

OFFERING MEMORANDUM

**DOLLAR GENERAL**

2 OAKHAM ROAD | NORTH BROOKFIELD, MA

**\$ PURCHASE PRICE:**  
\$1,775,211

**% CAP RATE:**  
6.35%



ACTUAL LOCATION



**EXCLUSIVE BROKERS:**

Trevor McNiven ☎ 617.504.8083 ✉ trevor@vrpartners.com MA License #9531975 | Andrew Callahan ☎ 617.894.4499 ✉ andrew@vrpartners.com MA License #9531962  
374 Congress Street, Suite 305, Boston, MA 02210 | www.vrpartners.com

# INVESTMENT SUMMARY & LEASE OVERVIEW

New Construction Build to Suit Dollar General in North Brookfield, MA

<b>PROPERTY ADDRESS</b>	2 Oakham Road, North Brookfield, MA	<b>YEAR BUILT</b>	2018
<b>PURCHASE PRICE</b>	\$1,775,211	<b>OWNERSHIP TYPE</b>	Fee Simple
<b>NOI</b>	\$111,455.88	<b>LEASE TYPE</b>	Absolute NNN Lease
<b>CAP RATE</b>	6.35%	<b>LEASE TERM</b>	15 Years
<b>TENANT</b>	Dollar General	<b>LEASE GUARANTY</b>	Corporate
<b>PARCEL SIZE</b>	0.985 Acres	<b>ROOF &amp; STRUCTURE</b>	Tenant
<b>BUILDING SIZE</b>	7,489 SF	<b>OPTIONS</b>	4 Five Year Options
<b>PARKING SPACES</b>	26	<b>INCREASES</b>	10% in each Option
		<b>RENT COMMENCEMENT</b>	June 2018
		<b>LEASE EXPIRATION</b>	June 30 <sup>th</sup> , 2033

*The Tenant is 100% responsible for all expenses, including Taxes, Insurance, CAM, Roof, HVAC, and Structure.*

## DEMOGRAPHICS



### POPULATION:

3 Mile 5,152  
5 Mile 15,327  
7 Mile 30,531  
10 Mile 68,678



### AVERAGE HOUSEHOLD INCOME:

3 Mile \$86,294  
5 Mile \$89,674  
7 Mile \$87,863  
10 Mile \$92,628



### ESTIMATED HOUSEHOLDS:

3 Mile 2,071  
5 Mile 6,137  
7 Mile 12,371  
10 Mile 26,913

# PROPERTY & LOCATION OVERVIEW

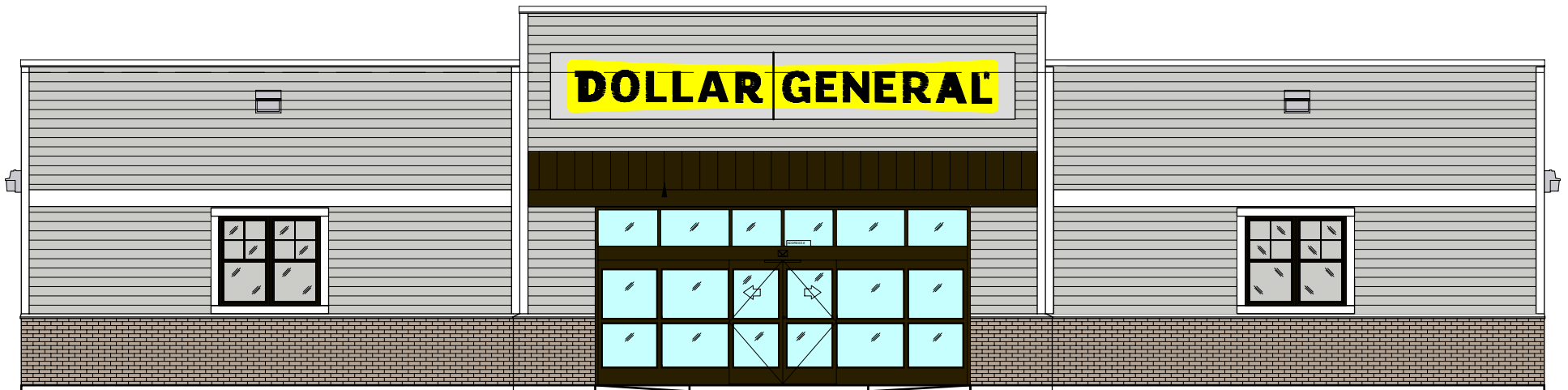
## PROPERTY OVERVIEW

Venture Retail Partners is pleased to offer for sale the fee simple interest in this new construction freestanding Dollar General in North Brookfield, Massachusetts. Dollar General opened in June 2018 and features an “upgraded façade.” The property is strategically located on SR-148 [Oakham Road], one parcel off the intersection with SR-67 in downtown North Brookfield. Surrounding retailers and traffic generators include: Vibram Corporate Plant (250+ Employees), North Brookfield Junior/Senior High School, North Brookfield Elementary School, USPS, Subway, North Brookfield Savings Bank, Hannaford Supermarket, Cumberland Farms, among others. Dollar General also benefits from limited competition in the trade area – with the closest national discount store being located over 8 miles away.

## LOCATION OVERVIEW

North Brookfield is located in Worcester County in Central Massachusetts. It is located approximately 13 miles west of Worcester MA, and only 50 miles west of downtown Boston. Worcester is the second largest city in Massachusetts with a population of over 184,000 people. Massachusetts has one of the nation’s strongest and most vibrant economies and is a national leader in the fields of health services, technology, education, and financial services, among others. There are more than 15,000 people living within 5 miles of the property, with an average household income of just under \$90,000/year.

## NORTH BROOKFIELD DOLLAR GENERAL STORE ELEVATION



# TENANT OVERVIEW

## DOLLAR GENERAL®

Dollar General is the largest small box discount retailer in the United States, operating over 14,000 stores in 44 States. Founded in 1939 and Headquartered in Goodlettsville, TN, Dollar General is undergoing an aggressive expansion, with over 900 stores planned for 2018. Dollar General's stores provide a hassle-free shopping experience in convenient neighborhood locations, offering products that are frequently used and replenished. Dollar General sells both name brand and national brand products including well-known brands such as Procter & Gamble, General Mills, PepsiCo, Coca-Cola, Unilever, Nestle, Kellogg's, Clorox, Hanes, Energizer, and Mars.

### PUBLIC COMPANY

NYSE: DG

S & P RATING - "BBB" - INVESTMENT GRADE

#128 ON THE 2017 FORTUNE 500

MARKET CAP: \$27.086 Billion

2017 FISCAL YEAR SALES: \$23.5 Billion

14,000 + STORES IN 44 STATES

130,000 + EMPLOYEES

WEBSITE: [www.dollargeneral.com](http://www.dollargeneral.com)



REPRESENTATIVE PHOTO

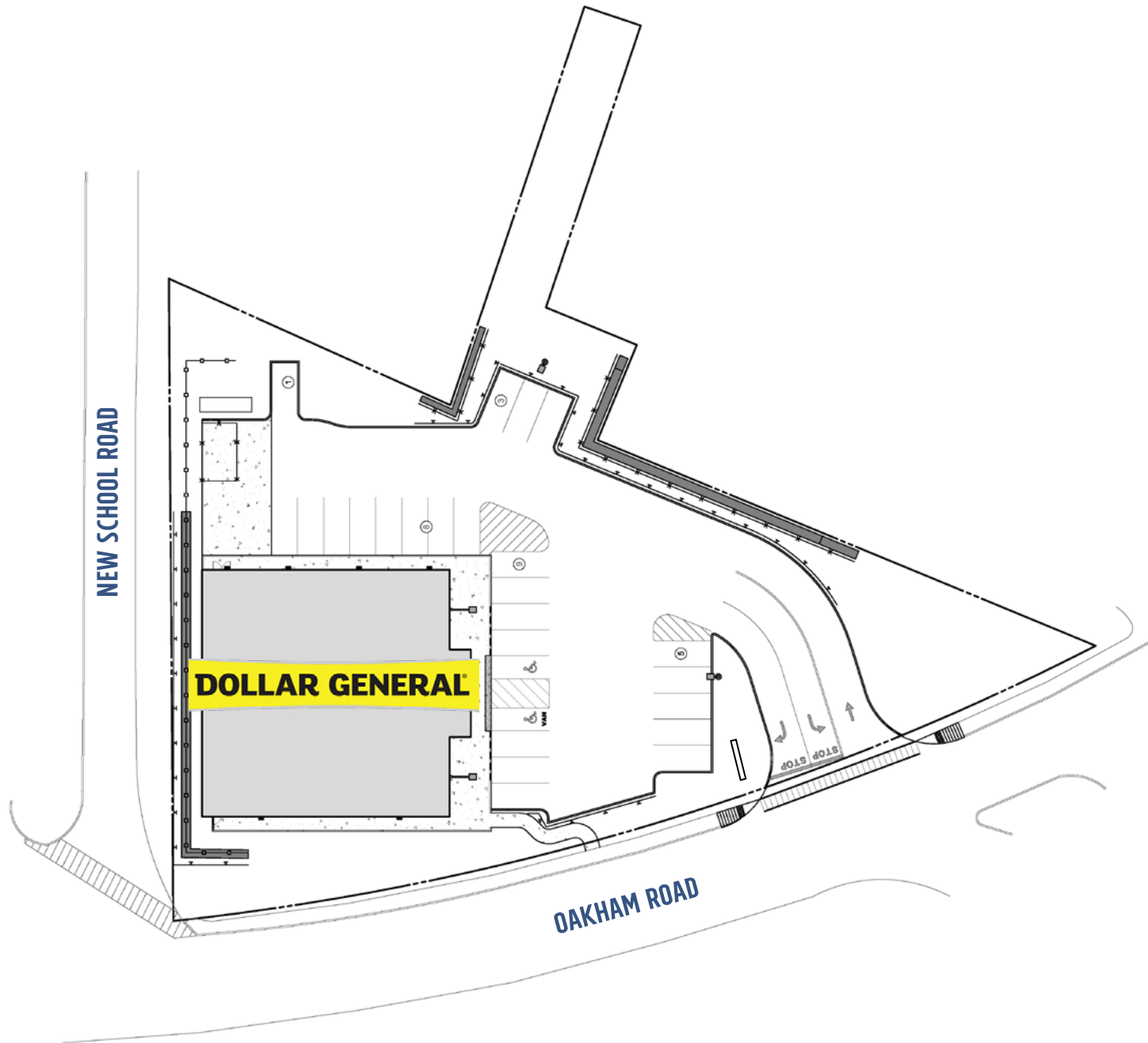
# LOCATION MAP



# AERIAL



# SITE PLAN





ACTUAL LOCATION



# VENTURE

## RETAIL PARTNERS

**TREVOR MCNIVEN**

☎ 617.504.8083

✉ [trevor@vrpartners.com](mailto:trevor@vrpartners.com)

MA License #9531975

**ANDREW CALLAHAN**

☎ 617.894.4499

✉ [andrew@vrpartners.com](mailto:andrew@vrpartners.com)

MA License #9531962