

OFFERING MEMORANDUM

**SULLIVAN
WICKLEY**



- 15 YEAR NN CORPORATE LEASE
- ALL BRICK CONSTRUCTION
- PERFECT FOR 1031 EXCHANGE
- ADJACENT TO LAKE LANIER (Largest Recreational Lake in GA)

ACTUAL LOCATION

 Over 16,000 VPD

Near Largest Lake in GA



Upgraded Four-Sided Brick
Construction



Long Term Corporate Lease

FOR MORE INFORMATION:

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**DOLLAR
GENERAL**

PROPERTY HIGHLIGHTS

6765 Browns Bridge Road, Gainesville, GA 30506



Suburb of
ATLANTA, GA



Located in
Gainesville, GA

Long Term
CORPORATE
Lease



NEW BUILD TO SUIT
Upgraded Brick
Construction



INVESTMENT GRADE CREDIT
Tenant



PROPERTY GLA

9,100 SF



ANNUAL RENT
\$127,356



PROPERTY
ADDRESS

6765 Browns Bridge Road
Gainesville, GA 30506

**DOLLAR
GENERAL**

100%
Occupancy



YEAR BUILT
2021

SUMMARY

ANNUAL RENT	\$127,356 (\$14.00 per building SF) (9,100 SF building)
INITIAL RENT COMENCEMENT	June 11, 2021
INITAIL LEASE EXPIRATION	June 30, 2036
INITIAL LEASE TERM	15-Year Net/Net
RENEWAL OPTIONS	Five (5) / 5— Year Renewals
RENT INCREASES	10% in Each Option Period
TENANT RESPONSILBILITIES	RE Taxes, Insurance, Utilities, CAM (non-capital expenses), HVAC, Parking Lot maintenance
LESSOR REPOSNSIBILITIES	Roof, Structure, Parking Lot Capital Repairs, GL Insurance
LEASE GUARANTOR	Dollar General Corporation NYSE : DG

TERMS

PRICE	\$2,402,943
CAP	5.30%

HIGHLIGHTS:

- New 2021 Upgraded Four-Sided Brick Construction
- 15 Year NN Corporate Lease with Dollar General
- Close Proximity to Lake Lanier (Largest Recreational Lake in GA)
- Passive Lease Structure
- Located in Popular Commuter Suburb of Atlanta
- 10% Rent Increases in each of the Options
- Great Visibility and East Access with over 16,000 Cars Per Day on Browns Bridge Road
- High Growth Market with Surrounding Residential
- Average Household Income of \$128,000 within 1-mile Radius
- Located Near Little Mill Elementary School

DEMOGRAPHICS

6765 Browns Bridge Road, Gainesville, GA 30506

	1 MILE	3 MILE	5 MILE
POPULATION	1,085	13,643	34,422
HOUSEHOLDS	374	4,808	12,359
HOUSEHOLD INCOME	\$128,845	\$120,453	\$113,966



GAINESVILLE, GA



ATLANTA, GA



**DOLLAR
GENERAL**

PROPERTY DETAILS

6765 Browns Bridge Road, Gainesville, GA 30506



**DOLLAR
GENERAL®**

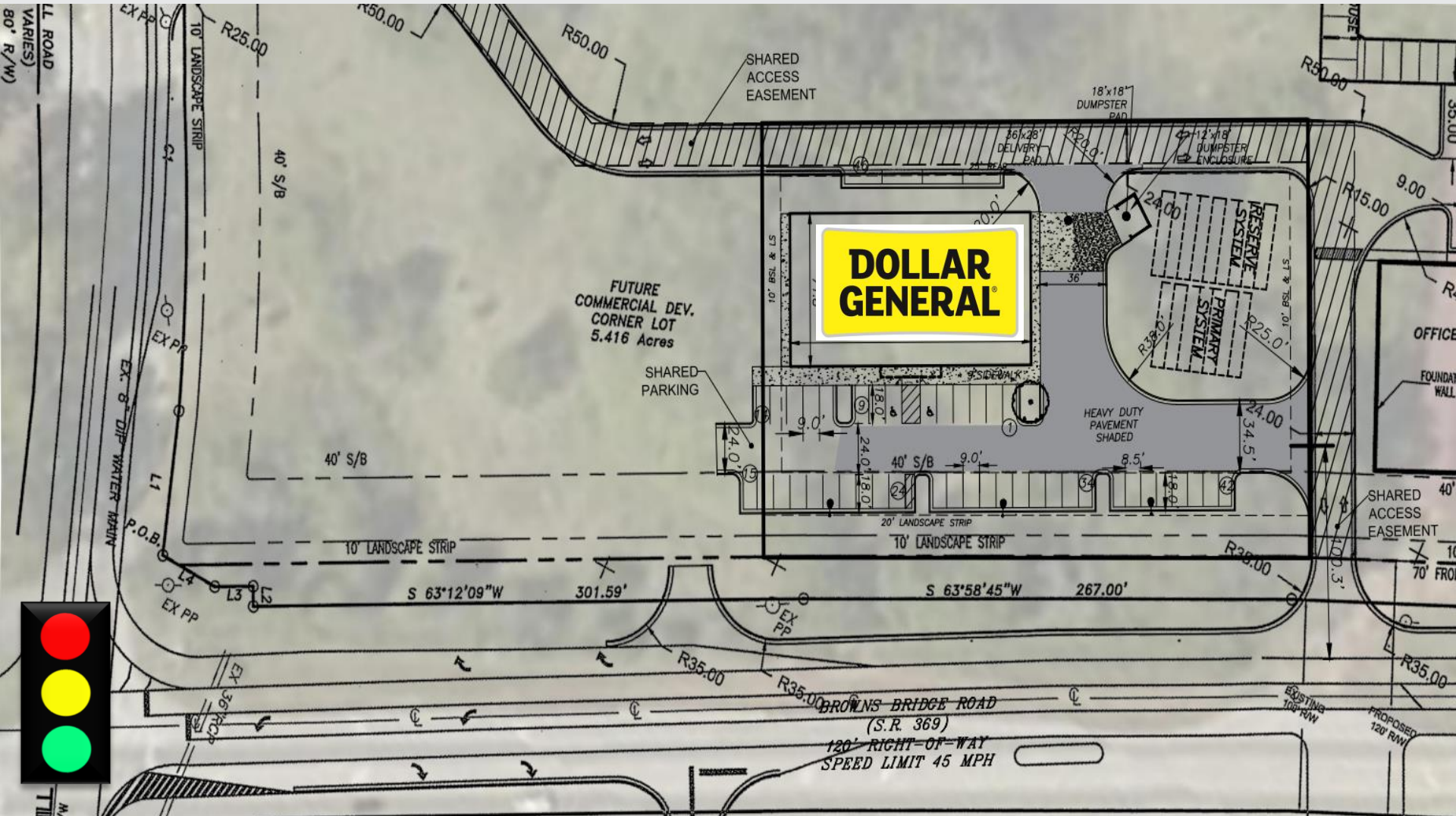
PROPERTY DETAILS

6765 Browns Bridge Road, Gainesville, GA 30506



SITE PLAN

6765 Browns Bridge Road, Gainesville, GA 30506



TRAFFIC COUNTS

6765 Browns Bridge Road, Gainesville, GA 30506



ACTUAL STORE LOCATION



TENANT INFORMATION

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+

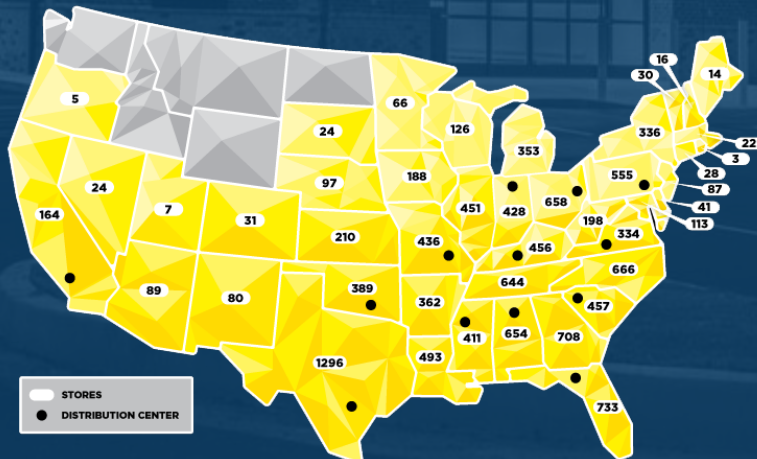
Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by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





THANK YOU

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