



TRINITY

REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL - LOW PRICE POINT**

69676 GEORGIA 46, METTER, GA 30439

**\$1,176,364**

6.6% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

METTER, GA

**\$1,176,364 | 6.6% CAP**

- Absolute NNN Lease Georgia Dollar General - Zero Landlord Responsibilities
- 13+ Years Remaining on Current Lease Term
- Very Low Price Point for New Development Dollar General
- Positive Population Growth Both Historically and Projected - Trends Show Stable and Continual Expansion
- Limited Competition - Nearest Dollar Store Over 6 Miles Away
- Large 1.9+ Acre Parcel

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

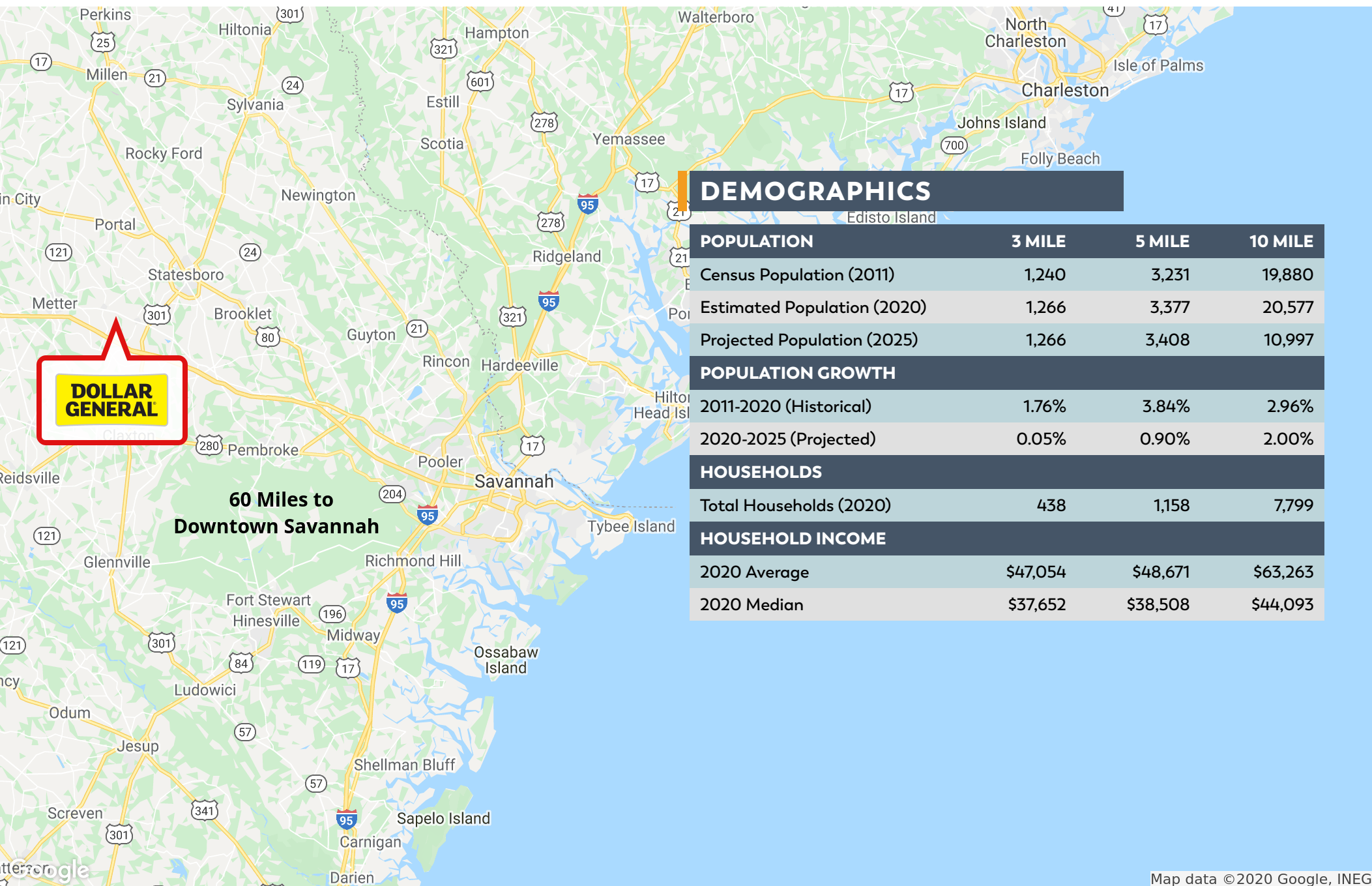
325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>7,489 SF</b>
Land Area:	<b>1.98 AC</b>
Year Built:	<b>2017</b>
Guarantor:	<b>Dollar General Inc. (NYSE: DG)</b>
Price (Psf):	<b>\$157.08</b>

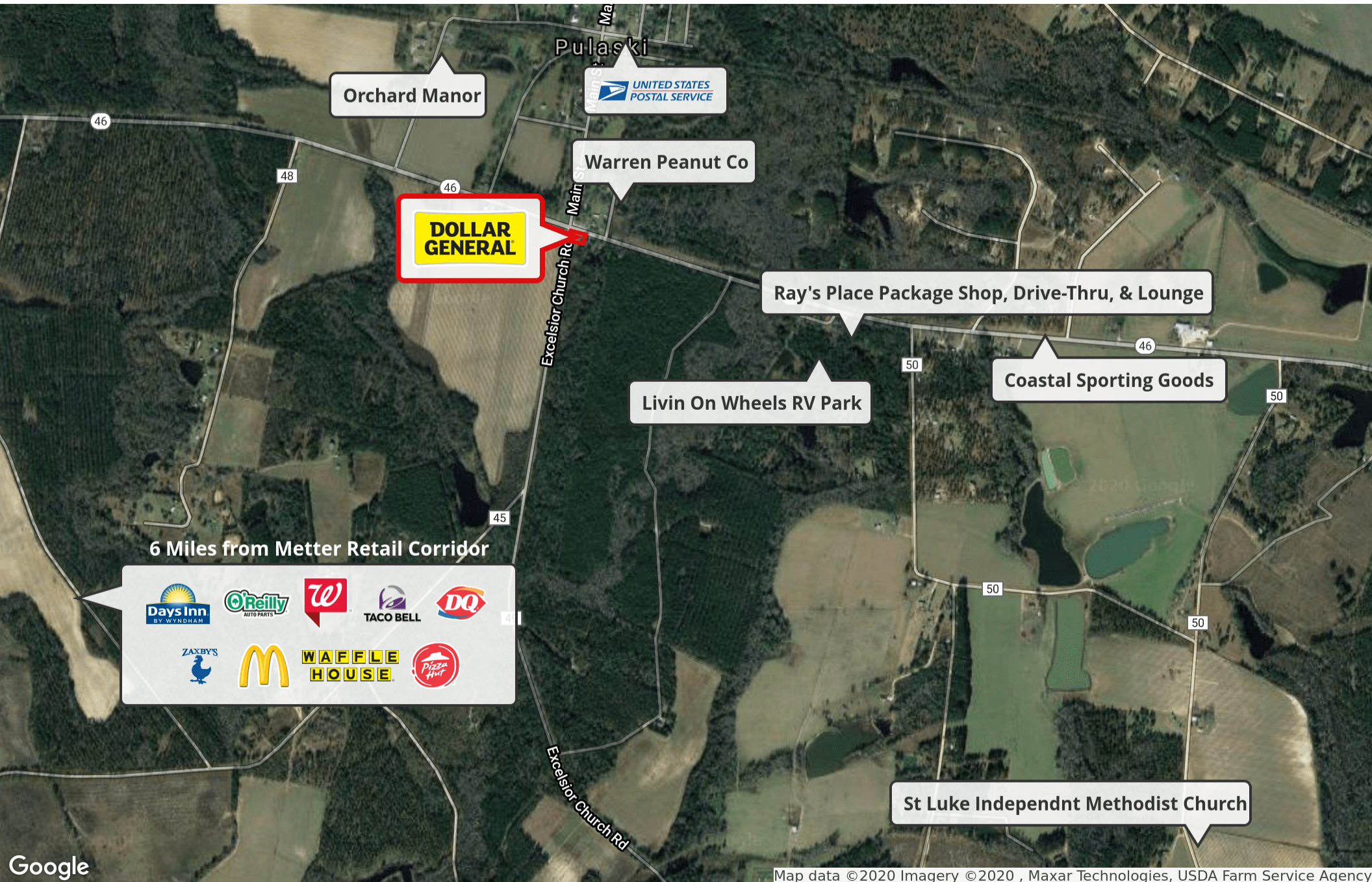
## LEASE OVERVIEW:

Remaining Lease Term:	<b>13+ Years</b>
Rent Commencement:	<b>5/6/2018</b>
Lease Expiration:	<b>5/31/2033</b>
Base Annual Rent:	<b>\$77,640</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Five (5), 5-Year</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Tenant</b>
HVAC:	<b>PAID BY Tenant</b>



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Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency





## Key Demographics 10 Miles



Population Growth  
2010-2019  
2.96%



Household Growth  
2010 - 2019  
3.92%

St. Matthew  
Baptist Church

Orchard Manor  
Nursing Home

UNITED STATES  
POSTAL SERVICE

Warren Peanut  
Grocery Store

DOLLAR  
GENERAL

Actual Property









**DOLLAR  
GENERAL®**

Rare Store Prototype  
7,489 SF | 1.98 AC

Actual Property



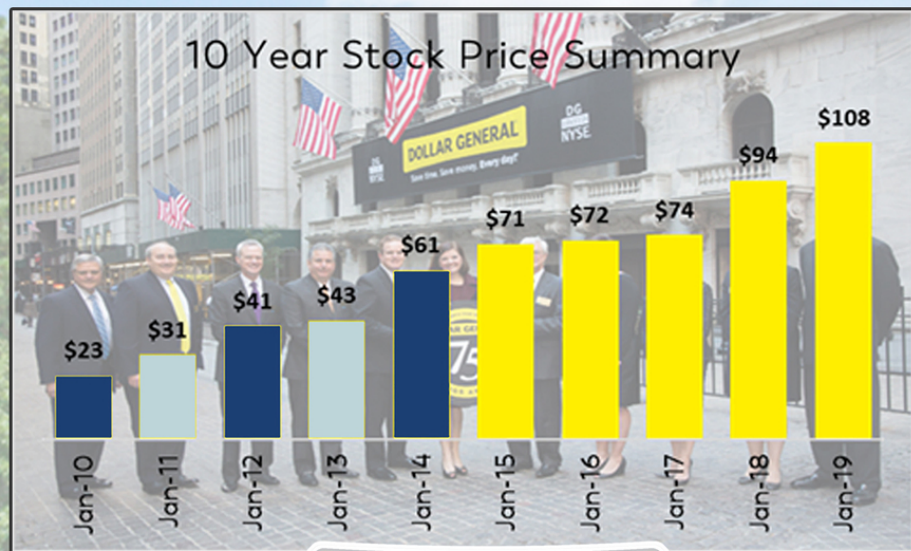






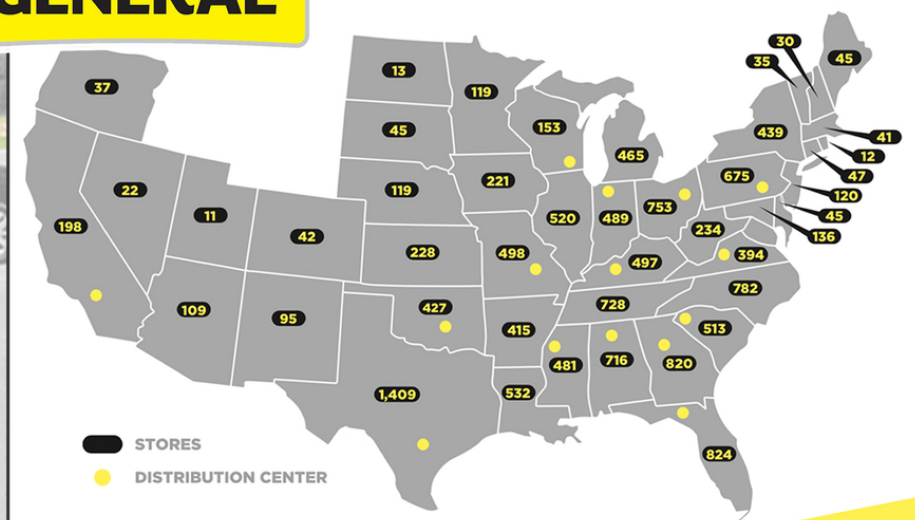
Actual Property





**DOLLAR GENERAL®**

IN 44 STATES





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**BROKER OF RECORD**

**ROBERT FISHER**

KW Commercial

GA #366922