



* Similar Architectural Elements Are Shown



Ideal for 1031 Exchange



Household Income \$54k +
Within a 5 Mile Radius



New 2020 Construction



Population over 105K+ Within a
5 Mile radius

FOR MORE INFORMATION :

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TERMS

PRICE	\$1,539,548
CAP	5.75%

HIGHLIGHTS :

- New Freestanding Dollar General Store **With Upgraded Architectural Elements**
- NNN Corporate Backed Lease
- New 2020 Construction
- 10% Rent Increases in each of the Options
- Main Corridor with Excellent Visibility and Two (2) Full Access Driveways
- **Over 105,000 population count within a 5 Mile radius**
- Strong household incomes surrounding the site
- Fort Gordon is 10 miles away with Average Daytime Population of 25,264
- Approx. 2 miles from Downtown Augusta, GA



	1 MILE	3 MILE	5 MILE
POPULATION	6,410	44,699	105,392
HOUSEHOLDS	2,645	19,025	44,502
HOUSEHOLD INCOME	\$30,629	\$45,093	\$54,361



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