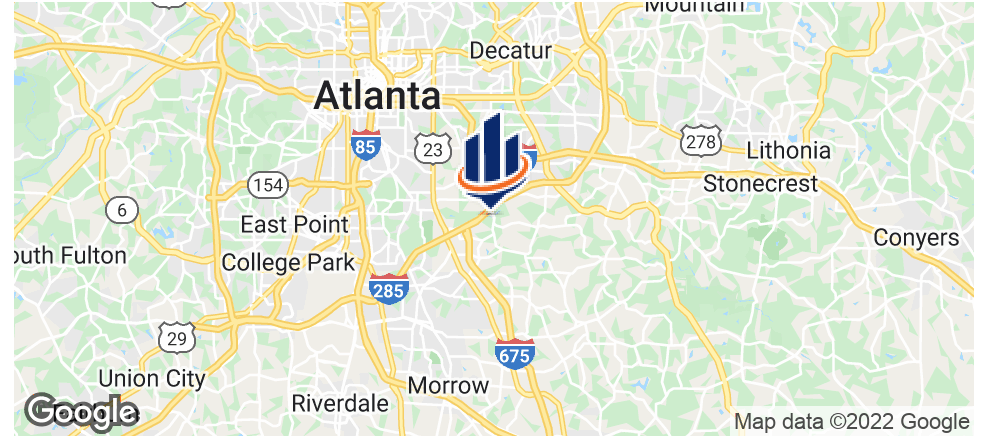


# Atlanta GA NNN Dollar General

2847 Bouldercrest Road | Ellenwood GA 30294



Sale Price

**\$2,040,000**

## LOCATION OVERVIEW

Dollar General Store #13,055 Atlanta GA suburbs  
Corner Location .5 miles south of I-285 interchange  
Surrounded by high density residential & national retailers  
Total 10 Mile Population: 792,934 | Total 10 Mile Households: 304,529

## OFFERING SUMMARY

Building Size:	9,100 SF
Lot Size:	1.82 Acres
Price / SF:	\$224.18
Cap Rate:	5.4%
NOI:	\$110,202
Year Built:	2011
Market:	Atlanta
Traffic Count:	18,300

## PROPERTY HIGHLIGHTS

- Absolute NNN Lease with Dollar General Corporation Corporate Guaranty
- Corner Location .5 miles south of Atlanta's I-285 Interchange.
- Upgraded Brick Exterior on 3 Sides
- 161,000+ Population within 5 miles | 790,000+ Population within 10 Miles | 300,000+ Households within 10 Miles
- Property Website: <http://properties.svn.com/1032877-sale>
- Listed in cooperation with Justin Toomey, SVN | Toomey Property Advisors, 169 Dauphin St., Suite 201, Mobile AL 36602 (Georgia License #419276)

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