



DOLLAR GENERAL

1313 CARTERVILLE ROAD
PETAL, MS

MARKET  STREET
retail advisors



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Investment Highlights

- ✓ **\$94,581 / year** (\$7,882 / month)
- ✓ **15 year** original lease, **commenced** July 2017
- ✓ Approximately **6 years** remaining on lease
- ✓ **Four 5-Year Options** with 10% increases
- ✓ National credit tenant with **21,000+** store footprint
- ✓ **Corporate lease** with Dollar General as tenant



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Offering Summary

Pricing Summary



\$1,351,157

OFFERING PRICE



\$94,581

NET OPERATING
INCOME



7.00%

CAPITALIZATION
RATE

Lease Details

15 years

INITIAL TERM

07/01/2017

LEASE
COMMENCEMENT

6/30/2032

LEASE EXPIRES

Absolute Net

TENANT
RESPONSIBILITIES

None

INCREASES

**Four
5-Year**

OPTIONS

10%

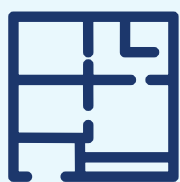
OPTION
INCREASES



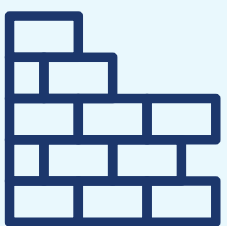
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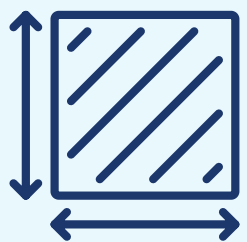
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9,026 SQUARE FEET

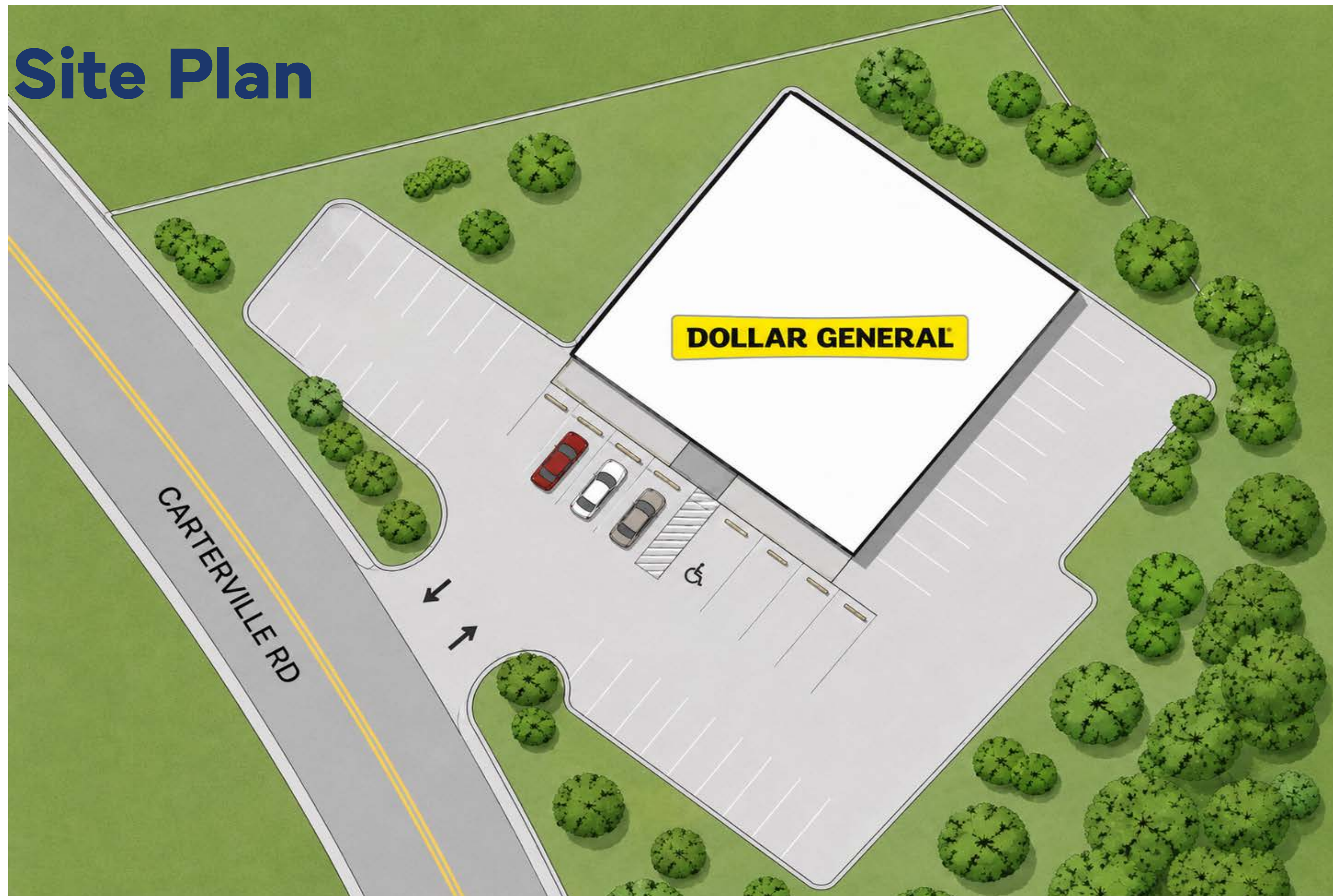


BUILT IN 2017



1.84 ACREAGE

Site Plan

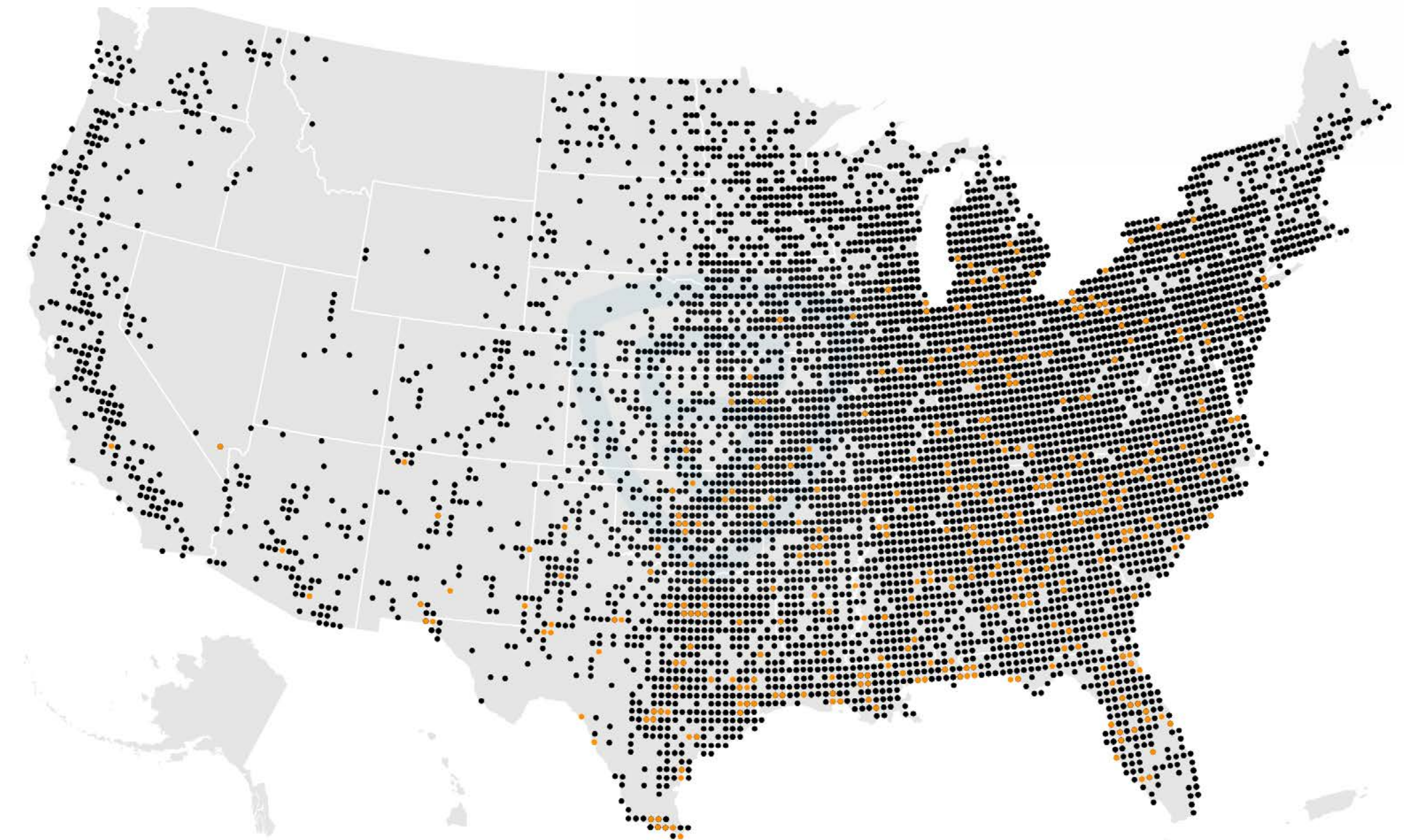


Tenant Overview

DOLLAR GENERAL®

Dollar General is the largest discount retailer in the U.S. by store count, built around a convenient small-box store model that provides everyday low prices on frequently purchased household essentials. Its stores carry a broad mix of consumable products, including food, snacks, paper goods, cleaning supplies, health and beauty products, pet supplies, seasonal merchandise, basic apparel, and home goods, making Dollar General a necessity-based retailer serving recurring customer demand.

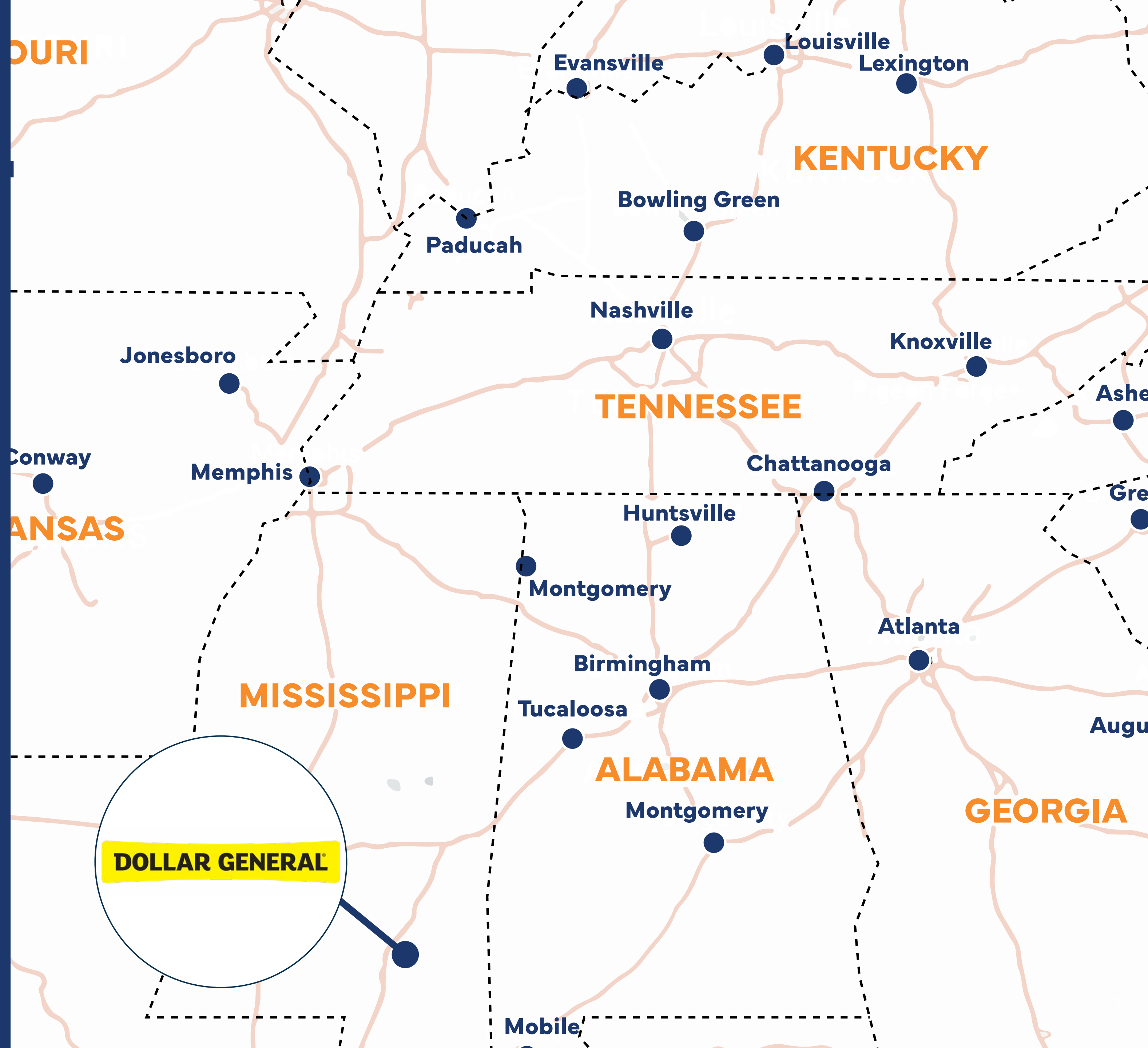
Founded in 1939, Dollar General has grown into one of the most recognizable value-oriented retail platforms in the country, with 21,055 stores across 48 U.S. states and Mexico as of May 1, 2026. The company's convenient store formats, broad private-label and national-brand product offering, and focus on value-driven shopping have supported its long-term expansion across rural, suburban, and small-market communities.



LOCATIONS ACROSS THE NATION

21,000+

Investment Location



Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	16,581	36,959	65,717
April 1, 2010	16,138	38,665	68,669
April 1, 2020	15,795	37,587	72,340
January 1, 2025	15,997	38,027	73,360
January 1, 2030	16,265	38,666	74,554

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$437,208,712	\$980,419,285	\$2,060,407,426
Total Household Income	\$403,844,702	\$921,937,093	\$1,958,565,676
Median Household Income	\$56,321	\$49,037	\$49,221
Avg. Household Income	\$68,740	\$62,970	\$69,611
Per Capita Income	\$27,680	\$26,084	\$28,482

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	5,843	13,965	24,796
April 1, 2010	5,823	14,638	26,638
April 1, 2020	5,875	14,641	28,136
January 1, 2025	5,991	14,889	28,819
January 1, 2030	6,237	15,496	29,991

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2025	5,991	14,889	28,819
Family Households	3,763	9,000	16,322
Non-Family Households	2,112	5,641	11,814
Avg. Size of Household	2.54	2.47	2.36
Median Age of Householder	52.4	48.5	44.6
Median Value Owner-Occupied	\$131,624	\$129,484	\$150,865
Median Rent Per Rent	\$615	\$659	\$703
Median Vehicles Per Household	2.1	2.1	2.1

Petal, MS Market Overview

Petal is a growing community in Forrest County, Mississippi, located directly east of Hattiesburg along the Leaf River. The city is part of the Hattiesburg-Petal-Forrest-Lamar regional growth area and is served by U.S. Highway 11 and Mississippi Highway 42 / Evelyn Gandy Parkway, providing direct connectivity to Downtown Hattiesburg, I-59, U.S. 49, and the broader Pine Belt region.

Petal benefits from direct access to Hattiesburg's regional employment base, which is anchored by healthcare, higher education, government, military, and service-sector demand drivers. The Hattiesburg healthcare sector, led by Forrest Health, Hattiesburg Clinic, and Southern Bone & Joint Specialists, supports an estimated 10,670 jobs and contributes approximately \$1.4 billion annually to the regional economy. The University of Southern Mississippi also provides a major economic anchor, supporting approximately 6,745 jobs and \$853 million in total economic impact within the Hattiesburg MSA.

The area also offers a strong quality-of-life component, supported by Petal's reputation as a family-oriented residential community and its highly rated public school system. Petal School District serves more than 4,200 students and has consistently earned an "A" rating, reinforcing the community's appeal for families and long-term residents. Outdoor recreation is also a local strength, with Petal River Park offering 70 acres of trails, picnic areas, open fields, and nature-based amenities, while the nearby Longleaf Trace provides a 44-mile paved trail for running, biking, walking, and equestrian use.





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