



\*Actual Location Not Shown



Ideal for 1031 Exchange



Household Income \$70k +  
Within a 1 Mile Radius



New 2019 Construction



Long Term Corporate  
Lease

FOR MORE INFORMATION :

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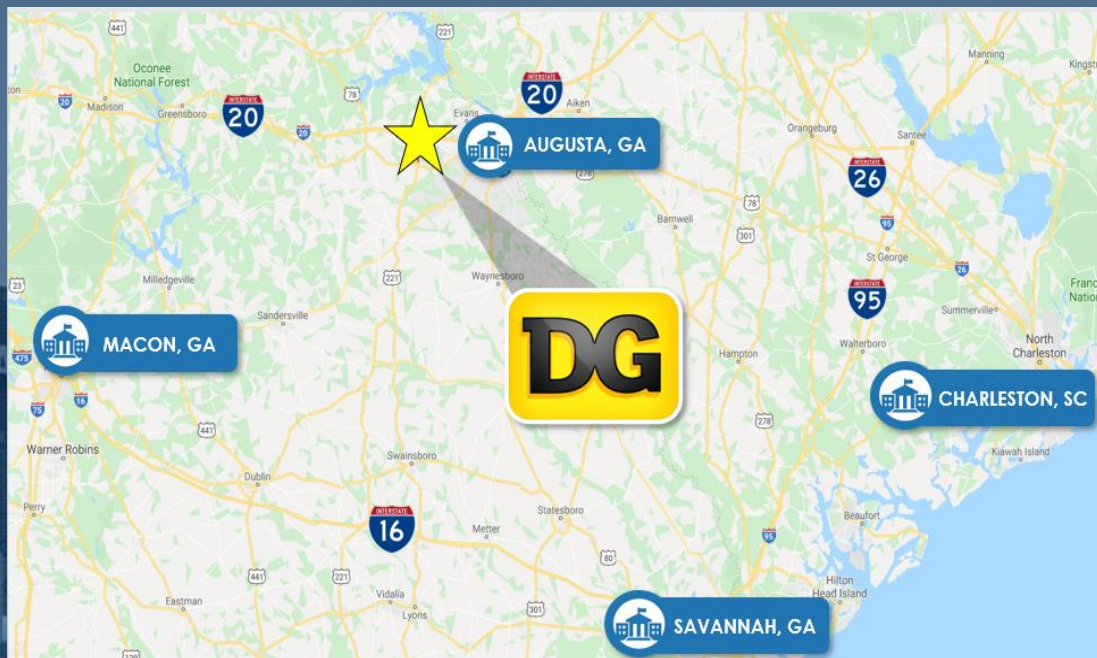
## TERMS

**PRICE** \$1,524,284

**CAP** 6.35%

## HIGHLIGHTS :

- Freestanding Dollar General Store
- NNN Corporate Backed Lease
- New 2019 Construction
- **Upgraded All Brick Construction on 2 Sides**
- 10% Rent Increases in each of the Options
- Main Corridor Corner Site with Excellent Visibility
- Strong household incomes surrounding the site
- Approx. 16 miles from Augusta, GA
- **Approx. 11 miles from Fort Gordon with ~24,000 enlisted and civilian employees allowing for anticipated strong store sales**



	1 MILE	3 MILE	5 MILE
POPULATION	411	15,982	41,131
HOUSEHOLDS	160	5,906	14,846
HOUSEHOLD INCOME	\$70,660	\$82,826	\$80,906



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