

# DOLLAR GENERAL

*3731 South 2nd Street*

*Folkston, GA 31537*



ON MARKET:  
DOLLAR GENERAL IN FOLKSTON, GEORGIA



ACTUAL PROPERTY

## 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

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



## ANNUALIZED OPERATING DATA

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

# DOLLAR GENERAL - Folkston, Georgia



CHARLTON COUNTY HIGH SCHOOL

EL TERRACE

KINGSLAND DR



FOLKSTON ELEMENTARY SCHOOL

BETHUNE MIDDLE SCHOOL

2ND ST N

# LEASE SUMMARY

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



ACTUAL PROPERTY

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# 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

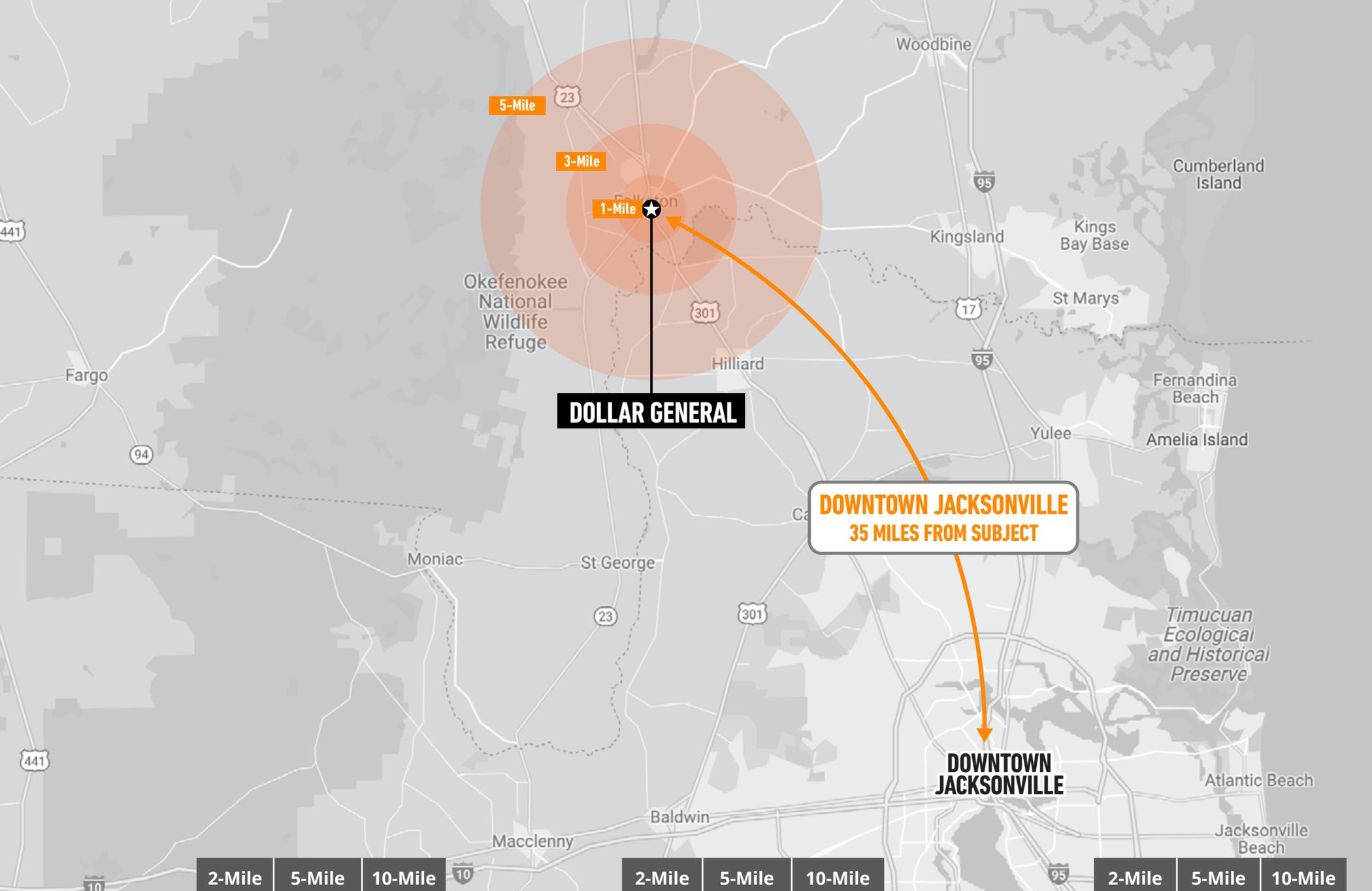
Folkston is a city in and the county seat of Charlton County, Georgia, and falls within the Jacksonville, FL Metropolitan Statistical Area. As of 2019, the population was estimated to be 5,037, which is more than double that of the count at the 2010 census. The city is located near the southern boundary 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		2-Mile	5-Mile	10-Mile		2-Mile	5-Mile	10-Mile
<b>2010 Population</b>	4,348	8,706	12,811	<b>2010 Households</b>	1,518	2,839	4,278	<b>2021 Average HH Income</b>	\$53,570	\$57,123	\$60,401
<b>2021 Population</b>	6,141	10,512	14,330	<b>2021 Households</b>	2,038	3,253	4,561	<b>2021 Median HH Income</b>	\$38,047	\$42,888	\$48,279
<b>2026 Population</b>	6,686	11,210	15,318	<b>2026 Households</b>	2,223	3,485	4,896				

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**DOLLAR GENERAL**

IN ASSOCIATION WITH:

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