



\*Actual Store Rendering Shown



Ideal for 1031 Exchange



Average Household Income  
\$69K+ within a 3-mile radius



Upgraded  
Construction



Long Term Corporate Lease

FOR MORE INFORMATION :

**Bill Weitzenkorn, CCIM**

470-237-2043

bweitzenkorn@gmail.com

## 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
- Conveniently located approximately 14 miles to Fort Stewart



	3 MILE	5 MILE	10 MILE
POPULATION	1,502	3,194	48,100
HOUSEHOLDS	558	1,199	16,837
HOUSEHOLD INCOME	\$69,007	\$67,954	\$61,268

