

DOLLAR GENERAL
Hephzibah
(Augusta MSA), GA



Actual Site

\$ Asking Price
\$716,129

% Cap Rate
7.75%

2464 GA Highway 88
Hephzibah, GA 30815

Asset Summary

Net Operating Income (NOI)	\$55,500
Rent/Month	\$4,625
Rent/SF	\$6.15
Rentable Square Feet	9,014+/- SF
Land Area	0.87+/- Acres
Tenant	Dollar General
Credit Rating	S&P: BBB
Stock Symbol	NYSE: DG
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Structure, Parking Lot
Store Opened	2006
Lease Term Remaining	7 Years
Rent Commencement	February 28, 2006
Lease Expiration	October 31, 2026
Options	Six (6), Five (5) Year
Other	CAM Payments of \$350 Per Month to Landlord

Rent Schedule

Term	Annual Rent	Monthly Rent
Current - Oct 2026	\$55,500.00	\$4,625.00
Nov 2026 - Oct 2031	\$60,060.00	\$5,005.00
Nov 2031 - Oct 2037	\$66,060.00	\$5,505.00
Nov 2037 - Oct 2042	\$72,672.00	\$6,056.00

Investment Highlights

- Established location
- Bite size investment; built in 2006
- Corporate guaranty & investment grade credit S&P: BBB
- Surrounded by retail banking, shopping center and storage facility



About Dollar General

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in 45 of the 48 contiguous United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

The Dollar General logo consists of the words "DOLLAR" and "GENERAL" in bold, black, sans-serif capital letters, stacked vertically on a bright yellow rectangular background.

Dollar General has more stores than any other retailer and is easily the largest dollar store chain. Founded in 1939, the company first went public under the Dollar General name in 1968 and grew to more than 6,000 stores with \$6 billion in sales by the early 2000's.

To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$23.47 billion in 2018.



Tenant Snapshot

of Locations
15,000+

Stock Symbol
NYSE: DG

Credit Rating
S&P: BBB

2018 Revenue
\$23.47Bil

Market Cap
\$29.91Bil

Location Overview



Distance To

Athens, GA
111 miles

Greensboro, GA
81 miles

Augusta, GA
13 miles

Waynesboro, GA
18.5 miles

Macon, GA
111 miles





Location
Highlights

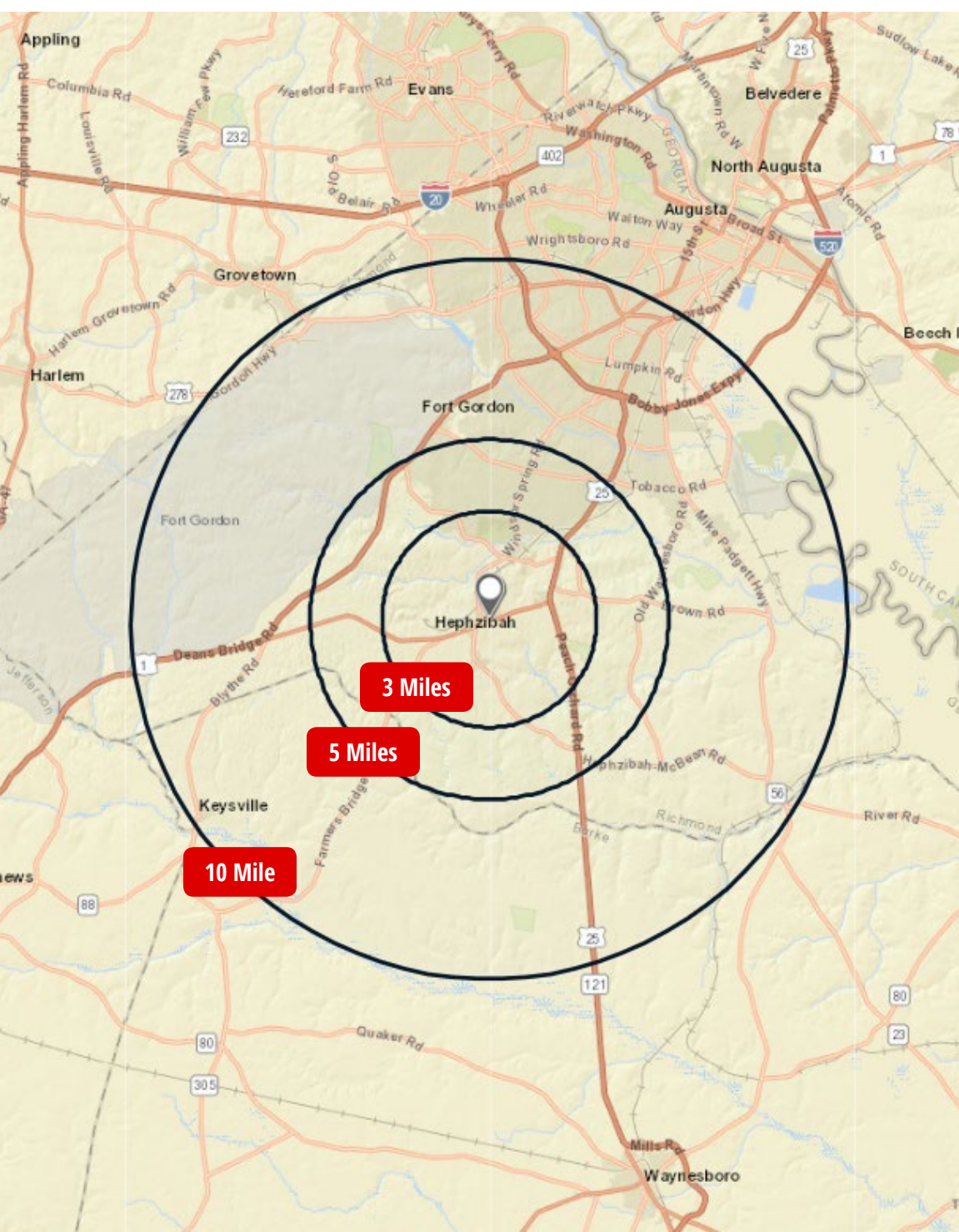


Interstate
Location



3,200 VPD
Pass the Site





	3 Miles	5 Miles	10 Miles
Population			
2019 Population	7,171	32,274	121,991
2024 Population	7,121	32,909	123,009
2019 Median Age	37.2	36.2	33.8
Households			
2019 Total Households	2,503	11,212	40,909
2024 Total Households	2,484	11,436	41,239
Median Household Income			
2019 Median HH Income	\$52,790	\$51,754	\$43,074
2024 Median HH Income	\$56,499	\$54,724	\$46,652
Average Household Income			
2019 Average HH Income	\$64,433	\$63,944	\$55,349
2024 Average HH Income	\$73,131	\$71,702	\$61,770

Hephzibah, GA

Hephzibah is a city in south Richmond County, in the U.S. state of Georgia. It is part of the Augusta – Richmond County Metropolitan Statistical Area. The population was 3,880 at the 2000 census. Hephzibah was originally named Brothersville, after the Baptist high school at the center of the town.

Hephzibah was originally named Brothersville, in honor of three brothers who settled near one another.

In 1996 the governments of the city of Augusta and Richmond County combined to form a consolidated government.

After years of slow decline, the retail economy in Hephzibah has increased substantially since 2010. New businesses are an IGA grocery store, CrossFit gym, and a branch of the local chain restaurant Wife Saver, specializing in Southern food.

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

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\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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