

# Dollar Tree

Waycross, Georgia

**\$** Offering Price:  
**\$1,614,262**

**%** Cap Rate:  
**6.50%**

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## Investment Highlights



**Investment Grade  
Credit Tenant**



**Passive Lease  
Structure**



**Brand New  
Construction**



**Recession-Proof  
Essential Retailer**

**Jim Gibson**  
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 **Stan Johnson Co.**