



2019 Hwy 121 N | Bristol, GA 31518



SWE REALTY, LLC
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PROPERTY HIGHLIGHTS

2019 Hwy 121 N | Bristol, GA 31518



Nearby Coastal
BRUNSWICK, GA
and GA's Golden
Isles

BUILD TO SUIT
New Construction



Located in
BRISTOL, GA
Near Georgia's Golden Isles

Long Term
CORPORATE
Lease



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

7,500 SF



ANNUAL RENT
\$75,252



PROPERTY
ADDRESS

2019 Hwy 121 N
Bristol, GA 31518

**DOLLAR
GENERAL®**

100%
Occupancy



YEAR BUILT
2018





EXECUTIVE SUMMARY

2019 Hwy 121 N | Bristol, GA 31518



SWE REALTY

SUMMARY

ANNUAL RENT	\$75,252.00 (\$10.03 per building SF) (7,500 SF building)
INITIAL RENT COMENCEMENT	July 29, 2018
INITAIL LEASE EXPIRATION	July 31, 2033
INITIAL LEASE TERM	15-Year Net/Net/Net
RENEWAL OPTIONS	Four (4) / 5— Year Renewals
RENT INCREASES	10% in Each Option Period
TENANT RESPONSILIBILITIES	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance
LESSOR REPOSNSIBILITIES	None
LEASE GUARANTOR	Dollar General Corporation NYSE : DG

TERMS

PRICE	\$1,098,569
CAP	6.85%

HIGHLIGHTS:

- Freestanding Dollar General Store
- NNN Corporate Backed Lease
- 10% Rent Increases in each of the Options
- **Main Retail Corridor Site with Excellent Visibility**
- Approx. 50 miles from Brunswick, GA and the Golden Isles of Coastal GA
- Limited competition allows for anticipated strong store sales volume
- Low price point ideal for 1031 Exchange



PROPERTY DETAILS

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SWE REALTY





LOCATION OVERVIEW

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**DOLLAR
GENERAL**

LOCAL BUSINESSES

2019 Hwy 121 N | Bristol, GA 31518



SWE REALTY

Single Family
Residential

United States
Postal Service



Country Boys Mini Mall

Single Family
Residential

Evergreen Church

DG



*Actual Location Is Shown





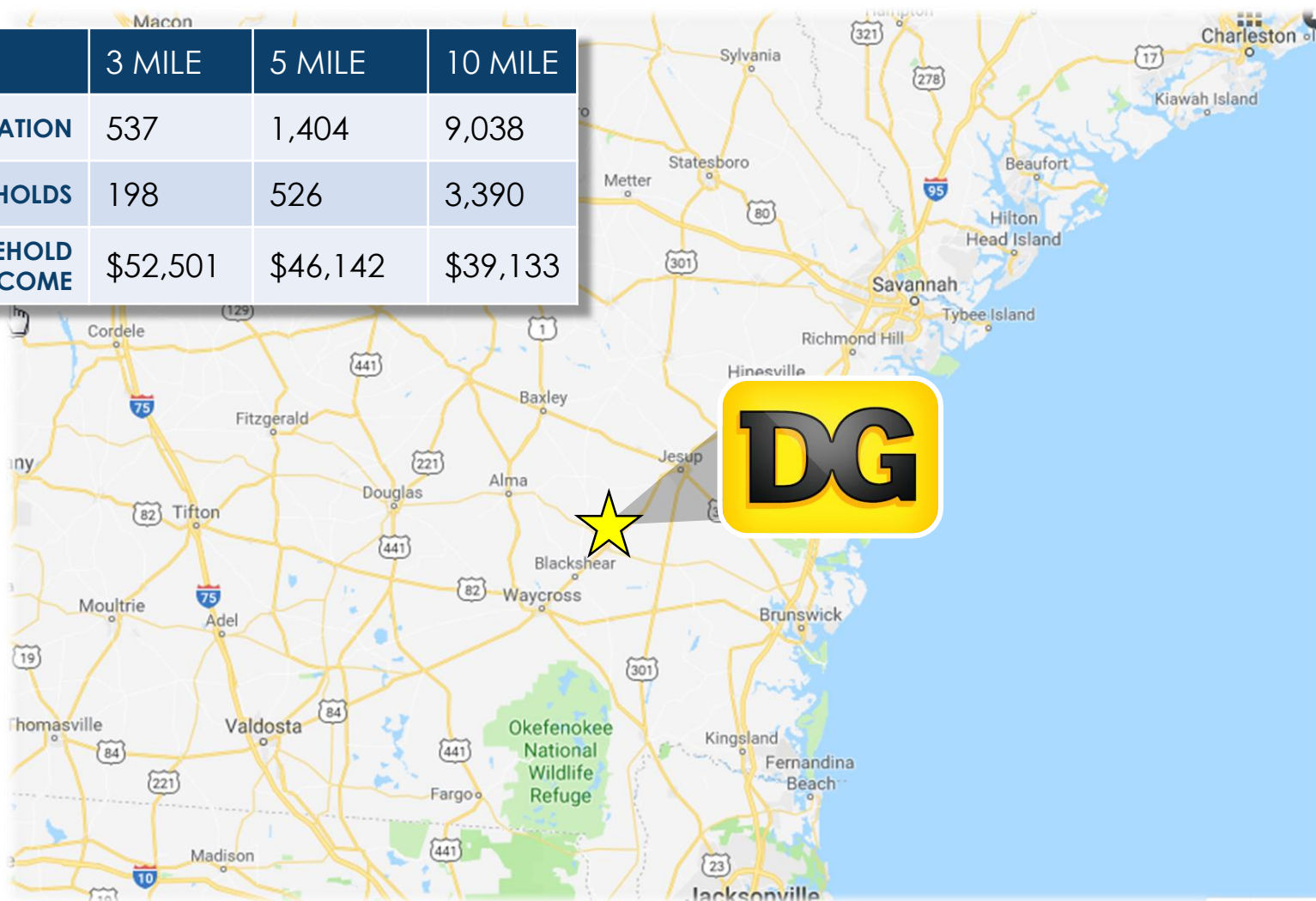
DEMOGRAPHICS

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SWE REALTY

	3 MILE	5 MILE	10 MILE
POPULATION	537	1,404	9,038
HOUSEHOLDS	198	526	3,390
HOUSEHOLD INCOME	\$52,501	\$46,142	\$39,133





TENANT INFORMATION

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SWE REALTY

PROFILE

TENANT	Dollar General Corp (NYSE: DG)
S&P CREDIT RATING	BBB
2017 REVENUE (BIL)	\$23.5
2017 NET INCOME (BIL)	\$1.19
U. S. LOCATIONS (2018)	14,761+
EMPLOYEES (2017)	130,400+

Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain. In the 6+ years since going public in late 2009, the Dollar General stock price has more than quadrupled (from \$21 to \$90). In fiscal 2015, Dollar General achieved its 26th consecutive year of same-store sales growth.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are located in towns of 20,000 or fewer people. The company competes in the discount retail format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the southeast, and numerous independently owned stores.

Dollar General's credit is BBB and the company's credit rating has been raised five times since 2009, most recently in October, 2015. Dollar General has a better credit rating than both Family Dollar and Dollar Tree.

Website: <http://www.dollargeneral.com/>

