

Dollar General

Denton, GA

\$ Offering Price: **\$1,479,000** **%** Cap Rate: **5.50%**

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Investment Summary

Stan Johnson Company on behalf of ownership as its exclusive advisor, is pleased to offer the opportunity to acquire the fee simple ownership interest in the the Dollar General property located at 2394 Douglas Hwy in Denton, GA ("Property"). The Property comprises a 7,500 square foot building on 1.10 acres of land. The Property is subject to a long-term absolute NNN lease which is guaranteed by Dollar General Corporation ("Tenant"), the largest discount retailer in the United States with over 17,266 locations in 46 states.

DOLLAR GENERAL®

Investment Highlights



Investment Grade Guaranty



Long-Term Lease



Optimal Demographics



Absolute NNN