



*Actual location shown



Over 17,900 VPD

Suburb of Atlanta, GA



Upgraded Four-Sided Brick
Construction



Long Term Corporate Lease

FOR MORE INFORMATION:

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EXECUTIVE SUMMARY

3000 Veterans Memorial Hwy, Austell, GA 30168

SUMMARY

INITIAL RENT COMENCEMENT	June 1, 2020
INITAIL LEASE EXPIRATION	May 31, 2035
INITIAL LEASE TERM	15-Year NNN
RENEWAL OPTIONS	Five (5) / 5— Year Renewals
RENT INCREASES	10% in Each Option Period
TENANT RESPONSILBILITIES	RE Taxes, Insurance, Utilities, HVAC, Parking Lot, Roof, and Structure
LESSOR REPOSNSIBILITIES	None
LEASE GUARANTOR	Dollar General Corporation NYSE : DG

TERMS

PRICE	\$2,542,320
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HIGHLIGHTS:

- New Upgraded Four-Sided Brick Construction
- 15 Year Corporate Lease with Dollar General
- Ideal for 1031 Exchange Buyer Looking for Absolute NNN Lease
- Attractive Wide Building Profile
- 10% Rent Increases in each of the Options
- Located on Popular Thoroughfare with Great Visibility and over 17,000 Care Per Day
- 47,000 Residents within 3-mile Radius
- Average Household Income of \$68,000 within 3-mile Radius
- Multiple Surrounding Traffic Generators
- Approx. 35 Minutes from Atlanta

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**DOLLAR
GENERAL**

PROPERTY DETAILS

3000 Veterans Memorial Hwy, Austell, GA 30168



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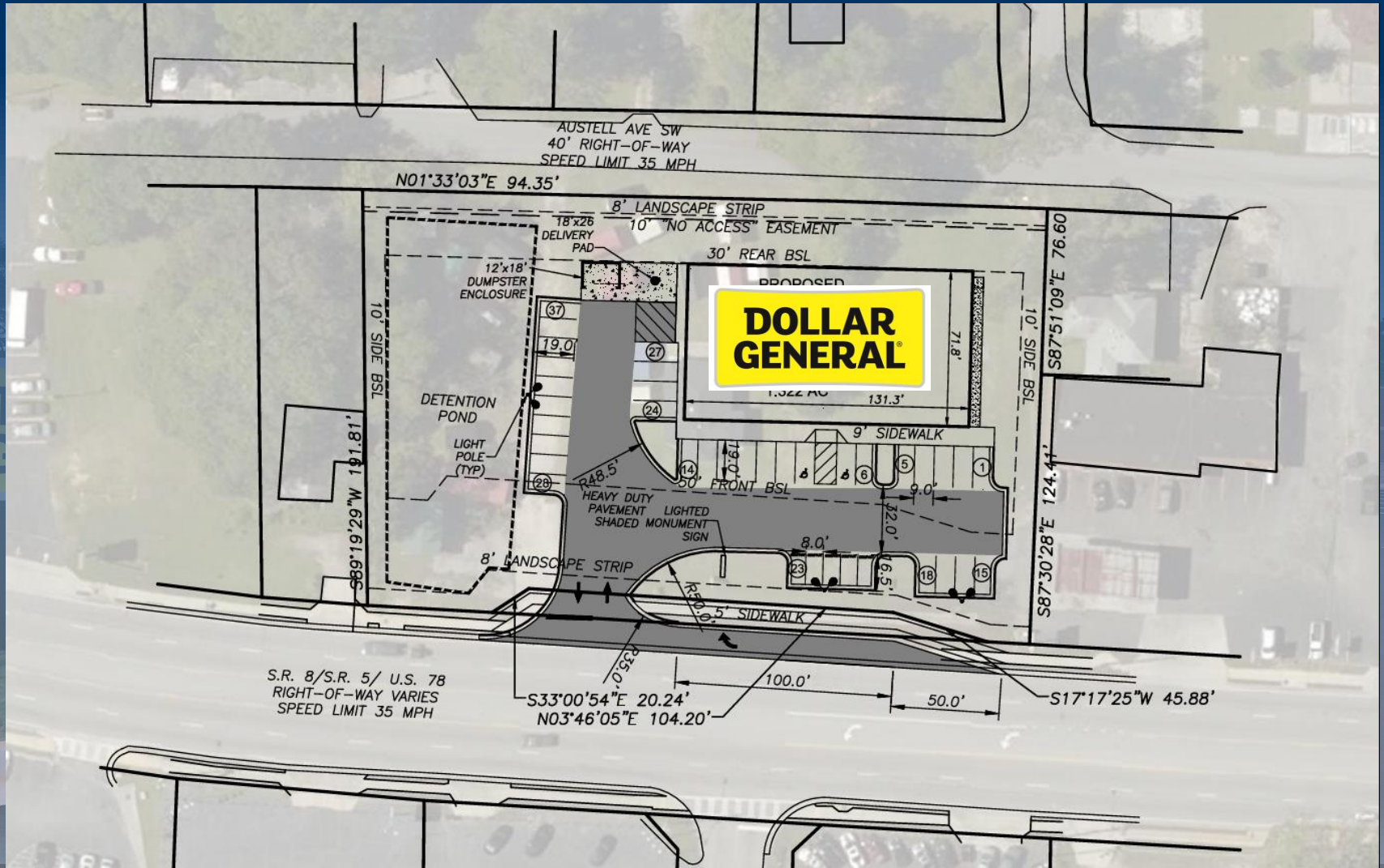
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SITE PLAN

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DEMOGRAPHICS

3000 Veterans Memorial Hwy, Austell, GA 30168



	1 mile	3 miles	5 miles
Population			
2000 Population	3,888	35,238	97,675
2010 Population	3,582	42,799	116,411
2020 Population	4,218	47,458	126,679
2025 Population	4,532	49,842	132,583
2000-2010 Annual Rate	-0.82%	1.96%	1.77%
2010-2020 Annual Rate	1.61%	1.01%	0.83%
2020-2025 Annual Rate	1.45%	0.99%	0.92%
2020 Male Population	50.1%	47.6%	47.5%
2020 Female Population	49.9%	52.4%	52.5%
2020 Median Age	33.1	35.5	35.2
Race and Ethnicity			
2020 White Alone	33.8%	29.8%	31.5%
2020 Black Alone	45.3%	57.0%	54.7%
2020 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2020 Asian Alone	0.9%	1.6%	1.9%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	15.9%	7.8%	8.1%
Mortgage Income			
2020 Percent of Income for Mortgage	11.6%	11.3%	11.9%
Median Household Income			
2020 Median Household Income	\$42,627	\$53,256	\$56,415
2025 Median Household Income	\$45,762	\$57,062	\$60,611
2020-2025 Annual Rate	1.43%	1.39%	1.45%
Average Household Income			
2020 Average Household Income	\$54,615	\$68,817	\$75,166
2025 Average Household Income	\$59,222	\$76,000	\$83,197
2020-2025 Annual Rate	1.63%	2.01%	2.05%

TRAFFIC COUNTS

3000 Veterans Memorial Hwy, Austell, GA 30168



***Actual store photo**



***Actual store photo**





TENANT INFORMATION

3000 Veterans Memorial Hwy, Austell, GA 30168



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+

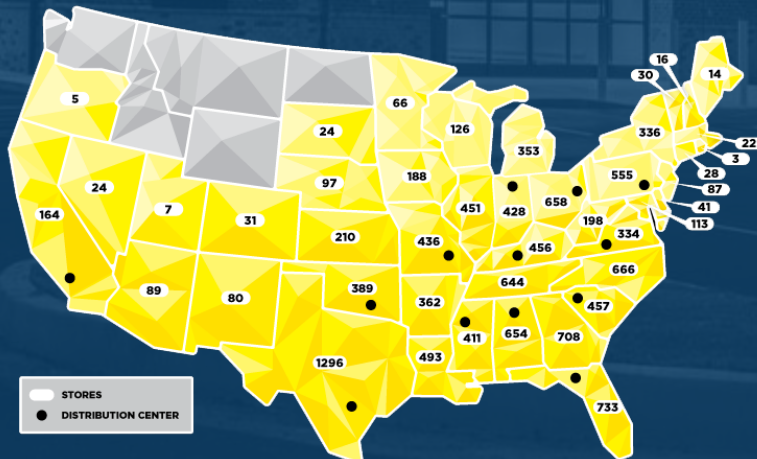
Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by 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/>



**DOLLAR
GENERAL®**

THANK YOU

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