





Ideal for 1031 Exchange



**Average Household Income** 

\$69K+ within a 3-mile radius





Upgraded Construction

## FOR MORE INFORMATION :

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## **TERMS**

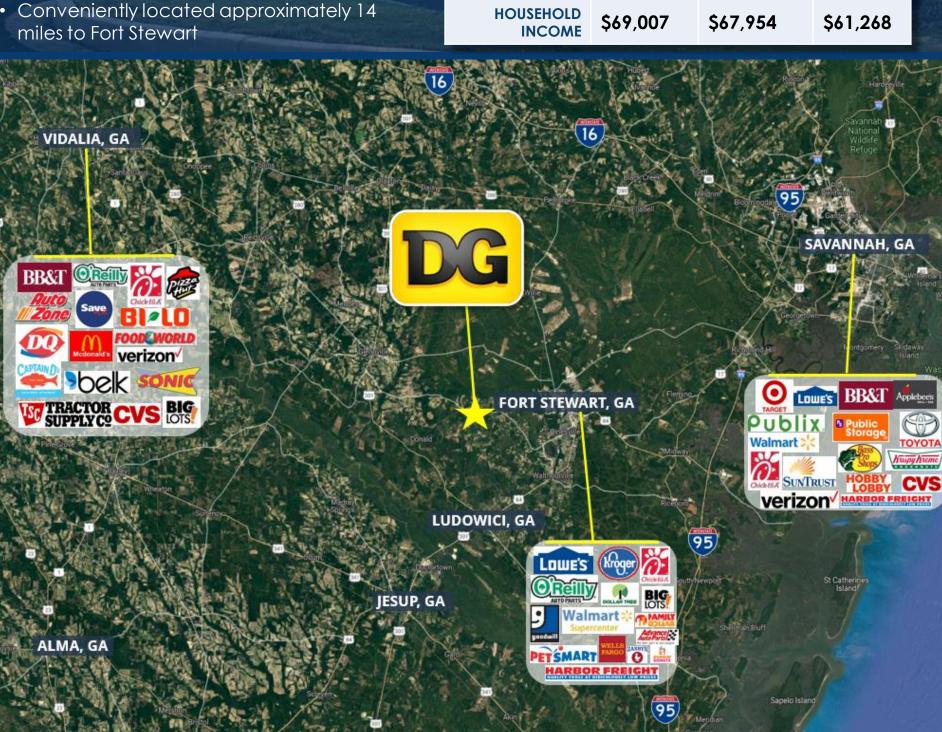
## PRICE \$2,171,621

## **HIGHLIGHTS:**

- Freestanding Dollar General Store
- Absolute NNN Corporate Backed Lease
- New 2022 Construction
- Upgraded Storefront
- 10% Rent Increases in each of the Options
- Main Corridor with Excellent Visibility
- Average Household Income exceeds \$69,007 Within a 3- Mile Radius of Site
- Located along Highway 196 which is the primary east-west thoroughfare in the trade area
- Savannah Technical College Liberty Campus is close by with approximately 700 student enrollment every semester



	3 MILE	5 MILE	10 MILE
POPULATION	1,502	3,194	48,100
HOUSEHOLDS	558	1,199	16,837



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