





** Actual Location Not Shown



Ideal for 1031 Exchange



**Household Income Over \$77k
Within 5 Miles of Site**



New 2020 Construction



**Long Term Corporate
Lease**

FOR MORE INFORMATION :

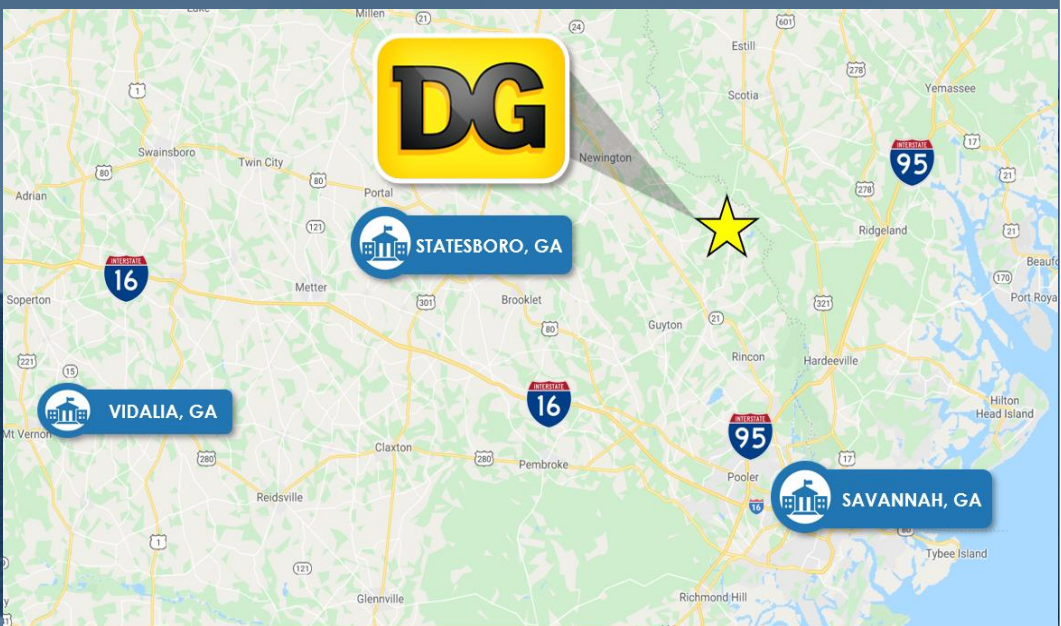
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TERMS

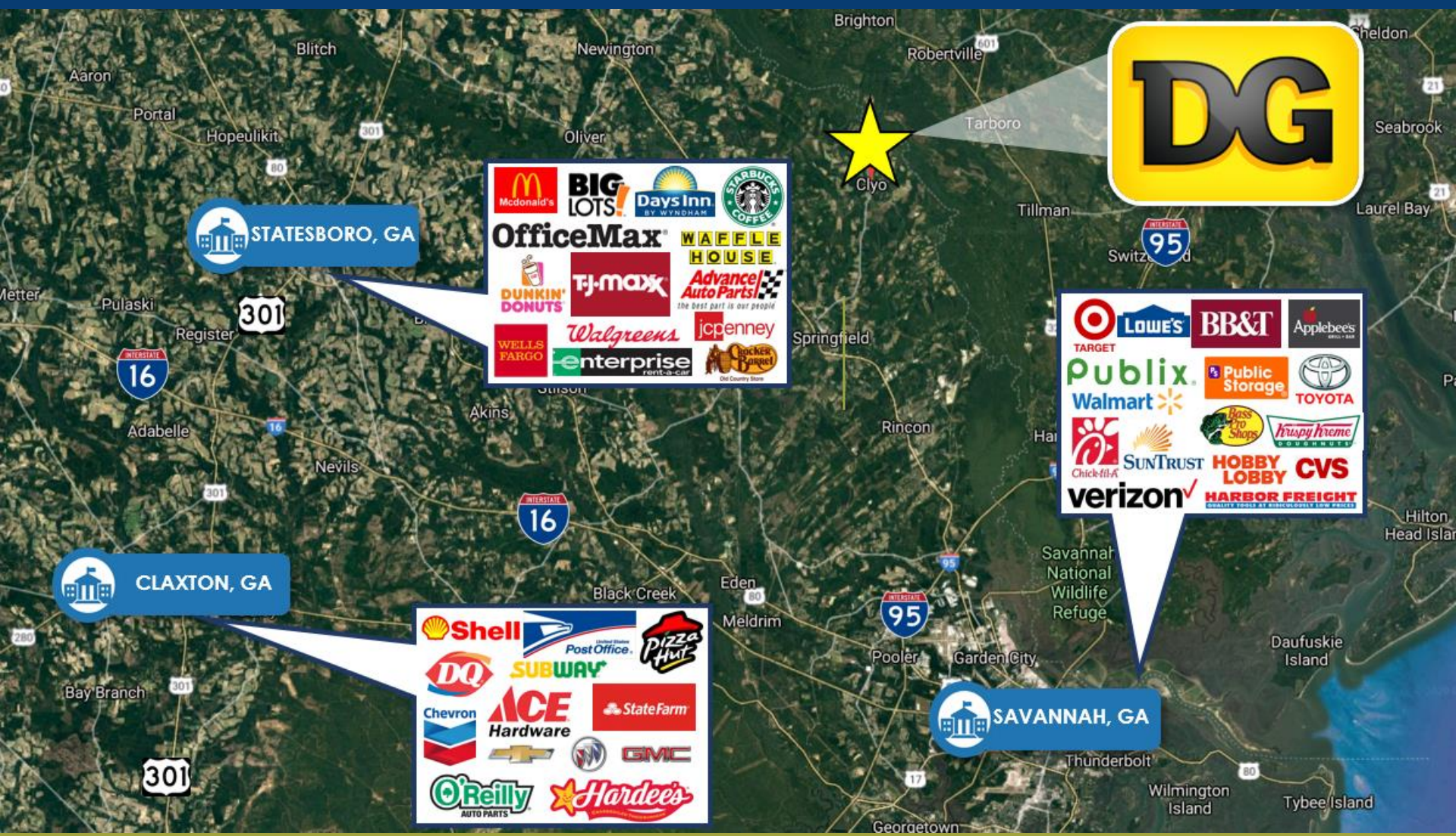
PRICE	\$1,395,508
CAP	6.50%

HIGHLIGHTS :

- Freestanding Dollar General Store
- NNN Corporate Backed Lease
- New 2020 Construction
- 10% Rent Increases in each of the Options
- Excellent Visibility close to Post Office and in heart of town's activity
- Strong Household Incomes Surrounding the Site
- Approx. 35 miles from Savannah, GA
- Limited Competition in Immediate Surrounding Market Should Equate to Strong Store Sales Performance



	3 MILE	5 MILE	10 MILE
POPULATION	1,167	2,504	15,875
HOUSEHOLDS	441	960	5,460
HOUSEHOLD INCOME	\$72,456	\$77,126	\$72,697



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