

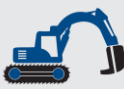


\*Actual Location Is Shown



Ideal for 1031 Exchange

Household Income \$59k +  
Within a 3 Mile Radius



Brick Construction on Three  
Visible Sides



Long Term Corporate Lease

FOR MORE INFORMATION :

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TERMS

PRICE	\$1,592,064
CAP	6.25%

HIGHLIGHTS :

- Freestanding Dollar General Store
- NNN Corporate Backed Lease
- New 2018 Construction
- **Upgraded Three-Sided Brick Construction**
- 10% Rent Increases in each of the Options
- Main Corridor with Excellent Visibility
- Strong household incomes surrounding the site
- Approximately 41 miles from Athens, GA
- Conveniently located off Interstate 85
- Limited Retail Competition – Nearby Recreational Lake Creates Additional Customer Traffic Generation



	3 MILE	5 MILE	10 MILE
POPULATION	3,979	10,312	32,731
HOUSEHOLDS	1,658	4,271	12,987
HOUSEHOLD INCOME	\$59,140	\$58,501	\$58,764



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