



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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PRICE \$1,539,548

CAP 5.75%

HIGHLIGHTS:

 New Freestanding Dollar General Store With Upgraded Architectural Elements

DOLLAR GENERAL

- 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

| Chattahoochee National Forest | No. | Greenile Calley Campoonte Canter Anderson Lauren | DG | |
|-------------------------------|---|---|---------------------|---|
| Alpharetta *Roswell | 85 | Grenold | Newberry. | Candida Delayation Forence OLUMBIA, SC Summer |
| Sandy Sorings ATLANTA, G/ | Ocoree National Forest Welform Cressboro | So English | Alam | Lake Original Morang Kinggine City |
| Corre | Milelgreite | 520 Wayneshore | Birmeel (1) | 50 charge |
| Thomaston 66 | Mocon | | Hamgeon Sylvania | Walfeboro North Charleston CHARLESTON, SC |

| | 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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