

OFFERING MEMORANDUM

DOLLAR GENERAL

MACON, GEORGIA



Financial Overview

Price	\$1,673,000
Cap Rate	6.40%
Gross Leasable Area	9,100 SF
Year Built	2019
Lot Size	2.14 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. 8/24/2019
Increases	10% at Each Option
Options	Four, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 15	\$107,100	\$8,925
Option 1	\$117,810	\$9,817
Option 2	\$129,591	\$10,798
Option 3	\$142,550	\$11,877
Option 4	\$156,805	\$13,064



ADDRESS

Jeffersonville Rd
Macon, GA 31020



PRICE

\$1,673,000



CAP RATE

6.40%



NOI

\$107,100

Investment Highlights

- 15-Year Absolute NNN Lease
- Investment Grade Credit Tenant, Rated BBB by S&P
- New 2019 All-Brick Construction
- 10% Increases in Each Option Period
- 24,194 Residents in Primary Trade Area
- Hard Corner Location Along Major Artery
- Down the Street from Ocmulgee East Industrial Park on 647 Acres with Approximately 14,000 Employees
- Serving Robbins Air Force Base with 22,275 Military Personnel and Civilians
- Close Proximity to Ocmulgee Mounds National Historical Park with 155,388 Visitors Annually
- ½ Mile to YKK Macon Manufacturing Plant with 790 Employees
- 3 Miles to GEICO's Corporate Regional Office with 5,200 Employees
- 6.5 Miles to Downtown Macon and 88 Miles South of Atlanta

Demographics

POPULATION	3-MILES	5-MILES	7-MILES
2018 Population	8,032	24,194	49,416
HOUSEHOLDS			
2018 Households	2,875	8,851	18,805
INCOME			
2018 Average Household Income	\$45,594	\$44,805	\$42,326
EMPLOYEES			
2018 Number of Employees In Area	2,088	8,719	40,910



24,194

Population within
a 5-Mile Radius



\$44,805

Average Household Income
within a 5-Mile Radius



8,719

Number of Employees
within a 5-Mile Radius



**DOLLAR
GENERAL®**

OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

WEBSITE:

www.dollargeneral.com

Tenant Overview

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 15,000 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S. Dollar General has been on the Fortune 500 list for 20 years.



15,000
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion

SALES VOLUME

STOCK SYMBOL
**NYSE:
DG**

BBB

STANDARD & POOR'S
CREDIT RATING



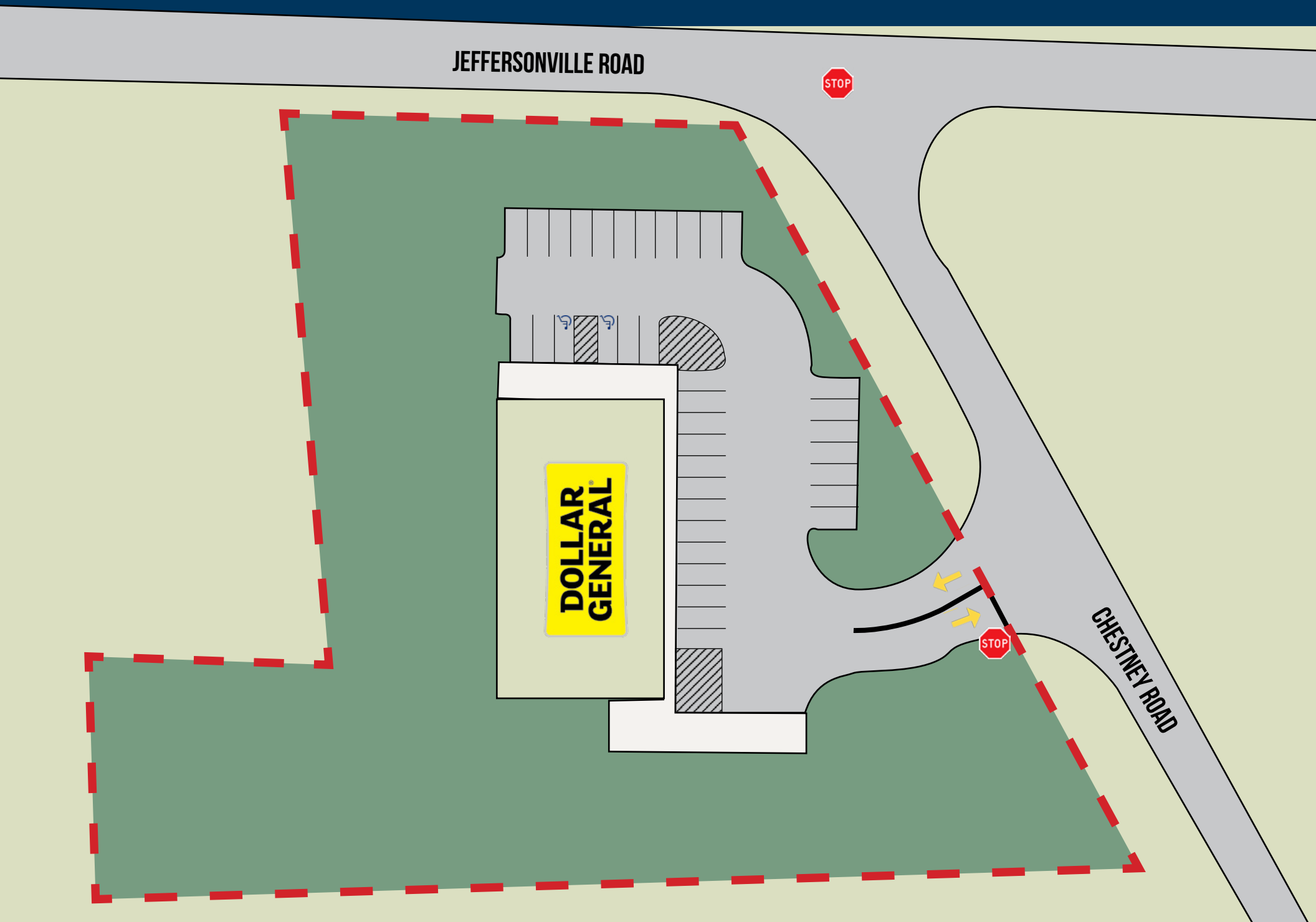
FOUNDED
1939

COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER

2018
#123
FORTUNE 500



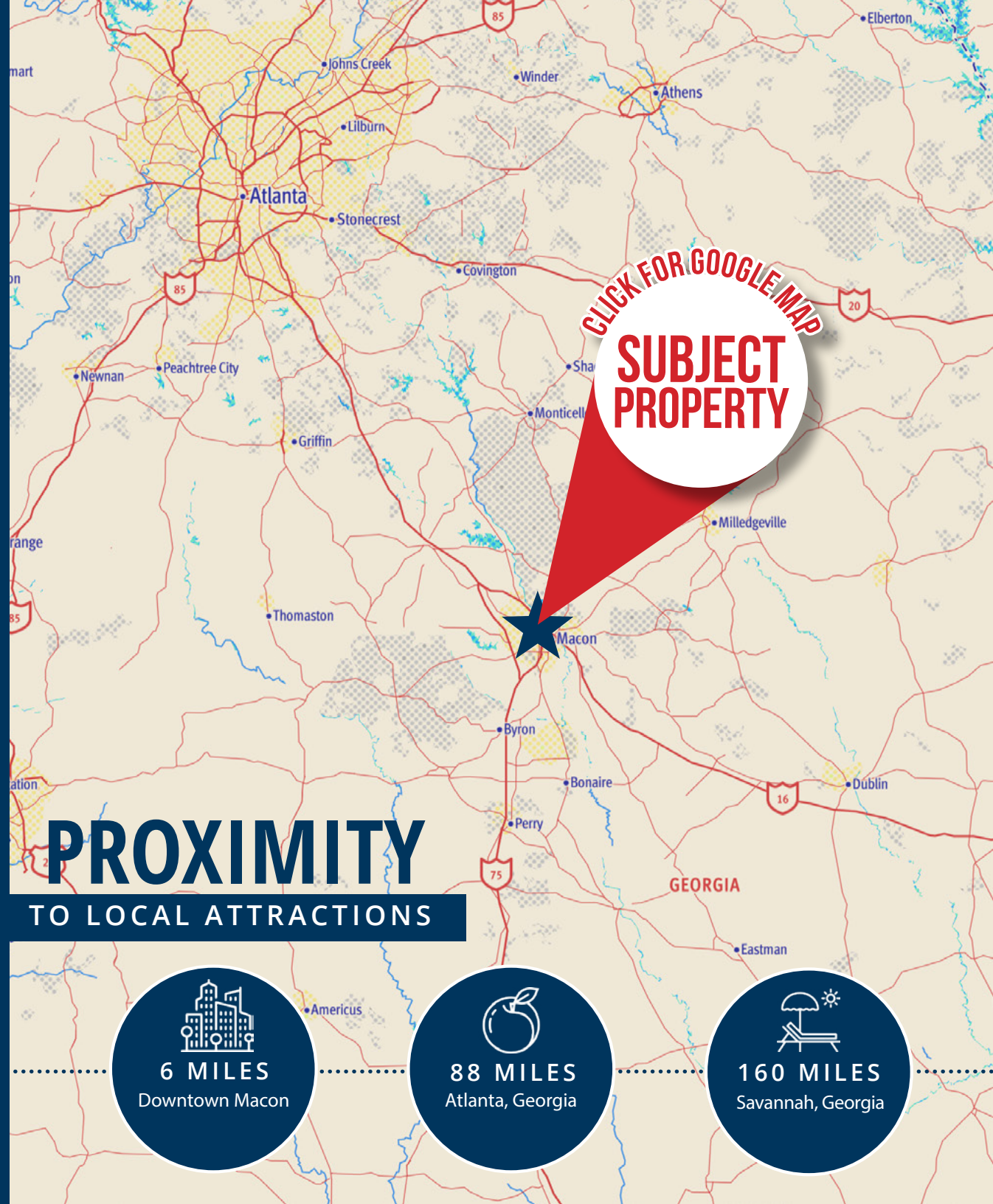
Site Plan



Macon, GA

Nicknamed the “Heart of Georgia,” Macon has several institutions of higher education, as well as numerous museums and tourism sites. The city is home to Mercer University, Macon State College, Wesleyan College, Central Georgia Technical College, as well as campus branches of several other regional university systems. The city hosts several annual festivals including the Georgia State Fair, in its Central City Park as well as the International Cherry Blossom Festival which holds a ten day celebration of concerts, food festivals, arts and crafts shows, parades, street markets, picnics, dances, and exhibitions of artists from around the world.

Macon is served by three interstate highways: I-16 (connecting the city to Savannah and coastal Georgia), I-75 (connecting the city with Atlanta to the north and Valdosta to the south), and I-475 (a city bypass highway).



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A photograph of a Dollar General store exterior. The building is a single-story brick structure with a large sign above the entrance that reads 'DOLLAR GENERAL'. The entrance is decorated with yellow and black bunting. Several cars are parked in the lot in front of the store.

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