

NEW NNN
DOLLAR GENERAL

Upgraded All Brick
Construction

121,824 Population
Count Within a 5
Mile Radius



*Actual location is shown



Daily Traffic Counts Exceeding
15,750 Vehicles



Northwestern Suburb of
Atlanta, GA



Upgraded All Brick
Construction



Long Term Corporate
Lease

FOR MORE INFORMATION :

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TERMS

PRICE	1,900,591
CAP	5.75%

HIGHLIGHTS :

- Freestanding Dollar General Store
- 15 Year NNN Corporate Backed Lease
- 10% Rent Increases in each of the Options
- Upgraded Construction—4 Sided Brick Exterior Walls with Architectural Features**
- Main Thoroughfare Site
- Excellent Visibility and Density of Residential Surrounds
- Located in Growth Corridor and Approximately 27 miles from Downtown Atlanta, GA
- 121,824 Population Count Within a 5 Mile Radius**
- Close to Interstate 75 Interchange



	1 MILE	3 MILE	5 MILE
POPULATION	13,331	58,897	121,824
HOUSEHOLDS	4,543	21,186	45,492
HOUSEHOLD INCOME	\$79,258	\$88,950	\$88,008



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