently renewed NN Lease with corporate guarantor with minimal landlord responsibilities. Dollar General reimburses taxes and insurance and pays monthly CAM. Investment grade tenant with a S&P rating of BBB. Dollar General 2024 net sales +5%. Over 40,000 people in a 5 mile radius with average household income of \$106,000.

CAP RATE 6.65%

LEASE TYPE NN

LEASE TERM Through 8/31/2030

GUARANTOR Corporate

BUILDING SIZE ±9,020 SF

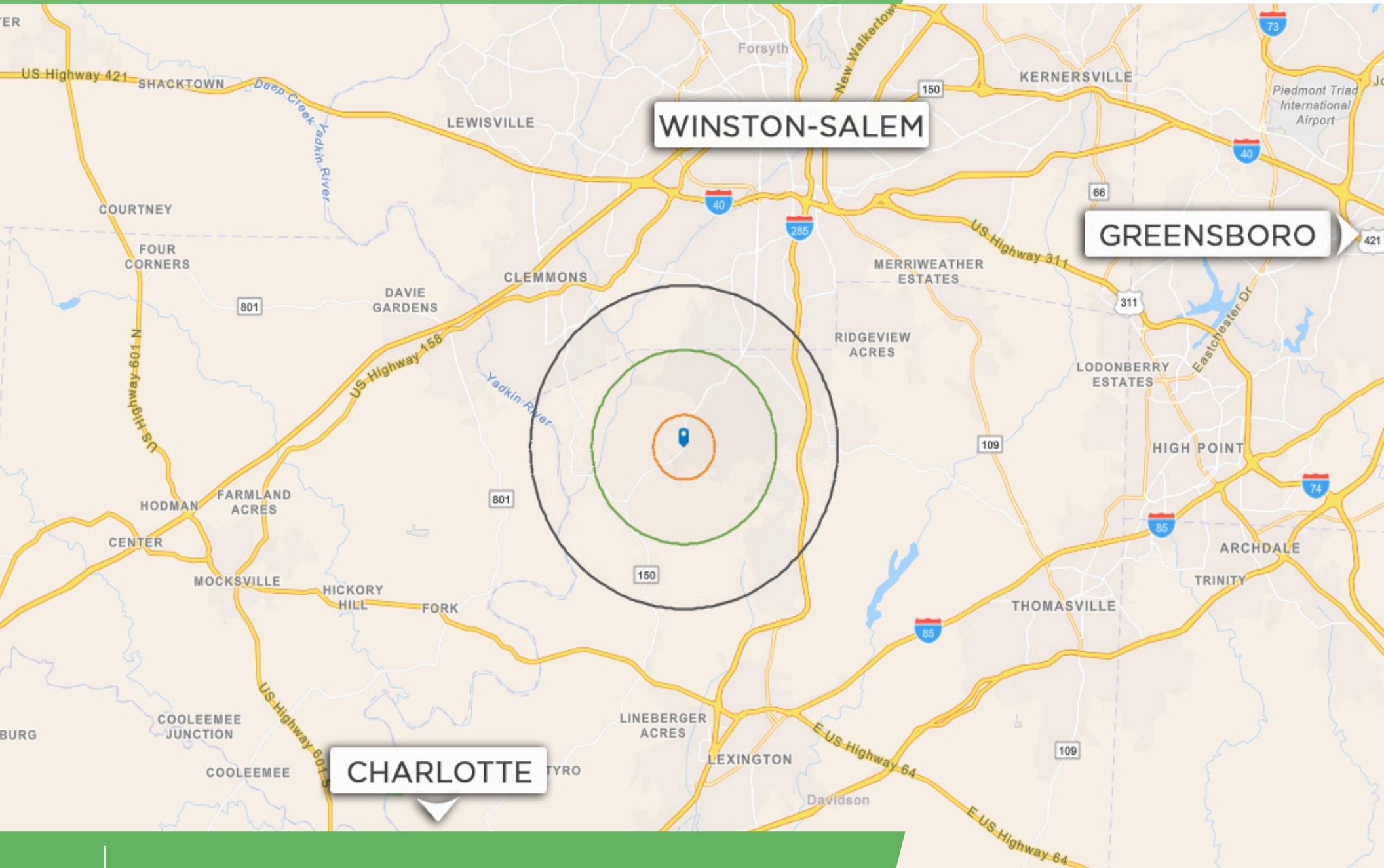
YEAR BUILT 2005

ACRES 1.59





LOCATION OVERVIEW



DOLLAR GENERAL®

Dollar General, founded in 1939, has evolved into one of the nation's leading discount retailers. Initially named J.L. Turner and Son Wholesale, the company rebranded to Dollar General in 1955, reflecting its commitment to offering affordable products, with no item priced over one dollar at that time.

As of 2025, Dollar General operates over 19,400 stores across 48 states, serving diverse communities. In recent years, Dollar General has continued to expand aggressively, planning to open approximately 575 new locations in 2025. Additionally, the company is enhancing its digital capabilities by testing same-day delivery services to better compete with larger retailers and meet evolving customer expectations.

Dollar General's enduring mission, "Serving Others," underscores its commitment to providing convenient and affordable shopping experiences for its customers, a principle that has guided the company since its inception.



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Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.