



\* Representative Photo Shown




Ideal for 1031 Exchange



Household Income \$65k +  
Within a 5 Mile Radius



New 2020 Construction



Long Term Corporate Lease

FOR MORE INFORMATION :  
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TERMS

PRICE	\$1,488,393
CAP	6.10%

HIGHLIGHTS :

- New Freestanding Dollar General Store
- NNN Corporate Backed Lease
- New 2020 Construction
- **Upgraded Full Brick Front Wall Construction with “wide profile” positioning on the main road**
- 10% Rent Increases in each of the Options
- **Main Corridor with Excellent Visibility and Two (2) Full Access Driveways**
- Strong household incomes surrounding the site
- Approx. 23 miles from Augusta, GA along I-20 growth corridor



	3 MILE	5 MILE	10 MILE
POPULATION	3,633	10,301	44,777
HOUSEHOLDS	1,318	3,911	16,611
HOUSEHOLD INCOME	\$62,311	\$65,669	\$71,237



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