

# Dollar General | Pineview, GA

Purchase Price: **\$1,298,803**

Cap Rate: **6.85%**

**Stan Johnson Company** is pleased to offer to qualified investors, a brand new retail property which is 100% leased to Dollar General in Pineview, Georgia.

Dollar General is operating under a fifteen (15) year NNN lease featuring four (4), five (5) year renewal options and 10% rent increases in each option.

## Location Synopsis

The Property is located on the main road South Depot Street (U.S. 112), in the heart of Pineview, GA. New to the area, the Property will be the only dollar store within 12 miles of the city. The Property benefits from minimal competition and ideal demographics.

## Investment Highlights

- Strategic Location
- New Long-Term Lease & Renewal Options
- NNN
- Robust Investment-Grade Tenant
- Brand New Build-to-Suit Construction
- Model Demographics
- Clear Visibility and Access



Representative Image

[Click Here for Website & Full Offering Memorandum](#)

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