

# DOLLAR GENERAL

## *3731 South 2nd Street*

*Folkston, GA 31537*





## ON MARKET: DOLLAR GENERAL IN FOLKSTON, GEORGIA



## INVESTMENT HIGHLIGHTS

- ▶ **Dollar General in Folkston, GA**  
35 MILES NORTHWEST OF JACKSONVILLE, FL
- ▶ **Absolute Triple Net Lease (NNN)**  
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty on the Lease | S&P: BBB**
- ▶ **Top Performing Store Within 30 Miles**  
OVER 127,000 VISITS IN THE PAST 12 MONTHS
- ▶ **Ranks in the 97th Percentile Amongst All Georgia Dollar General Sites in Terms of Customer Visits**  
96TH PERCENTILE AMONGST ALL US LOCATIONS
- ▶ **Extremely Strong Customer Loyalty**  
OVER 70% OF VISITS ARE FROM REPEAT CUSTOMERS OF AT LEAST 5X
- ▶ **National Retailers Located Nearby**  
O'REILLY AUTO PARTS, ADVANCE AUTO PARTS, PIZZA HUT, DAIRY QUEEN, MCDONALD'S, SUBWAY AND MANY OTHERS

# FINANCIAL OVERVIEW

3731 SOUTH 2ND STREET  
FOLKSTON, GA 31537

PRICE	\$1,677,000
CAP RATE	5.50%
NOI	\$92,160
PRICE PER SQUARE FOOT	\$183.36
RENT PER SQUARE FOOT	\$10.08
YEAR BUILT	2015
APPROXIMATE LOT SIZE	0.48 Acres
GROSS LEASEABLE AREA	9,146 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Dollar General Corp.
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility



## ANNUALIZED OPERATING DATA

	BASE RENT	MONTHLY RENT	ANNUAL RENT
CURRENT	5/31/2030	\$7,680	\$92,160



# DOLLAR GENERAL - Folkston, Georgia





# LEASE SUMMARY

LEASE COMMENCEMENT DATE	6/1/2015
LEASE EXPIRATION DATE	5/31/2030
LEASE TERM	15 Years
TERM REMAINING	8+ Years
INCREASES	None in Base Term
OPTIONS TO RENEW	3, 5-Year





# TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of February 2021, Dollar General operates 17,266 stores in the continental United States, an increase of nearly 1,000 locations in 13 months. As of Q4 2020, Dollar General led the discount retail sector in stores operated, with over double the locations of the next largest chain.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune first recognized Dollar General in 1999, and in 2021 the company reached #91 on its "Fortune 500" list. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$33.75 billion in 2020.


**DOLLAR  
GENERAL®**

## OVERVIEW

<b>TENANT TRADE NAME</b>	Dollar General Corporation
<b>TENANT</b>	Dollar General
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	Dollar General Corporation
<b>NUMBER OF LOCATIONS</b>	17,200+
<b>HEADQUARTERED</b>	Goodlettsville, TN
<b>WEB SITE</b>	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
<b>STOCK SYMBOL</b>	DG
<b>BOARD</b>	NYSE
<b>REVENUE</b>	\$33.75B (2020)
<b>CREDIT RATING</b>	BBB
<b>RATING AGENCY</b>	S&P



# ABOUT FOLKSTON

Folkston is a city in and the county seat of Charlton County, Georgia, and falls within the Jacksonville, FL Metropolitan Statistical Area. As of 2019, the population was estimated to be 5,037, which is more than double that of the count at the 2010 census. The city is located near the southern boundary of Georgia.

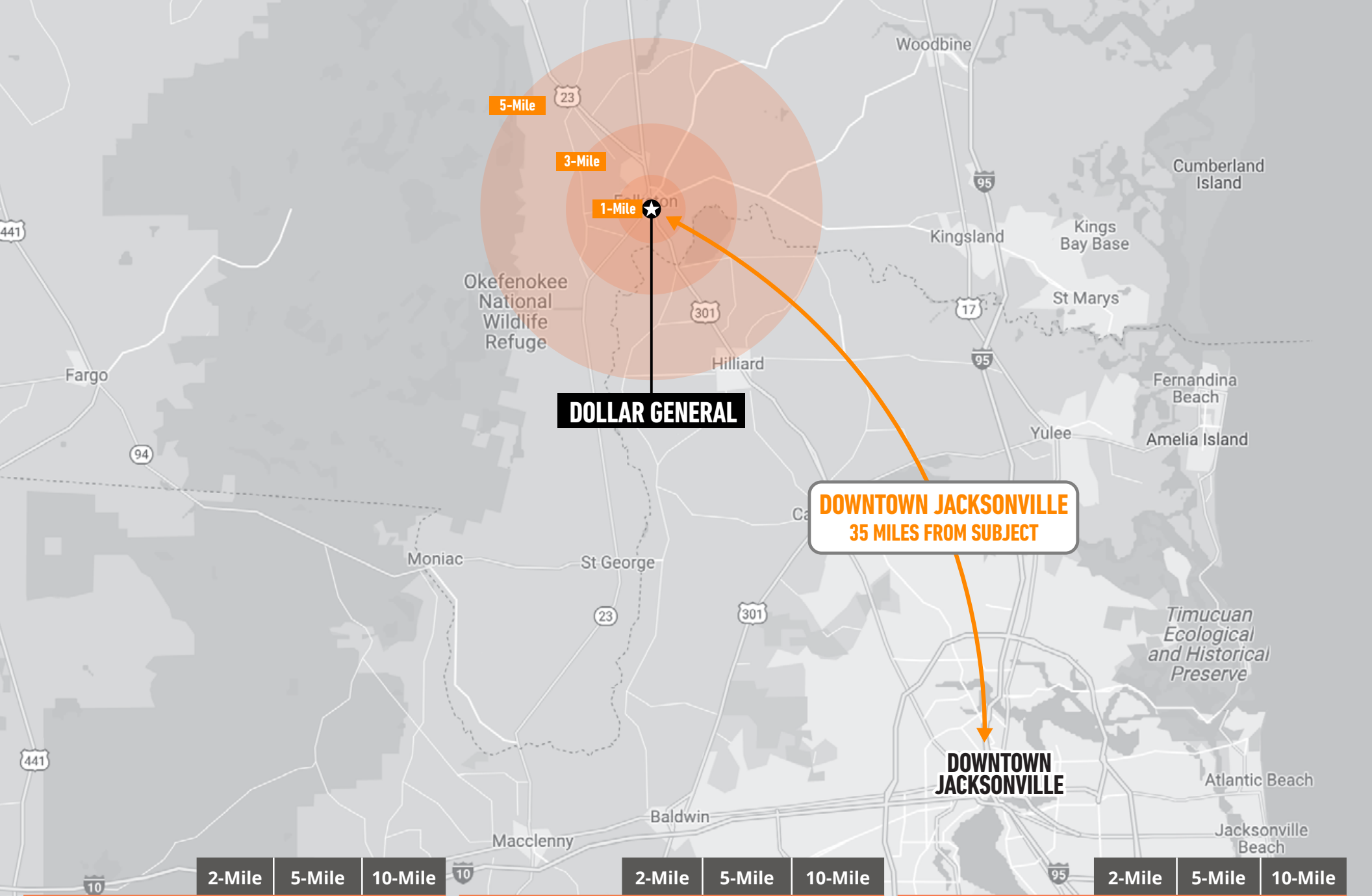
Folkston is a major pass-through city, as a high percentage of rail traffic headed to and from Florida passes through the area. This has earned it the nickname “The Folkston Funnel,” with as many as 45 trains passing through the city each day heading in and out of Florida, and to and from Savannah. To take advantage of the location along such rail lines, Folkston has built platforms for visitors, along with picnic tables, chairs, barbecue pits, restrooms, grills, and Wi-Fi hot spots.

School age residents attend the Charlton County School District, which consists of two elementary schools, a middle school, and a high school. Major travel routes include US Routes 1, 23, and 301, with US-301 named as 2nd Street within the city, serving as its main commercial corridor.



ACTUAL PROPERTY





	2-Mile	5-Mile	10-Mile
2010 Population	4,348	8,706	12,811
2021 Population	6,141	10,512	14,330
2026 Population	6,686	11,210	15,318

	2-Mile	5-Mile	10-Mile
2010 Households	1,518	2,839	4,278
2021 Households	2,038	3,253	4,561
2026 Households	2,223	3,485	4,896

	2-Mile	5-Mile	10-Mile
2021 Average HH Income	\$53,570	\$57,123	\$60,401
2021 Median HH Income	\$38,047	\$42,888	\$48,279



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**DOLLAR GENERAL**

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