



\*Actual Location Is Shown



151,119 Population Count  
Within a 5 Mile Radius



Metro Atlanta, GA  
Location

FOR MORE INFORMATION :  
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Ideal for 1031 Exchange



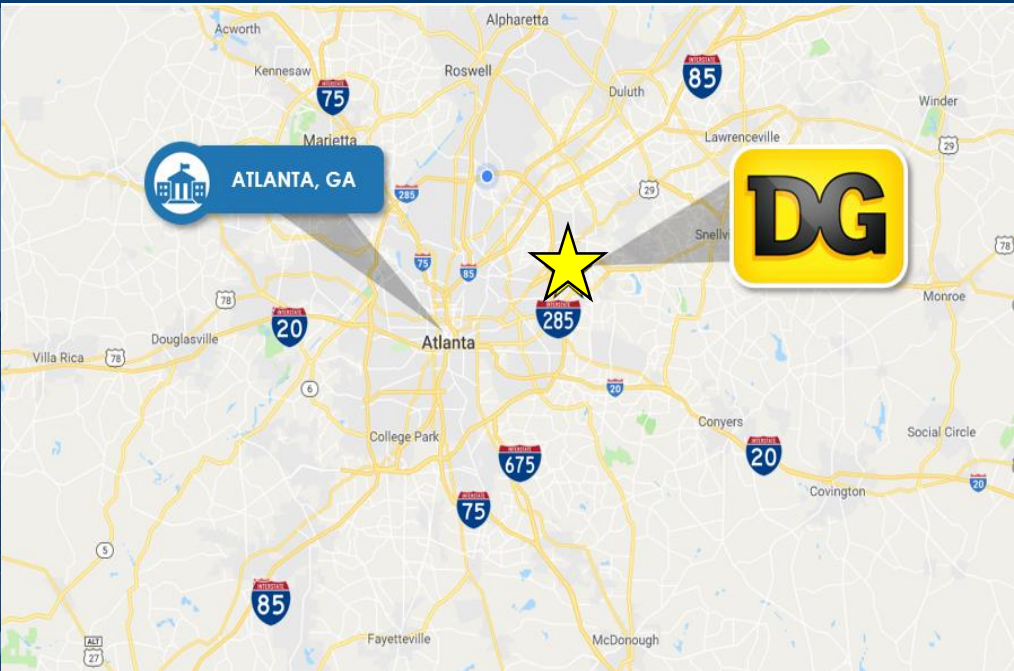
Long Term Corporate  
Lease

TERMS

PRICE	\$1,714,725
CAP	6.35%

HIGHLIGHTS :

- **All Brick** Freestanding Dollar General Store
- NNN Corporate Backed Lease
- **Rare 3% Rent Increase in Year 11 of Original 15 year Lease Term**
- 10% Rent Increases in each of the Options
- Excellent Visibility and Density of Residential Surrounds
- Approximately 12 miles from Downtown Atlanta, GA
- **151,119 Population Count Within a 5 Mile Radius**
- Close to Interstate 285 Interchange



	1 MILE	3 MILE	5 MILE
POPULATION	20,115	85,234	151,119
HOUSEHOLDS	6,929	33,830	62,060
HOUSEHOLD INCOME	\$47,509	\$69,854	\$93,388



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