

OFFERING MEMORANDUM

DOLLAR GENERAL®

Absolute NNN
Corporate Guarantee

3637 MILLER BOTTOM RD
LOGANVILLE, GA

\$2,238,480 | 5.00% CAP

NNN
Retail Investment Group



REPRESENTATIVE PHOTOS



EXCLUSIVELY LISTED BY

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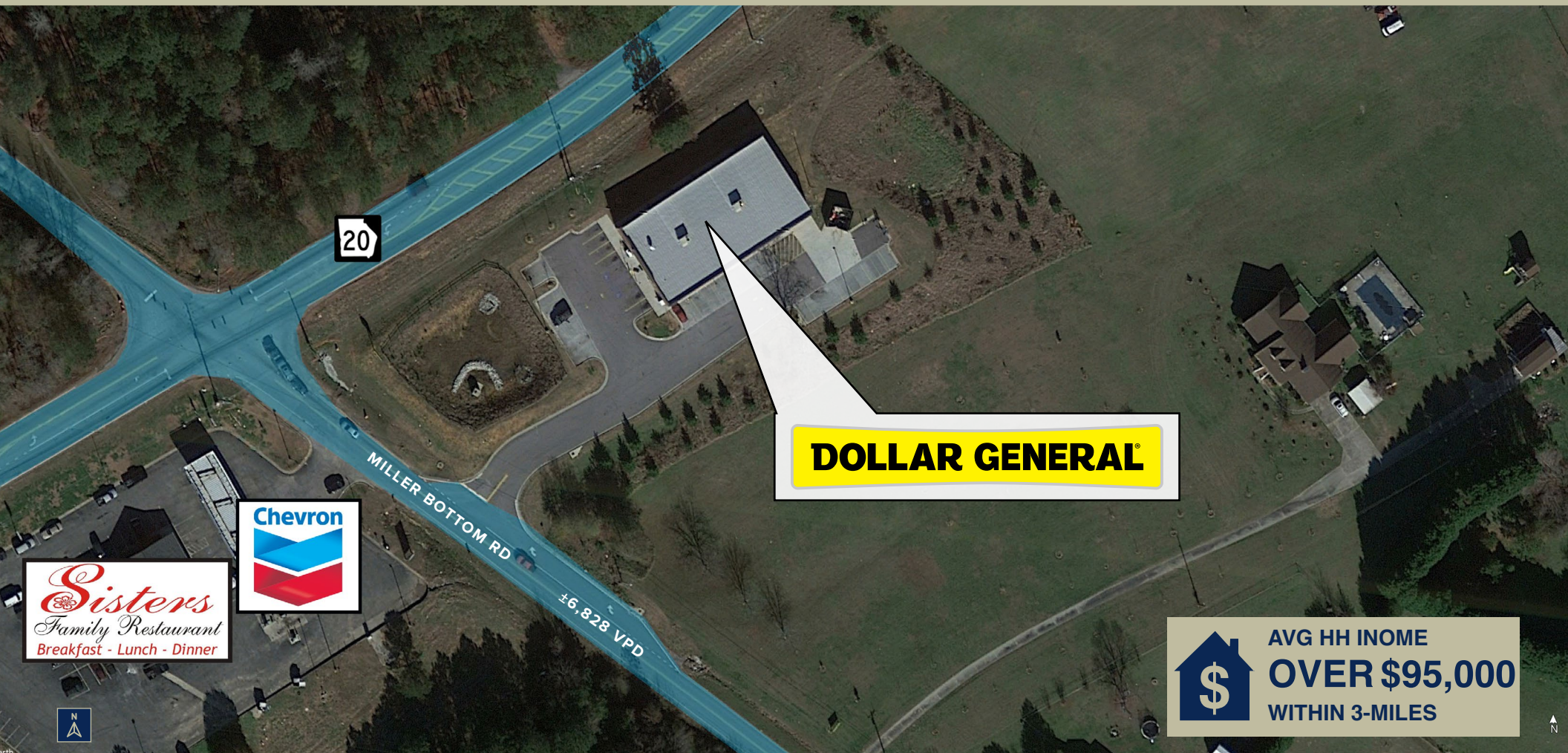
602.625.8338

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BRIAN BROCKMAN

Georgia Broker of Record

GA Lic: 378952



DOLLAR GENERAL

Sisters
Family Restaurant
Breakfast - Lunch - Dinner

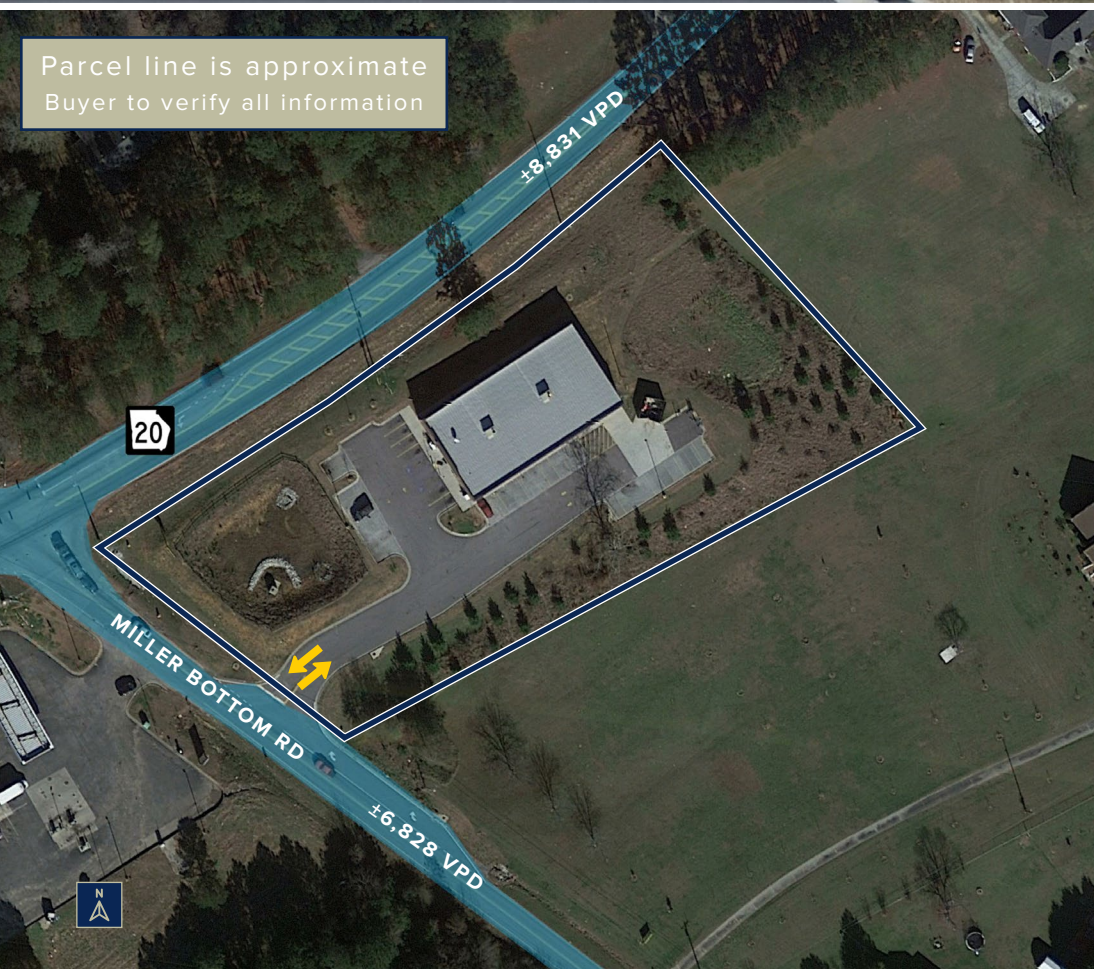


AVG HH INCOME
OVER \$95,000
WITHIN 3-MILES



ACTUAL SITE

Parcel line is approximate
Buyer to verify all information



DOLLAR GENERAL | LOGANVILLE, GA

EXECUTIVE SUMMARY

\$2,238,480

PRICE

5.00%

CAP

\$111,924

NOI

LOCATION

3637 Miller Bottom Rd
Loganville, GA 30052

LEASE TYPE

Absolute NNN
Zero Landlord Responsibilities

LEASE EXPIRATION

June 30, 2033

LESSEE

Dollar General Corporation
(NYSE: DG)

GUARANTOR

Dollar General

OPTIONS

(5) 5-Year Options

INCREASES

10% In Each Option Period

LAND SIZE

±2.75 Acres

BUILDING SIZE

±9,100 SF

YEAR BUILT

2018

ROFR

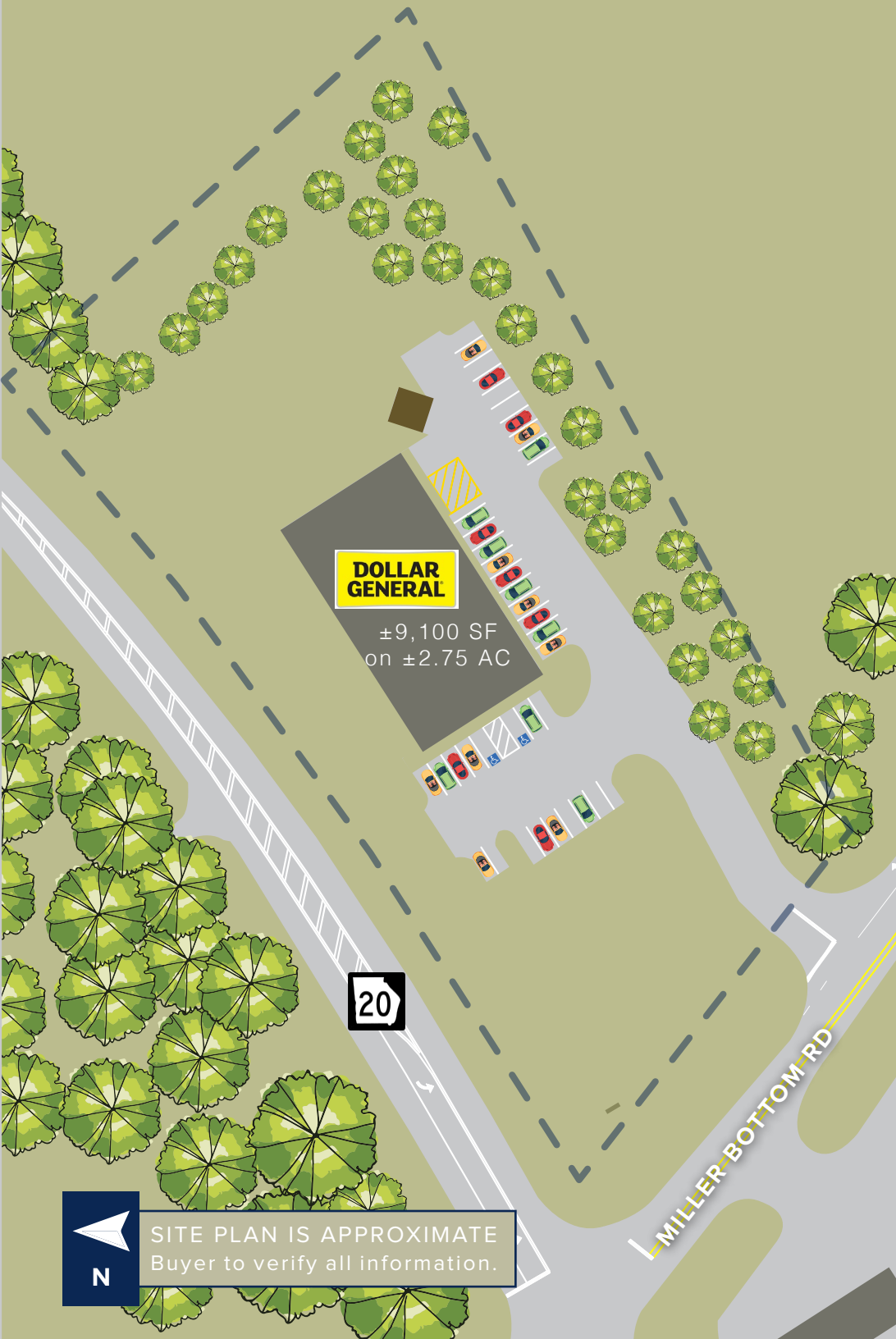
None

Retail Investment Group

480.429.4580 | retail1031.com

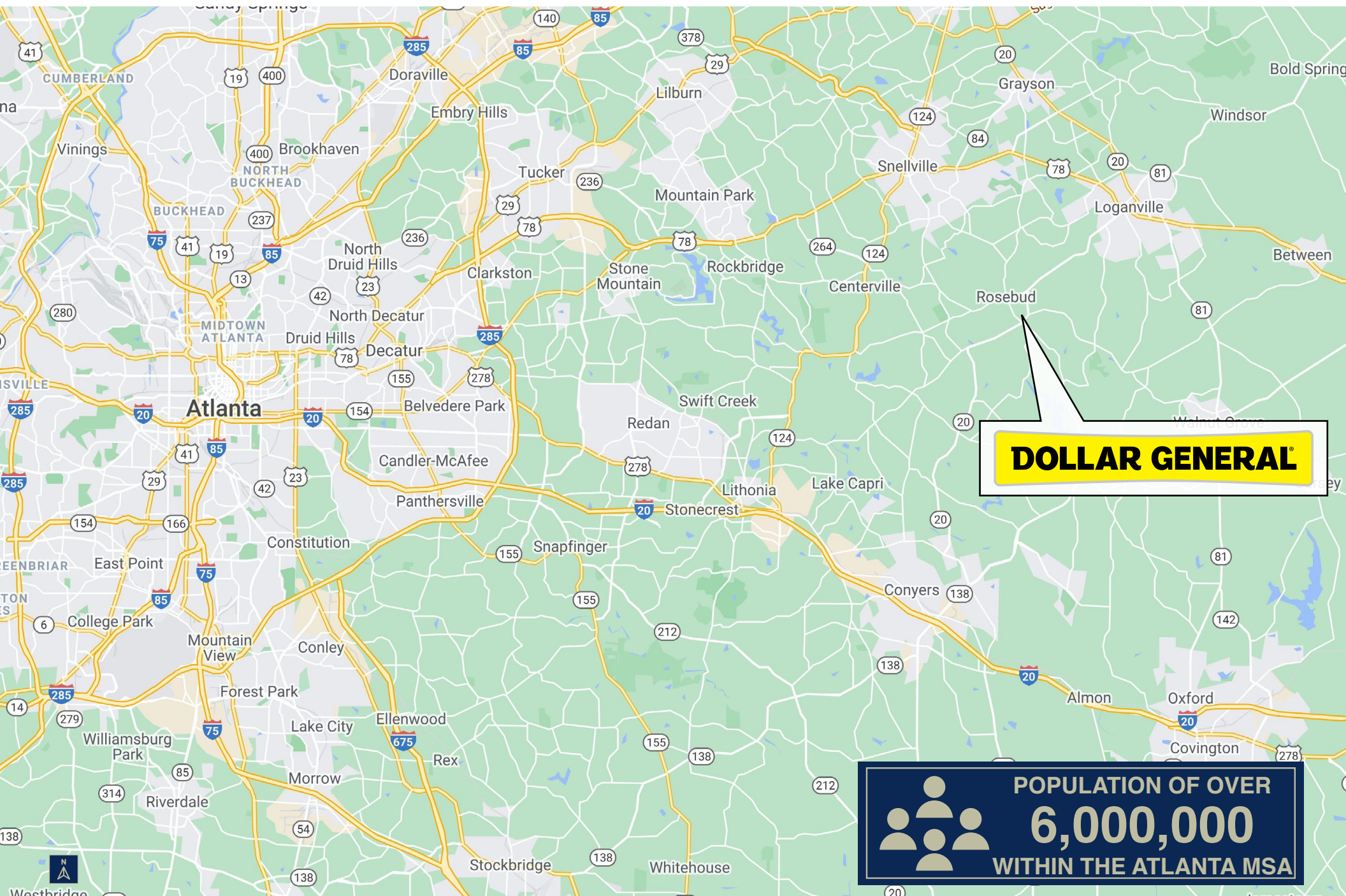
PROPERTY HIGHLIGHTS

- Absolute NNN lease with zero landlord responsibilities
- Upgraded construction with four-sided brick exterior walls
- Long-term corporate backed lease
- Strong supporting demographics with a population of nearly 18,000 within 3 miles and over 68,000 within 5 miles of the property
- ±15,000 vehicles per day in front of the property
- Oversized lot with ±2.75 acres
- ±30 miles east of downtown Atlanta



SITE PLAN IS APPROXIMATE
Buyer to verify all information.





TENANT PROFILE

DOLLAR GENERAL



**+17,000
Locations**



**www.dg.com
Website**



**±46 STATES
in the U.S.**



**±143,000
Employees**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

Dollar General operates more than 17,000 convenient, easy-to-shop stores in 46 states. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General sells similar products as wholesale retailers Walmart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's(DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities.





DOLLAR GENERAL | LOGANVILLE, GA

AREA OVERVIEW

Loganville is a suburb of Atlanta with a population of 12,880 as of 2019. Loganville is in Walton County.

Loganville city limits extend west into southeastern Gwinnett County. U.S. Route 78 (Atlanta Highway) passes through the center of town, leading east 5 miles to Monroe, the Walton County seat, and west 32 miles to downtown Atlanta. Georgia State Route 20 leads northwest from Loganville 10 miles to Lawrenceville, the Gwinnett County seat, and southwest 15 miles to Conyers. Georgia State Route 81 leads northeast 16 miles to Winder and south 18 miles to Covington.

AT A GLANCE



Population
±12,880
(2019)



Incorporated
in
1887



Size
±7.45
Square Miles

DEMOGRAPHICS

DOLLAR GENERAL | LOGANVILLE, GA

POPULATION



	3 Miles	5 Miles	10 Miles
2021 Est	17,949	68,355	333,497
2026 Proj	18,857	71,517	347,877



AVERAGE HOUSEHOLD INCOME OF

±\$95,389

WITHIN 3-MILES

2021 HOUSEHOLD INCOME



	3 Miles	5 Miles	10 Miles
Avg Household Income	\$95,389	\$88,310	\$94,606
Med Household Income	\$81,124	\$74,983	\$75,778



2021 POPULATION OF

±68,355 RESIDENTS

WITHIN 5-MILES

HOUSEHOLDS



	3 Miles	5 Miles	10 Miles
2021 Est	5,961	22,756	112,253
2026 Proj	6,263	23,800	117,014



Miller Bottom Rd @ Victoria Park Dr

±6,828 VPD

State Rte 20 @ Moon Rd

±8,831 VPD

Costar 2020/2018

TRAFFIC COUNTS

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



REPRESENTATIVE PHOTO