



Subject Property

Dollar General

2813 1st Ave SW | Hickory, NC



**Click Here For
Offering Memorandum**

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In Association With:

Margaret Caldwell
NC Lic. #159323



**Price:
\$695,000**



**Cap Rate:
7.40%**



**Low
Price Point
Opportunity**



**Investment Grade
Credit
Tenant**



**Limited Landlord
Responsibilities with
Profitable Arbitrage**



**Above Market
Rental
Increase**



**Strong Operating
History & Well
Performing Store**



**Anchor City
for Surrounding
Metro**