



NNN Lease

DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

3015 S. LA 13
Crowley, LA 70526

Purchase Price: **\$1,583,199**

Cap Rate: **6.50%**

HIGHLIGHTS

- ✓ New Construction: 2023
- ✓ NNN - No Landlord Responsibilities
- ✓ Average HHI at 5-Mile: \$68K+
- ✓ 83 Miles from Baton Rouge, LA



Actual Location Not Shown

The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

Property Summary

Asking Price:	\$1,583,199
Cap Rate:	6.50%
Rent/NOI:	\$102,908
Lease Commencement:	05/01/2023
Lease Expiration:	04/30/2038
Renewal Options:	Four / 5-Year Renewals
Building Size:	10,640 +/- SF
Land Size:	2.00 +/- Approx. Acres
Parking:	Adequate
Area Tenants:	Cajun Burger, LA Crane & Press, First South Farm Credit, Lyons Point Country Store

Responsibility

Tenant	RE Taxes, Building Insurance, Roof, HVAC, Structure, Parking Lot Maintenance
Lessor	None - Triple Net
Lease Guarantor	Dollar General Corporation NYSE: DG



Demographics

	1-Mile	3-Mile	5-Mile
Population:	105	893	2,185
Median Income:	\$40,262	\$46,910	\$48,643
Average Income:	\$55,376	\$66,206	\$68,587

CONTACT INFORMATION

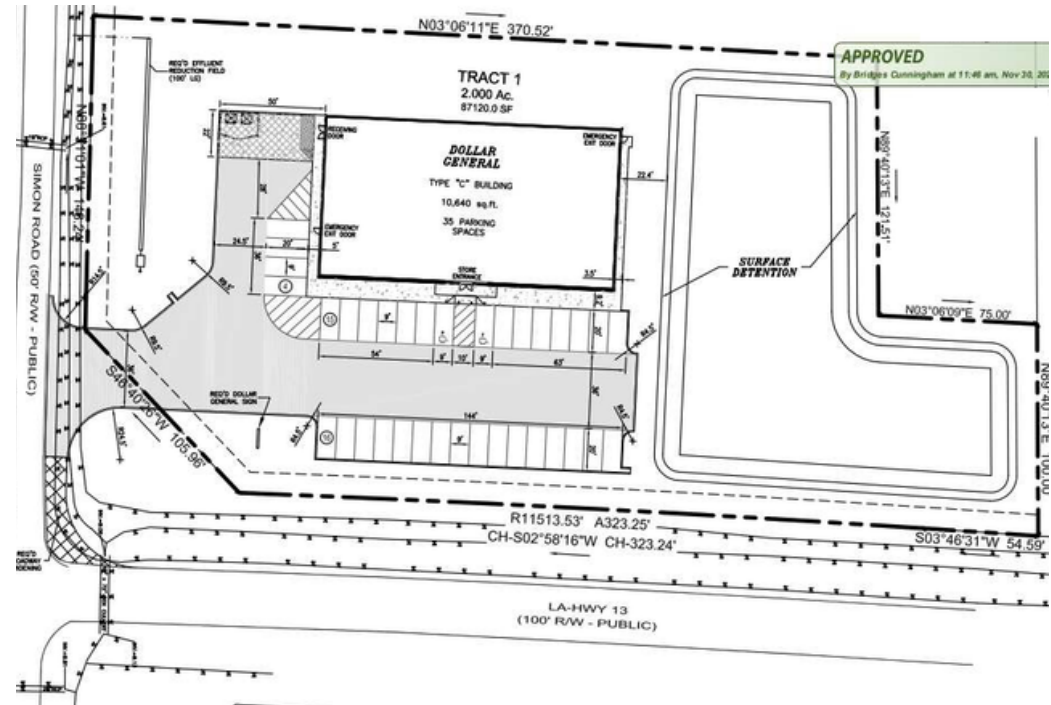
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Aerial View



Site Plan



APPROVED
By Bridget Cunningham at 11:49 am, Nov 20, 2024

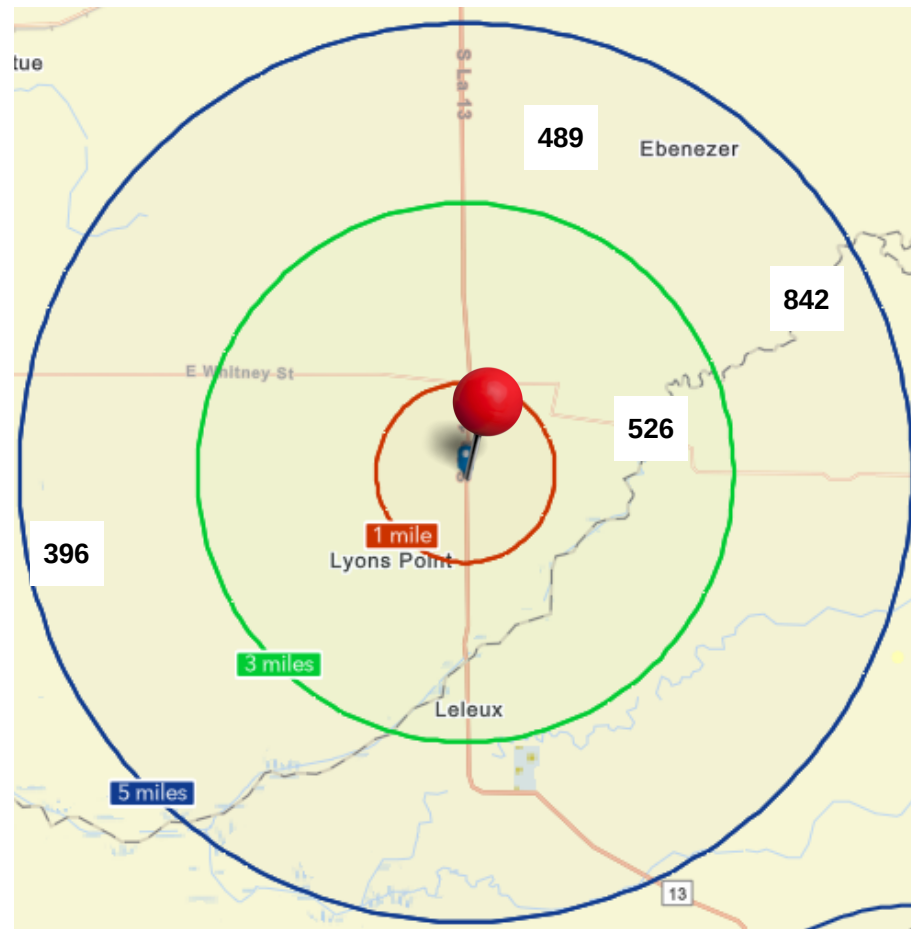
Aerial View with Tenants



Traffic Counts ◆

Data from 2020

Red: 1 Mile Radius
 Green: 3 Mile Radius
 Blue: 5 Mile Radius



DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo.

Learn more about Dollar General at www.dollargeneral.com.

