

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL**



13304 US-80, Jeffersonville, GA

MACON MSA

ACTUAL SITE

 **SRS** | NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY

DG

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OFFERING SUMMARY

DG



OFFERING

Asking Price	\$500,000
Cap Rate	6.96%
Net Operating Income	\$34,800

PROPERTY SPECIFICATIONS

Property Address	13304 US-80 Jeffersonville, GA 31044
Rentable Area	8,000 SF
Land Area	1.10 AC
Year Built / Remodeled	2002
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Structural Portions & Exterior of Premises*
Lease Term Remaining	6+ Years
Increases	See Rent Roll (Page 4)
Options	1 (5-Year)
Lease Start	March 13 th , 2002
Lease Expiration	August 31 st , 2027

*Tenant reimburses Landlord \$50.00 per month for Parking Lot Maintenance Costs

RENT ROLL & INVESTMENT HIGHLIGHTS

TENANT NAME	SQUARE FEET	Lease Term		BEGIN	INCREASE	Rental Rates			
		LEASE START	LEASE END			MONTHLY	ANNUALLY	CAP RATE	OPTIONS
Dollar General	8,000	March 2002	August 2027	Current	-	\$2,900	\$34,800	6.96%	1 (5-Year)
(Corporate Guaranty)				September 2022	13.80%	\$3,300	\$39,600	7.92%	Option: \$3,500 / mo.

6+ Years Remaining | Corporate Guaranteed |

13.80% Rental Increase | Options to Extend

- More than 6 years remaining on the lease with 1 (5-year) option to extend
- Dollar General recently executed their option to extend early, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 16,700 locations
- The lease features a 13.80% rental increase in September 2022, generating NOI and hedging against inflation

NN Lease | Fee Simple Ownership |

Limited Landlord Responsibilities

- Tenant reimburses for taxes, insurance, parking lot maintenance, and maintains interior of premises
- Landlord responsibilities limited to structural portions and exterior of the premises
- Ideal, low-management investment for a passive investor

Local Demographics & Trade Area

- More than 5,700 residents and 1,000 employees support the 10-mile area
- \$50,755 average household income

Fronting US-80 | Centrally Located | Limited Competition |

Excellent Visibility & Access

- Strategically fronting US-80, the main thoroughfare in the immediate trade area
- Centrally located between Macon and Dublin, with other nearby Cities/Towns such as Danville, Allentown, Ripley, and more
- This store is the only Dollar General in Jeffersonville, creating a large consumer draw within the immediate trade area
- The asset benefits from excellent visibility via significant street frontage along US-80 and is equipped with a large pylon sign

Strong Operator | 1,000 New Stores In 2020 | Essential Business

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$26 billion in 2019
- The company has opened 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country
- Dollar General is considered essential business with stores open and operating during the COVID-19 pandemic



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 17,177+

2020 Employees: 143,000

2020 Revenue: \$27.75 Billion

2020 Net Income: \$1.71 Billion

2020 Assets: \$22.83 Billion

2020 Equity: \$6.70 Billion

Credit Rating: S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,177 stores in 46 states as of January 29, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.

PROPERTY OVERVIEW



Location



Jeffersonville, Georgia
Twiggs County
Macon MSA

Parking



There are approximately 14 parking spaces on the owned parcel.
The parking ratio is approximately 1.75 stalls per 1,000 SF of leasable area.

Access



S. Railroad Street/U.S. Highway 80: 1 Access Point

Parcel



Parcel Number: JV02B 037A
Acres: 1.10
Square Feet: 47,916 SF

Traffic Counts



S. Railroad Street/U.S. Highway 80:
2,500 Vehicles Per Day

Construction



Year Built: 2002

Improvements



There is approximately 8,000 SF of existing building area

Zoning



Commercial





AREA DEMOGRAPHICS

DG

	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimated Population	1,429	2,083	5,729
2025 Projected Population	1,419	2,062	5,629
2020 Median Age	47.7	47.9	48.1
HOUSEHOLDS & GROWTH			
2020 Estimated Households	579	863	2,383
2025 Projected Households	582	865	2,368
INCOME			
2020 Estimated Average Household Income	\$50,066	\$50,192	\$50,755
2020 Estimated Median Household Income	\$27,687	\$29,098	\$34,242
DAYTIME POPULATION			
2020 Estimated Total Businesses	83	92	146
2020 Estimated Total Employees	669	739	1,045





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in 2020

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**NET LEASE
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in 2020

\$1.9B

**NET LEASE
TRANSACTION VALUE**
in 2020

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