



**DOLLAR
GENERAL**

DOLLAR GENERAL - CLOSE TO AUGUSTA NATIONAL GOLF CLUB

2344 WASHINGTON RD, AUGUSTA, GA 30904

\$1,228,320

7.5% CAP

**DOLLAR
GENERAL**

AUGUSTA, GA

\$1,228,320 | 7.5% CAP

- 5 Years Remaining on NN+ Dollar General Zero HVAC Responsibility for Landlord
- Walking Distance to Augusta National Golf Course Home of the Masters (PGA Major Golf Tournament) and One of the Most Iconic Sports Venues in the World
- The Masters Has an Annual Impact to the Local Economy of \$120M
- 132,000+ 5 Mile Population Surrounded by Residential and Retail Properties
- Impressive Traffic Counts Over 33K VPD in Front of Subject Property
- Dollar General Fully Reimburses for Parking Lot Maintenance and Landscaping No Shortfalls

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

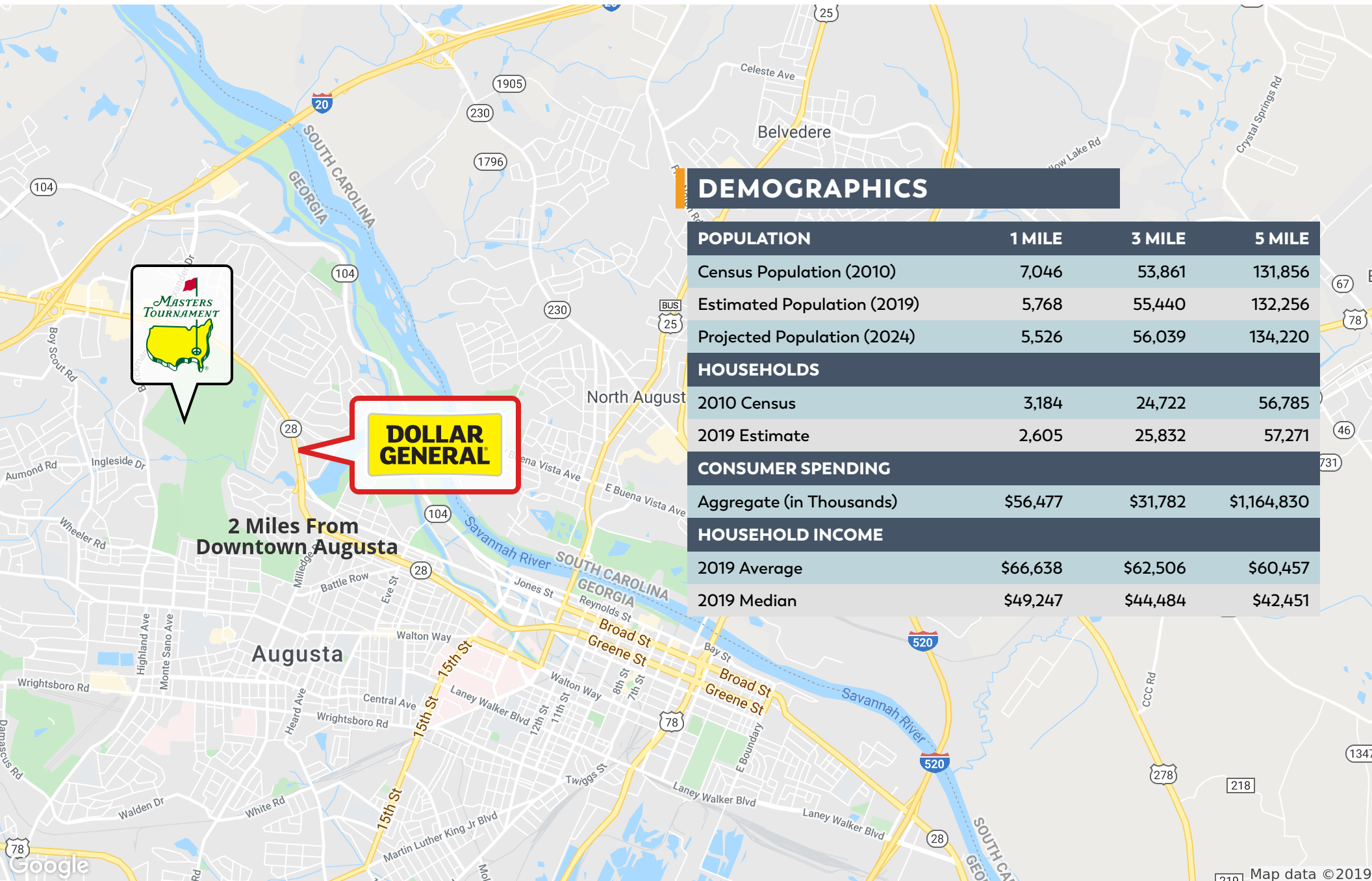
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PROPERTY DETAILS:

Building Area:	9,014 SF
Land Area:	1.26 AC
Year Built:	2009
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$136.27

LEASE OVERVIEW:

Remaining Lease Term:	5 Years
Rent Commencement:	10/9/2009
Lease Expiration:	10/31/2024
Base Annual Rent:	\$92,124
Lease Type:	NN+
Scheduled Rent Increases:	None
Options & Increases:	Four (4), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	7,046	53,861	131,856
Estimated Population (2019)	5,768	55,440	132,256
Projected Population (2024)	5,526	56,039	134,220
HOUSEHOLDS			
2010 Census	3,184	24,722	56,785
2019 Estimate	2,605	25,832	57,271
CONSUMER SPENDING			
Aggregate (in Thousands)	\$56,477	\$31,782	\$1,164,830
HOUSEHOLD INCOME			
2019 Average	\$66,638	\$62,506	\$60,457
2019 Median	\$49,247	\$44,484	\$42,451

Map data © 2019

RETAILER MAP

2344 WASHINGTON RD | AUGUSTA, GA



RETAILER MAP

2344 WASHINGTON RD | AUGUSTA, GA



RETAILER MAP

2344 WASHINGTON RD | AUGUSTA, GA





**DOLLAR
GENERAL**

Washington Road - 33,200+ VPD

The Subject Property is located less than 2 miles from Augusta National Golf Course, Home of the Masters Tournament. The Masters Tournament, a PGA Major Golf Tournament, is one of the most iconic sport venues in the world. The Masters has an annual impact to the local economy of \$120 million, attracting 35K-40K golf patrons every April.

Actual Property

Key Demographics 5 Miles



Total Population
2019
132,256



Projected Growth
2019 - 2024
1.48%



Actual Property



Actual Property



Actual Property

- The subject property is located two miles away from the Masters Golf Tournament, bringing in over 200,000 visitors to Augusta every year.
- The Masters is one of the four Major Championships in professional golf, and the only Major Championship that is held in the same location every year. The most recent winner was Tiger Woods.
- Situated in the Augusta MSA, bordering the states of Georgia and South Carolina. The Augusta MSA is the second-most populous area in the state of Georgia, with a total population over 600,000+ residents.
- Over the last year, the Augusta-Richmond county has seen a 3.5% increase in the job market.
- Augusta Medical District employs over 25,000 people and has an economic impact of over \$1.8.
- Located a mere 9 miles from downtown Augusta, Fort Gordon is home to the Army's Cyber Center of Excellence, the military's largest communications and cybersecurity training center. With a recent \$100M investment to build a new Training & Innovation Center, Augusta is anticipating a high level of growth in the next couple of years.

AUGUSTA **5 MILE RADIUS** KEY DEMOGRAPHICS



132,256

2019 Total
Population



\$60,457

2019 Average
Household Income



1.48%

2019-2024
Growth/Yr:
Population

TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by 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. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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Actual Property



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