



DOLLAR GENERAL

663 E PARKER ST.
BAXLEY, GA 31513

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Representative Photo

Property Summary



Representative Photo



OFFERING SUMMARY

Sale Price:	\$1,106,000
Building Size:	10,208 SF
Lot Size:	50,000 SF
Price / SF:	\$108.35
Cap Rate:	7.03%
NOI:	\$77,700
Year Built:	2007

Landlord Responsibilities: Roof, Structure, Parking lot and HVAC over \$1000 per occurrence

Tenant Responsibilities: Taxes, Ins, HVAC repairs up to \$1000 + CAM payments of \$900/mo

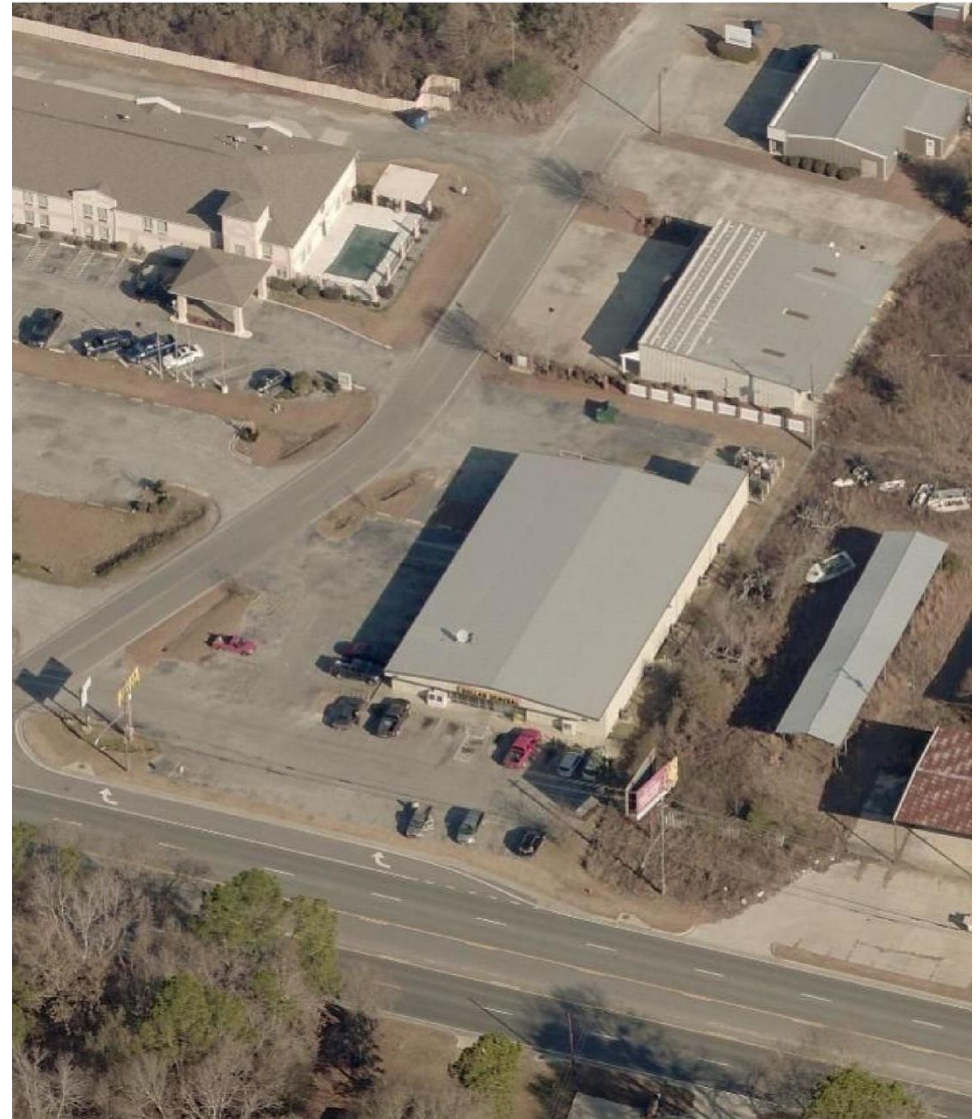
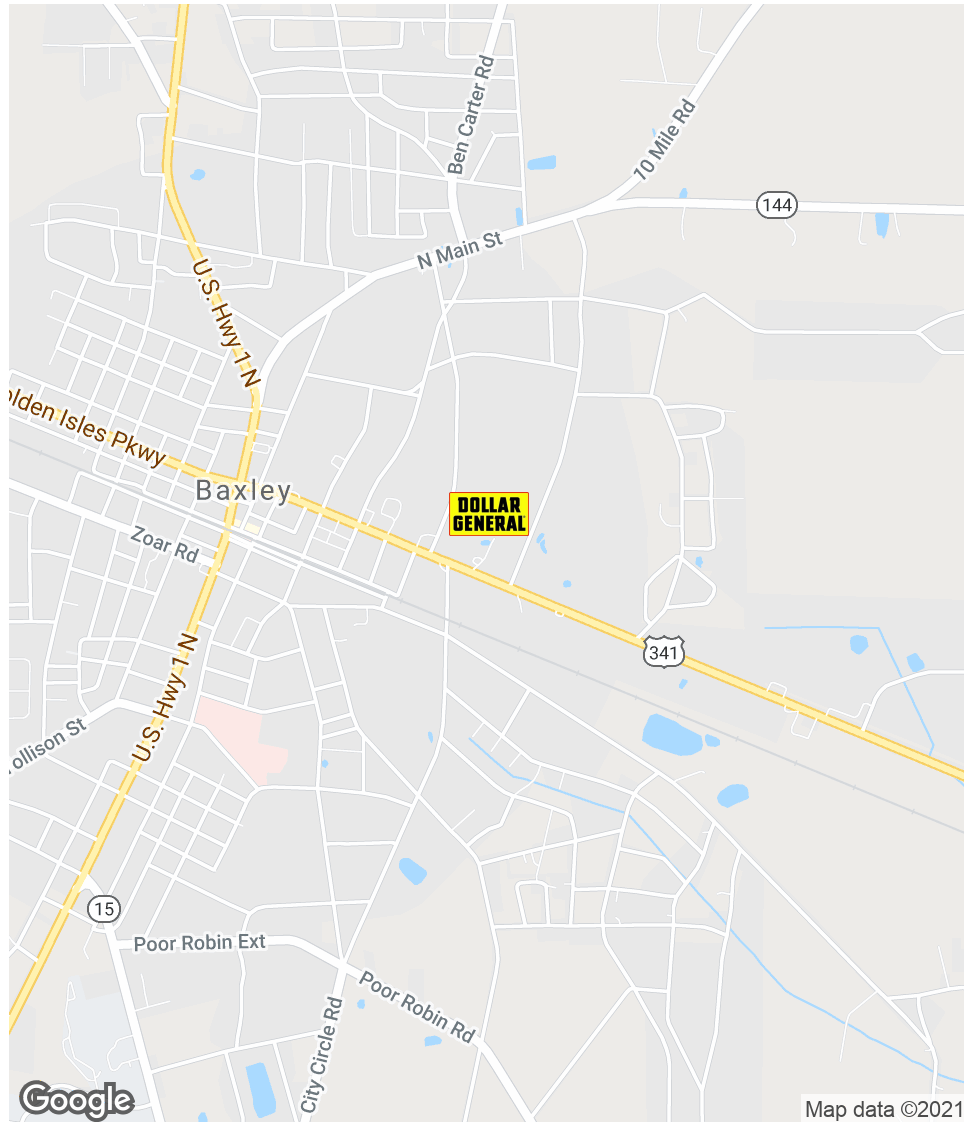
PROPERTY OVERVIEW

SVN | The Hurst Company is pleased to present the exclusive listing for the Dollar General Plus located at 663 E Parker Street, Baxley, GA. The property consists of a 10,208 square foot building on approximately 1.14 acres of land. This store was relocated and newly constructed in 2007, offering the opportunity to purchase a Pandemic proof investment with limited Landlord responsibilities. Early renewals through 2026 demonstrate commitment to the location. The store has been upgraded to a PLUS store and is exceptionally visible to over 10,800 cars per day.

PROPERTY HIGHLIGHTS

- Early lease extension to 2026
- Built for Dollar General in 2007
- Limited Landlord Responsibilities
- Over \$50K+ average HH Income within 5 miles
- Located along main thoroughfare, Parker Street
- Corporately guaranteed [S&P: BBB]

Location Map



DOLLAR GENERAL | 663 E PARKER ST. BAXLEY, GA 31513

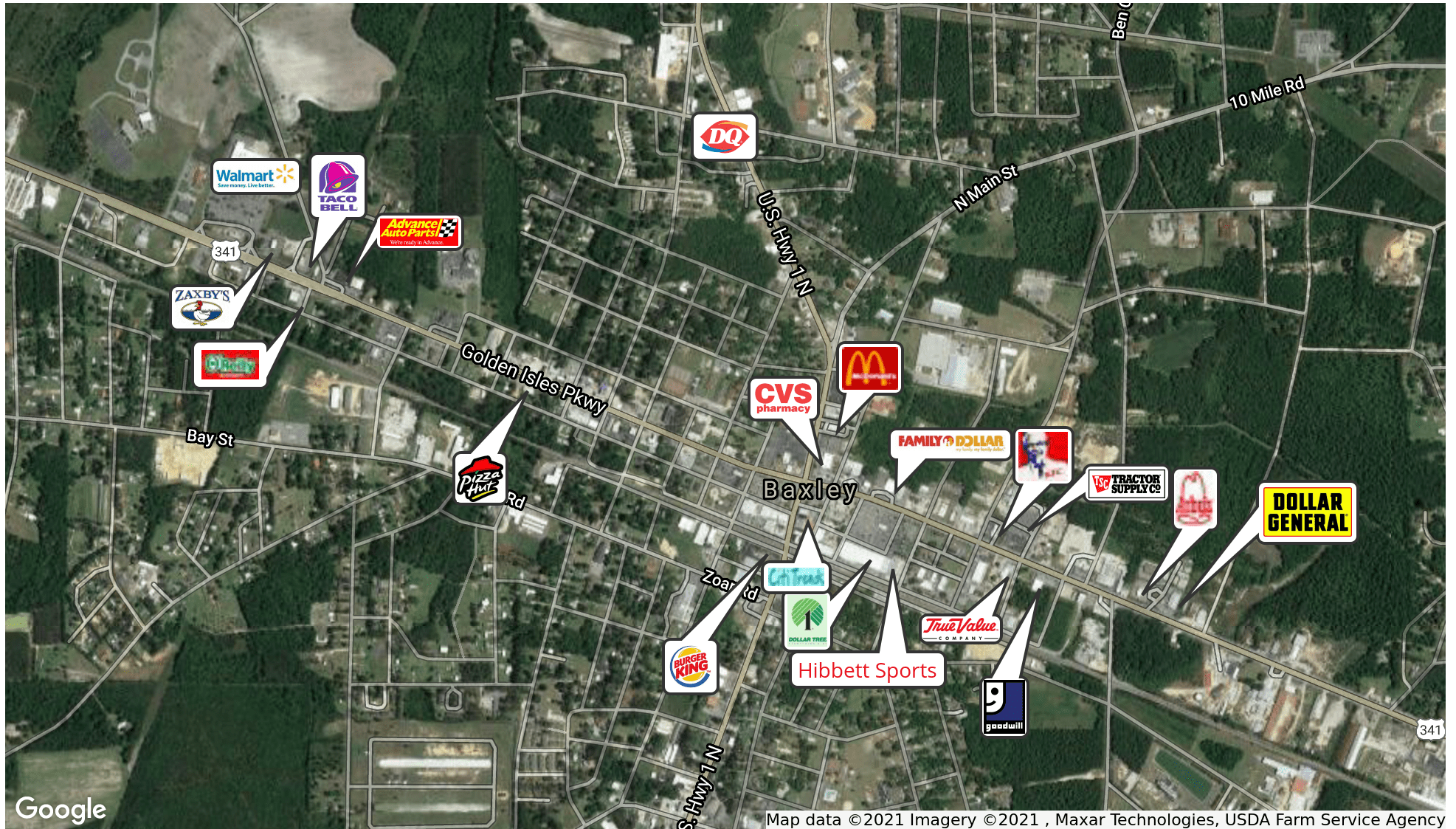
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Regional Map



Retailer Map



Rent Roll

TERM	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	ADDITIONAL RENT	PRICE PER SF/YR
Current	10,208	6/1/2021	5/31/2026	\$68,700	\$10,800	\$6.73
Option 1	10,208	6/1/2026	5/31/2031	\$74,196	\$13,200	\$7.27
Option 2	10,208	6/1/2031	5/31/2036	\$80,124	\$15,600	\$7.85
TOTALS/AVERAGES	10,208			\$74,340	\$13,200	\$7.28

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,106,000
Price per SF	\$108.35
CAP Rate	7.0%
Cash-on-Cash Return [yr 1]	7.03%
Total Return [yr 1]	\$77,700
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$68,700
Other Income	\$10,800
Total Scheduled Income	\$79,500
Vacancy Cost	\$0
Gross Income	\$79,500
Operating Expenses	\$1,800
Net Operating Income	\$77,700
Pre-Tax Cash Flow	\$77,700
	-
	-
	-
	-

DOLLAR GENERAL PLUS

DOLLAR GENERAL PLUS

Demographics Map & Report

POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	7,474	11,022	15,791
Average age	37.0	37.6	38.4
Average age [Male]	37.4	38.1	38.7
Average age [Female]	36.8	37.5	38.4

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total households	2,961	4,364	6,233
# of persons per HH	2.5	2.5	2.5
Average HH income	\$45,493	\$45,472	\$45,912
Average house value	\$77,123	\$80,487	\$85,524

* Demographic data derived from 2010 US Census

