



Daily Traffic Counts Exceeding  
21,120 Vehicles



Suburb of Atlanta, GA



Upgraded All Brick  
Construction



Long Term Corporate  
Lease

FOR MORE INFORMATION :

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TERMS

PRICE \$2,102,400

CAP 6.00%

HIGHLIGHTS :

- Freestanding Dollar General Store
- NNN Corporate Backed Lease
- **Upgraded Construction—4 Sided Brick Exterior Walls with Architectural Features**
- 10% Rent Increases in each of the Options
- **Traffic Light Corner Site**
- Approx. 20 miles from Downtown Atlanta, GA
- **21,120+ Vehicle Per Day Traffic Counts In Front of Site**
- \$91,900 Average Household Income Within a 1 Mile Radius



	1 MILE	3 MILE	5 MILE
POPULATION	3,688	19,557	46,144
HOUSEHOLDS	1,201	6,531	16,090
HOUSEHOLD INCOME	\$91,900	\$75,596	\$91,756



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