



DOLLAR GENERAL

2005 OLD RICHTON ROAD
PETAL, MS

MARKET  STREET
retail advisors

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Investment Highlights

- ✓ **\$87,892 / year** (\$7,324 / month)
- ✓ **15 year** original lease, **commenced** February 2018
- ✓ Approximately **7 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



\$1,255,600
OFFERING PRICE



\$87,892
NET OPERATING
INCOME



7.00%
CAPITALIZATION
RATE

Lease Details

15 years
INITIAL TERM

02/01/2018
LEASE
COMMENCEMENT

1/31/2033
LEASE EXPIRES

Absolute Net
TENANT
RESPONSIBILITIES

None
INCREASES

**Four
5-Year**
OPTIONS

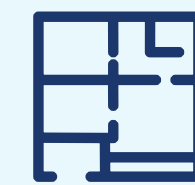
10%
OPTION
INCREASES



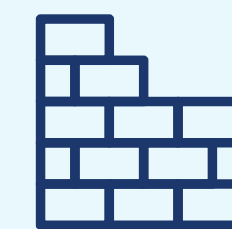
Dollar General



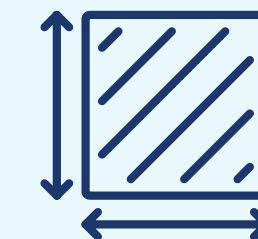
2005 OLD RICHTON ROAD
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9,100 SQUARE FEET

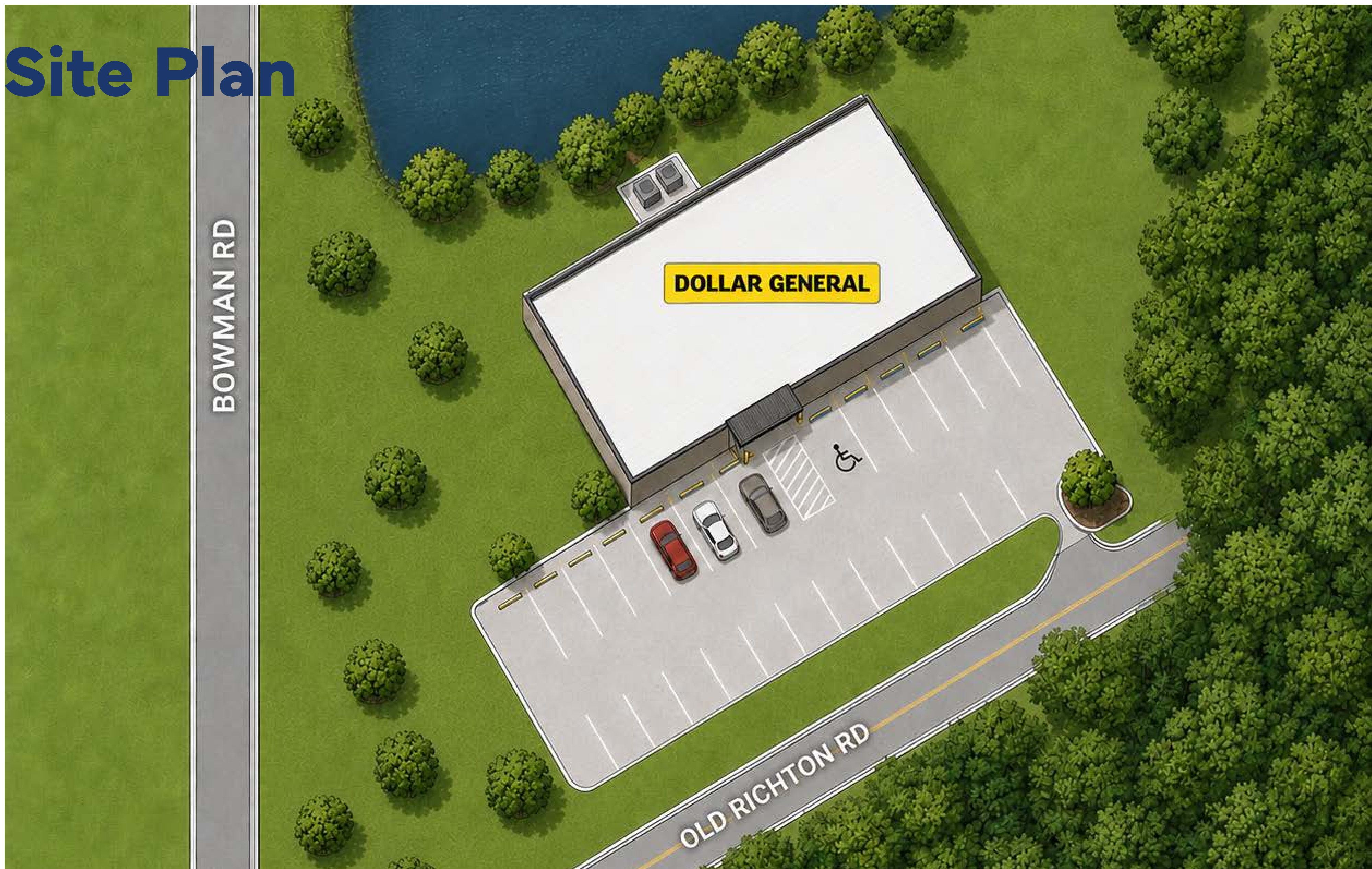


BUILT IN 2018



1.12 ACREAGE

Site Plan

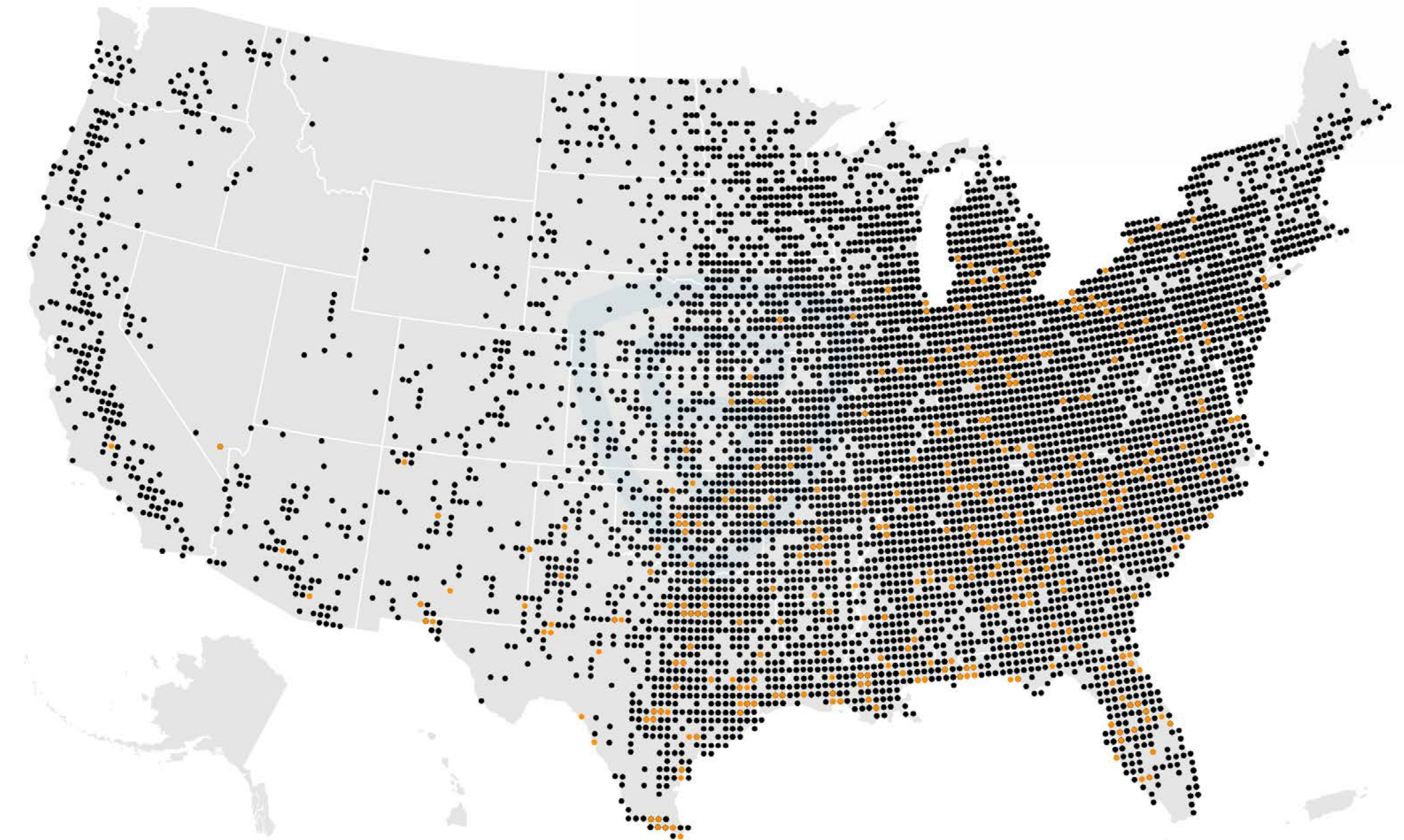


Tenant Overview

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.

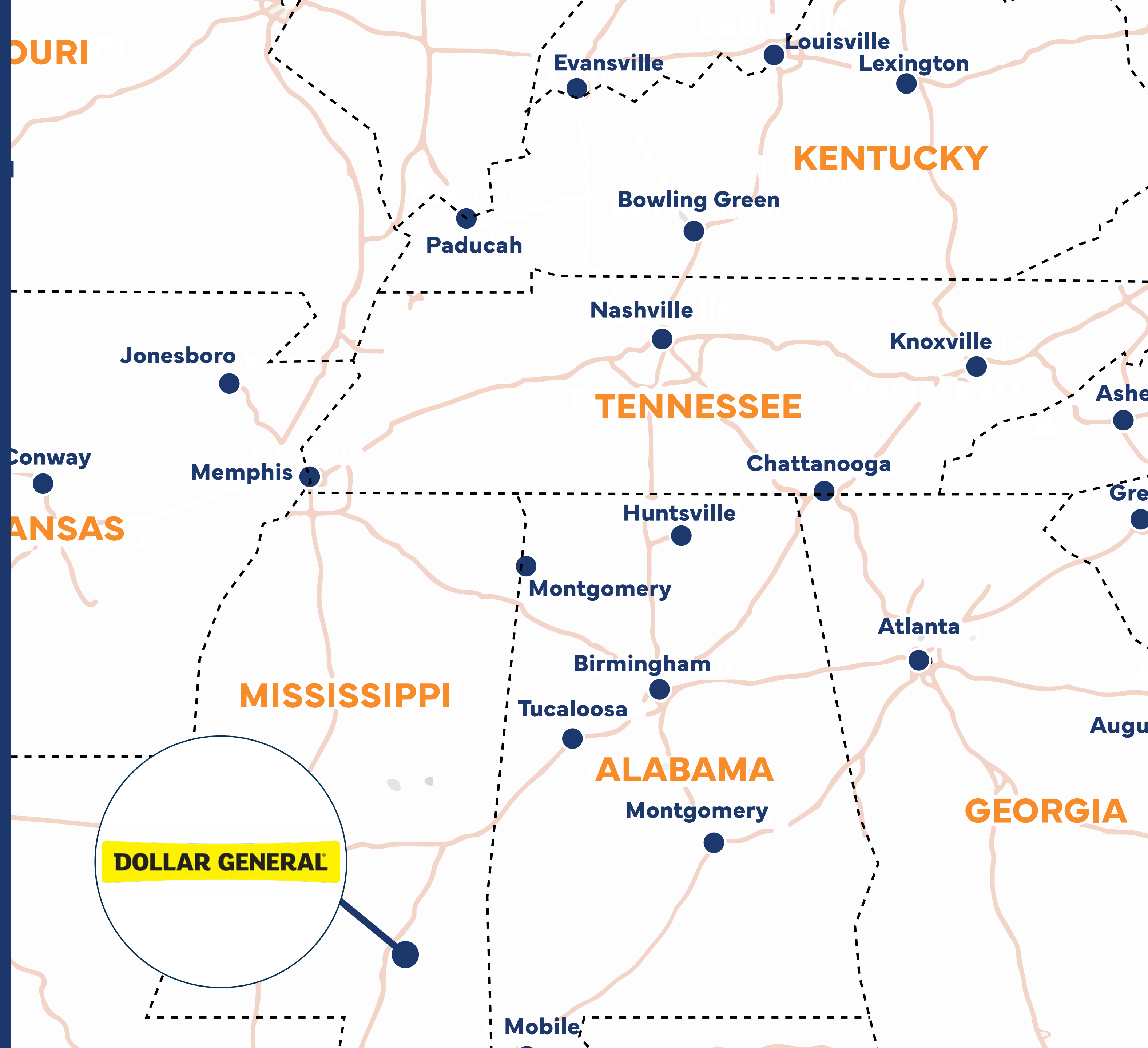
Founded in 1939, Dollar General has grown into one of the most recognizable value-oriented retail platforms in the country, with 21,055 stores across 48 U.S. states and Mexico as of May 1, 2026. The company's convenient store formats, broad private-label and national-brand product offering, and focus 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	8,695	17,667	43,241
April 1, 2010	9,964	19,056	45,127
April 1, 2020	10,934	20,470	45,188
January 1, 2025	11,061	20,757	45,717
January 1, 2030	11,255	21,122	46,471

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$385,882,167	\$633,018,209	\$1,250,603,803
Total Household Income	\$385,882,167	\$622,000,381	\$1,189,660,529
Median Household Income	\$71,862	\$65,549	\$52,137
Avg. Household Income	\$94,788	\$83,188	\$68,592
Per Capita Income	\$35,292	\$30,924	\$27,676

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	3,108	6,343	16,020
April 1, 2010	3,649	6,943	17,016
April 1, 2020	4,071	7,477	17,344
January 1, 2025	4,153	7,630	17,644
January 1, 2030	4,324	7,943	18,344

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2025	4,153	7,630	17,644
Family Households	3,196	5,441	11,179
Non-Family Households	875	2,036	6,165
Avg. Size of Household	2.69	2.69	2.52
Median Age of Householder	54.1	50.8	49.5
Median Value Owner-Occupied	\$165,923	\$159,812	\$132,500
Median Rent Per Rent	\$684	\$642	\$640
Median Vehicles Per Household	2.5	2.4	2.2

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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