



NOW AVAILABLE

***Representative Shown**



**Ideal for 1031 Exchange
Dollar General PLUS Store**

**Household Income \$52k +
Within a 5 Mile Radius**



Newly Renovated



Long Term Corporate Lease

FOR MORE INFORMATION:

Luke Waters

(770) 301-2349

luke@sullivanwickley.com



PROPERTY HIGHLIGHTS

11747 Augusta Road, Lavonia, GA 30553



HOUSEHOLD INCOME

\$52,380 Average
Within 5 Miles of Site

Newly Renovated



Located in
LAVONIA, GA
Near LAKE HARTWELL

Long Term
CORPORATE
Lease



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

16,359 SF



ANNUAL RENT
\$98,000



PROPERTY
ADDRESS

11747 Augusta Road,
Lavonia, GA 30553

**DOLLAR
GENERAL**

100%
Occupancy



YEAR
RENOVATED
2020

SUMMARY

ANNUAL RENT	\$98,000.00 (\$6.00 per building SF) (16,359 SF building)
INITIAL RENT COMENCEMENT	November 20, 2020
INITAIL LEASE EXPIRATION	November 30, 2030
Year Built/Year Renovated	2004 / 2020
Acres	1.32
INITIAL LEASE TERM	10-Year Net/Net
RENEWAL OPTIONS	Four (4) / 5— Year Renewals
RENT INCREASES	10% in Each Option Period
TENANT RESPONSILBILITIES	CAM, RE Taxes, Insurance, Interior and Non-Structural Repairs, HVAC
LESSOR REPOSNSIBILITIES	Exterior Walls, Foundation, Roof, Plumbing, Parking Lot
LEASE GUARANTOR	Dollar General Corporation NYSE : DG

TERMS

PRICE	\$1,507,692
CAP	6.50%

HIGHLIGHTS:

- Newly Renovated **Dollar General Plus Store with High Sales Expectations**
- 10 Year NN Corporate Backed Lease
- 10% Rent Increases in Each of the Options
- Approx. 12k VPD with Excellent Visibility
- Ideal Surrounding Dollar Store Demographics
- Near Lake Hartwell and Adjacent to Auto Zone Distribution Facility
- New HVAC Systems
- Ideal 1031 Exchange Opportunity
- Low Rent PSF with Future Upside Opportunity
- Passive Lease Structure
- Recession and Pandemic Resistant Tenant
- Rare Dollar General Plus store with larger prototype to carry additional inventory

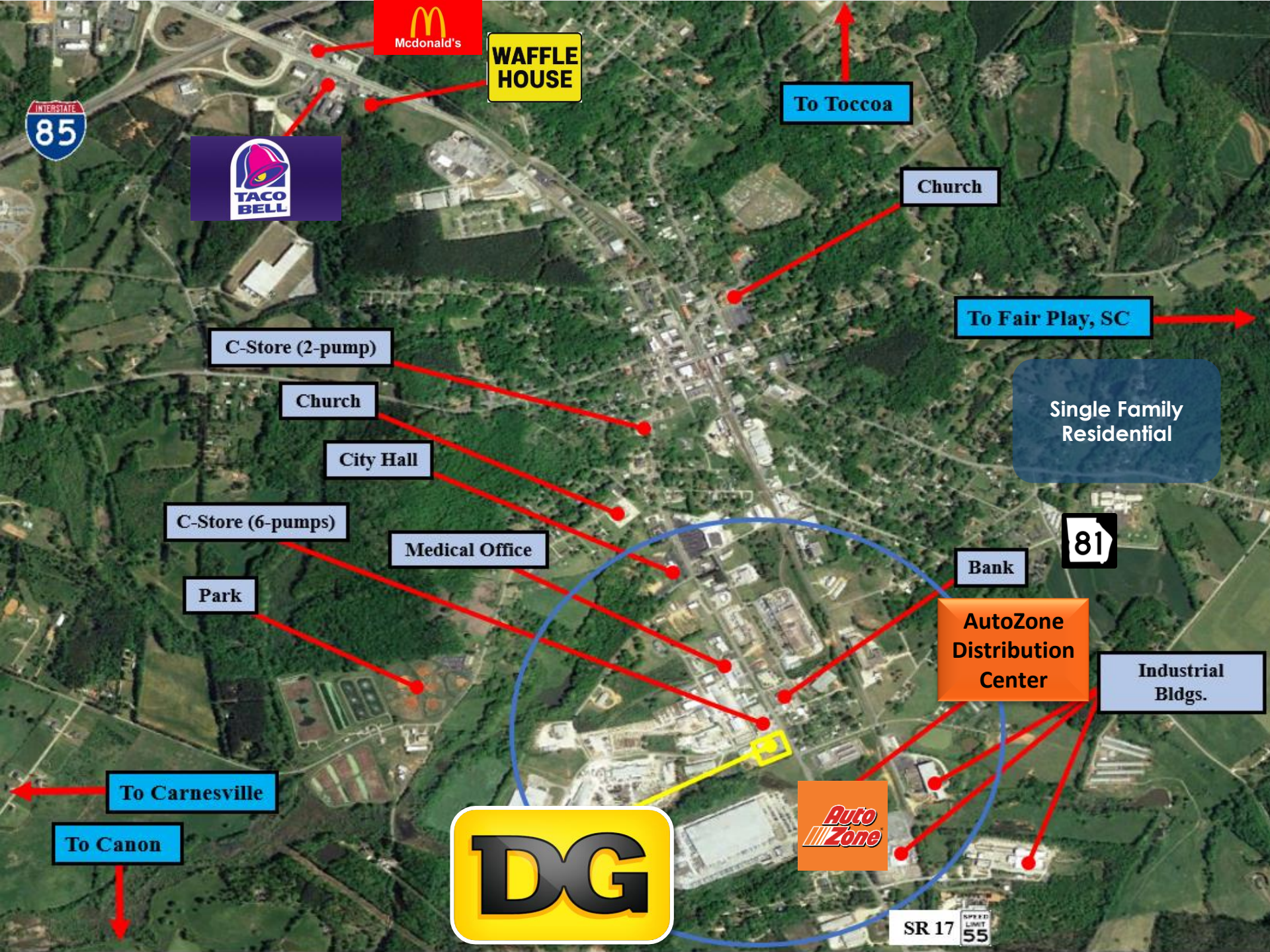


PROPERTY DETAILS

11747 Augusta Road, Lavonia, GA 30553

SULLIVAN
WICKLEY





WAFFLE
HOUSE



C-Store (2-pump)

Church

City Hall

C-Store (6-pumps)

Medical Office

Park

To Carnesville

To Canon

To Toccoa

Church

To Fair Play, SC

Single Family
Residential

81

Bank

AutoZone
Distribution
Center

Industrial
Bldgs.



SR 17

SPEED
LIMIT
55

**DOLLAR
GENERAL**

LOCAL BUSINESSES

11747 Augusta Road, Lavonia, GA 30553

**SULLIVAN
WICKLEY**

GREIF

Single Family
Residential



**Modular
Container
Systems**

Harbin Lumber

**OEM Truck
Accessories**



DG

**AutoZone
Distribution Center**



Lavonia Memorial Park

**DOLLAR
GENERAL®**

PROPERTY PHOTOS

11747 Augusta Road, Lavonia, GA 30553

**SULLIVAN
WICKLEY**



SITE PLAN

11747 Augusta Road, Lavonia, GA 30553

DISCLOSURE STATEMENT:
A GRAPHICAL INTERPRETATION OF
THE FLOOD HAZARD MAP (FIRM) 1311900150C
FOR PARCEL 1311900150C IS NOT WITHIN A
FLOOD AREA.
A CERTIFICATION OF FLOOD HAZARD
TERMINATION OF THE REFERENCED
ATA, IF THE EXACT LOCATION OR
DETAILED BOUNDARIES ARE
DETAILED STUDY MAY BE NEEDED.
CARRIES, INC. ASSUMES NO
LIABILITY FOR THE ACCURACY OF THE
PUBLIC DATA.

This report or paid work of the survey on which it is based were made in accordance with the standards of the American Society of Professional Surveyors (ASPS) and the National Society of Professional Surveyors (NSPS). The survey was conducted in accordance with the standards established and approved by ASPS and NSPS, and includes title A items 1 through 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 83

W. SLATE BAUKNIGHT, RLS 2534

ALTA/NSPS CERTIFICATION

ARIA PARTNERS, LLC.
470 SWEETNEY LANE
LAWRENCEVILLE, GA 30043
TAX ID: 063 081
D.B.: 722/219

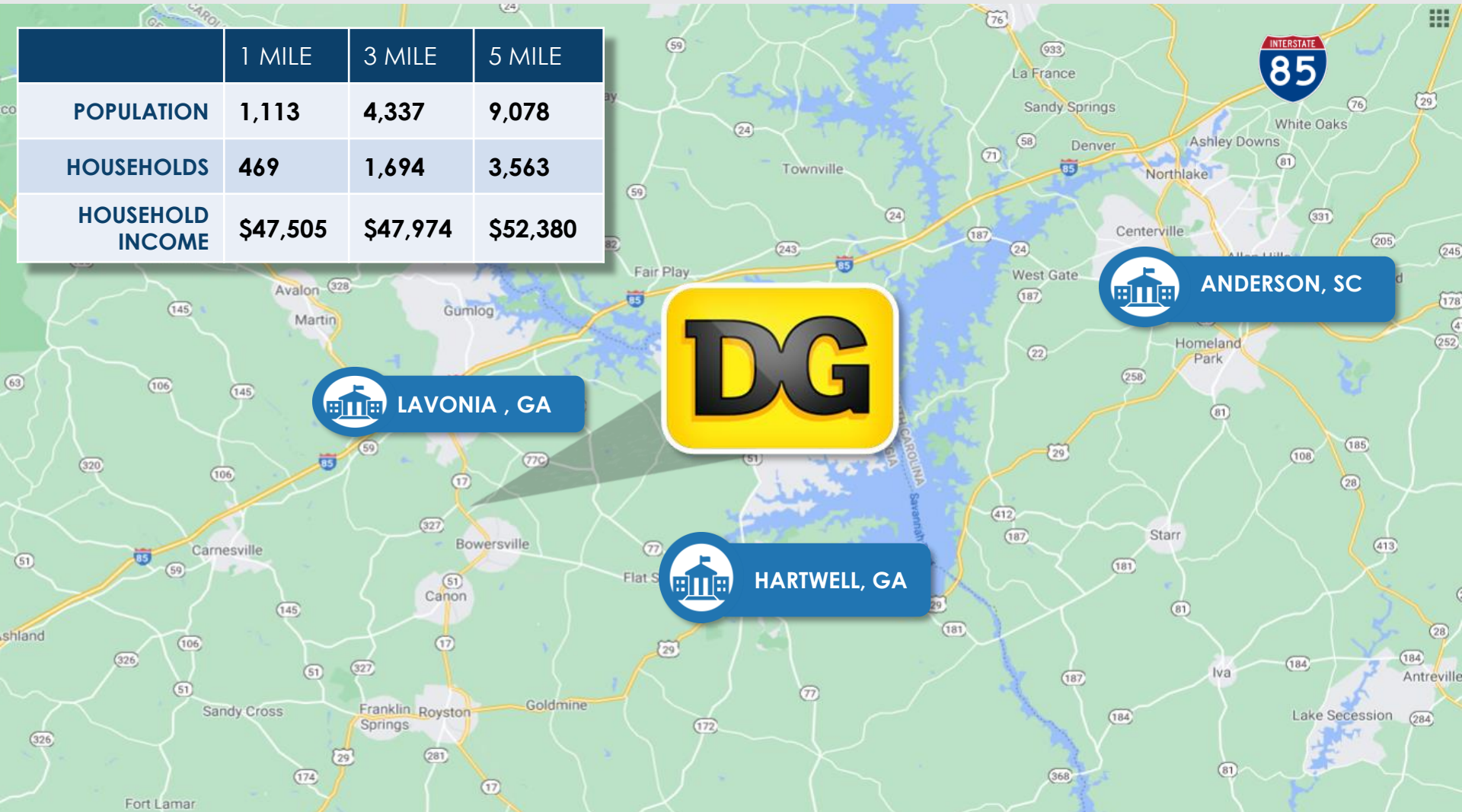
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**DOLLAR
GENERAL®**

DEMOGRAPHICS

11747 Augusta Road, Lavonia, GA 30553

	1 MILE	3 MILE	5 MILE
POPULATION	1,113	4,337	9,078
HOUSEHOLDS	469	1,694	3,563
HOUSEHOLD INCOME	\$47,505	\$47,974	\$52,380



PROFILE

TENANT	Dollar General Corp (NYSE: DG)
S&P CREDIT RATING	BBB
2018 REVENUE (BIL)	\$25.6
2018 NET INCOME (BIL)	\$1.59
U. S. LOCATIONS (2018)	15,261+
EMPLOYEES (2018)	150,400+

Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain. In the 6+ years since going public in late 2009, the Dollar General stock price has more than quadrupled (from \$21 to \$90). In fiscal 2015, Dollar General achieved its 26th consecutive year of same-store sales growth.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are located in towns of 20,000 or fewer people. The company competes in the discount retail format with national chains Family Dollar and Dollar Tree, regional chains such as Fred's in the southeast, and numerous independently owned stores.

Dollar General's credit is BBB and the company's credit rating has been raised five times since 2009, most recently in October, 2015. Dollar General has a better credit rating than both Family Dollar and Dollar Tree.

Website: <http://www.dollargeneral.com/>

