



HIGHLIGHTS

- Upgraded Four-Sided Brick Construction
- Wide Building Profile
- 25,700 Cars Per Day
- 36,000 Residents within 3-miles
- Average HHI \$86k within 3-miles

***Actual Location**

DOLLAR GENERAL®

**SULLIVAN
WICKLEY**

EXCLUSIVELY LISTED BY:

LUKE WATERS

Senior Director – Investment Sales

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*Actual Location Is Not Shown



* Actual Location Shown

DOLLAR GENERAL®

SULLIVAN WICKLEY is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Acworth, GA. The city of Acworth sits approximately 30 miles north of Atlanta. Acworth is a growing suburb of north Atlanta with close proximity to Interstate 75, Lake Allatoona, and surrounding large employers of the state. There are approx. 25k cars per day along Lake Acworth Drive with dual access points. The site is surrounded by dense residential communities and high household incomes.

The Acworth Dollar General is a **wide profile building with upgraded brick construction (4 sides)**. The store was originally built in 2021. The lease features 10% rental escalations in each of the five (5) / 5-year renewal option periods. This is a true NNN lease structure with no landlord responsibilities.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB and a Moody's rating of Baa2.



5071 Lake Acworth Dr.
Acworth, GA 30101
LOCATION



9,100
SQ FT



2021
YEAR BUILT



100%
OCCUPANCY



\$124,836
NOI

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PROPERTY OVERVIEW



HOUSEHOLD INCOME

\$86,000 Average
Within 3 Miles of Site



Located in
ACWORTH, GA

Long Term
CORPORATE
Lease



**BUILD TO SUIT
UPGRADED 4-SIDED
BRICK
CONSTRUCTION**



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

9,100 SF



ANNUAL RENT
\$124,836



PROPERTY ADDRESS

5071 Lake Acworth Dr.
Acworth, GA 30101

100%
Occupancy



YEAR BUILT
2021



ASKING PRICE:
\$ 2,628,126

CAP RATE 4.75%

ANNUAL RENT \$124,836

DOLLAR GENERAL CORPORATE LEASE

- This is a true NNN lease structure
- 10% Increases in each of the Options
- Five (5) – Five (5) Year Option Periods with 10% Rental Increases

E-COMMERCE RESISTANT TENANT

- Financially Strong Tenant with Long Term Lease
- Dollar General (NYSE: DG) Features Investment Grade Credit (S&P: BBB)
- Ranked #91 on the Fortune 500 List

OFFERED FREE AND CLEAR

- Dollar General is being offered free and clear of existing debt

EXCELLENT DEMOGRAPHICS

- Average Household Income exceeds \$86,000 within 3 mile
- Over 36,000 residents within 3 mile radius

CLOSE PROXIMITY TO CHARLOTTE

- The site is located within 2 miles of Interstate 75
- Market is experiencing tremendous growth as residents spread northward from Atlanta
- Rare 25K CARS PER DAY
- To Major Atlanta Suburbs and Lake Acworth
- Dense surrounding Residential

NEW ALL BRICK CONSTRUCTION

- 2021 Build to Suit Construction
- **Four-Sided Brick Construction**
- Freestanding Dollar General Store
- Wide Building Profile, Great for Future Use

PRIME LOCATION HIGH GROWTH CORRIDOR

- Main Thoroughfare with excellent visibility and easy access
- 25,700 + Vehicles Per Day
- 30 min North of Atlanta, GA
- Upgraded Brick Construction with Wide Building Profile
- Shared Entrance with Single Family Community



*Actual Location Shown

LEASE SUMMARY

TENANT	Dollar General
GUARANTOR	Dollar General Corporation (NYSE: DG)
LEASE TYPE	NNN
INITIAL LEASE TERM	15 Years (14 years remaining)
OWNERSHIP TYPE	Fee Simple
RENEWAL OPTIONS	Five (5) / 5-Year Renewals
RENT INCREASES	10% In Each Option Period
TENANT RESPONSIBILITIES	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot
LANDLORD RESPONSIBILITIES	No Landlord Responsibilities
INITIAL LEASE COMMENCEMENT	June 25, 2021
INITIAL LEASE EXPIRATION	June 30, 2036

OFFERING SUMMARY

ASKING PRICE: \$ 2,628,126	
CAP RATE	4.75%
ANNUAL RENT	\$124,836

ADDRESS	5071 Lake Acworth Drive Acworth, GA 30101
TOTAL SF	9,100 SF
PARCEL SIZE	Approx. 1.88 +- acres
YEAR BUILT	2021

INITIAL TERM RENTAL AMOUNT

ANNUAL	\$124,836
MONTHLY	\$10,403
PER SF	\$13.72



LOCATION OVERVIEW



DISTANCE TO	
WOODSTOCK.....	14 MILES
KENNESAW.....	7 MILES
MARIETTA.....	15MILES
ALPHARETTA.....	25 MILES
ATLANTA.....	32 MILES



AERIALS



Chattahoochee
Technical College



ingles



25,700 Cars Per Day

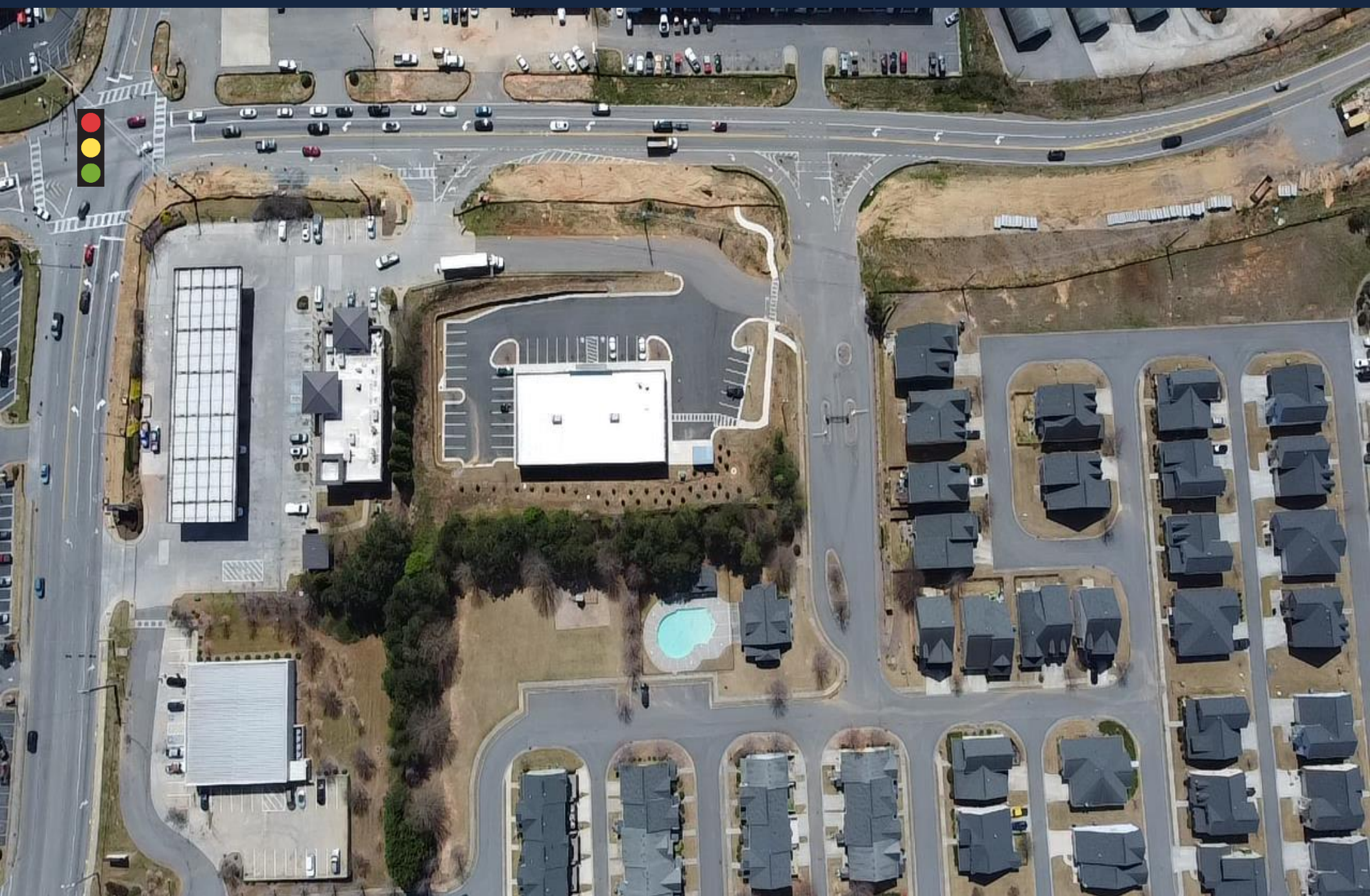
Single Family
Community

Single Family
Community

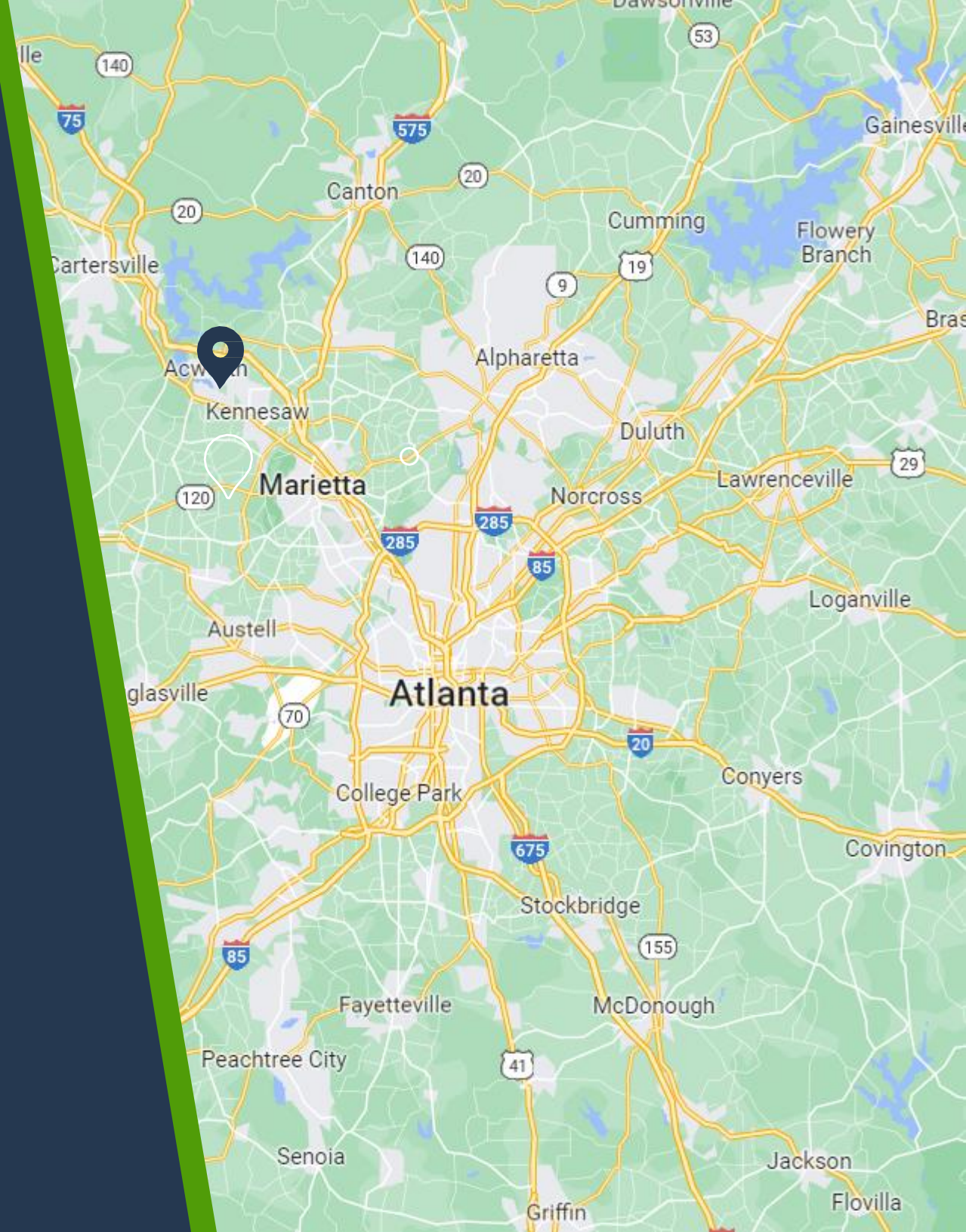




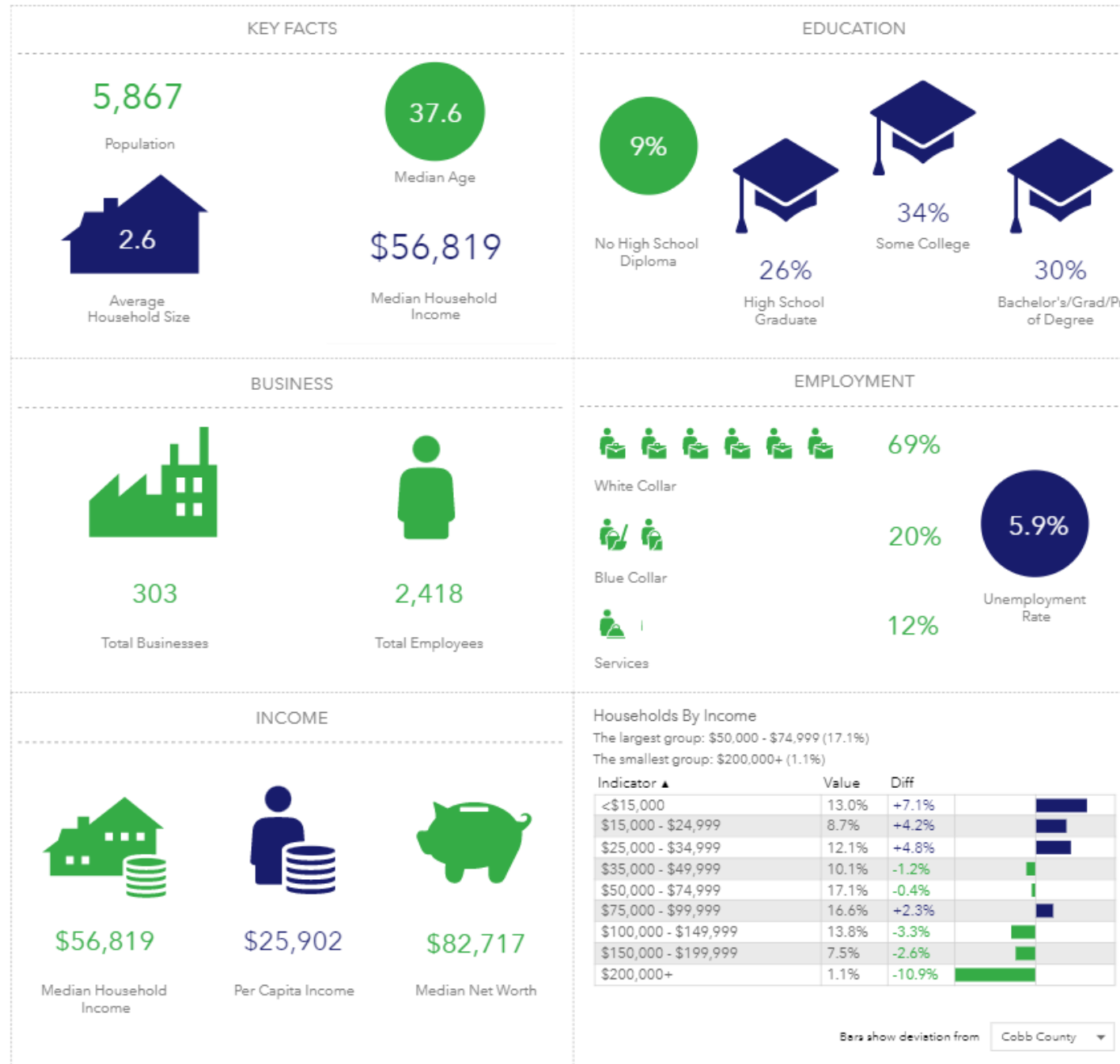


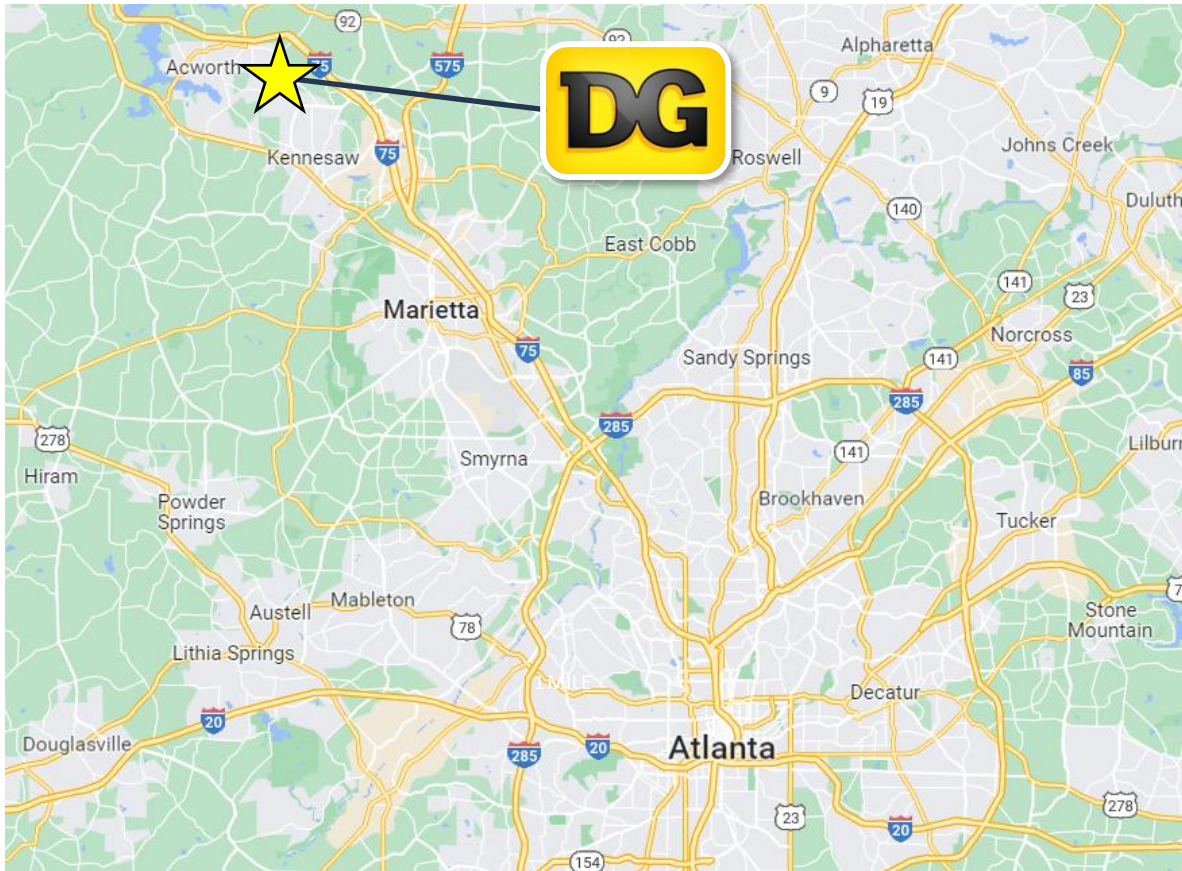


DEMOGRAPHICS



DEMOGRAPHIC SUMMARY





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026	5,867	36,657	107,777
Median Age	37.6	36.8	37.0

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026	2,268	13,182	37,860
Average Household Size	2.59	2.78	2.84

INCOME	1-MILE	3-MILE	5-MILE
2026	\$68,078	\$86,180	\$95,452
2021-2026 Annual Rate	3.84%	2.91%	2.56%

DOLLAR GENERAL®



PROFILE

TENANT	Dollar General Corp (NYSE: DG)
S&P CREDIT RATING	BBB
2020 SALES (BIL)	\$33.7
2021 NET INCOME (BIL)	\$2.65
U. S. LOCATIONS (2021)	17,683+
EMPLOYEES (2021)	157,000+

Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

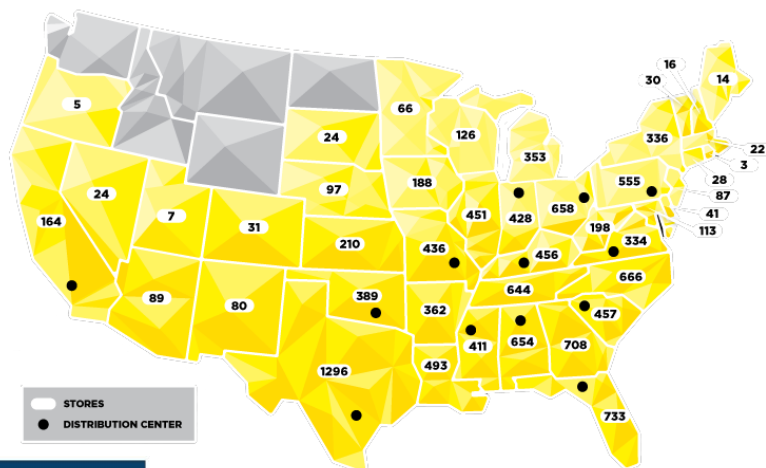
Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain.

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,915 stores in 46 states as of October 29, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are located in towns of 20,000 or fewer people.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB stable and a Moody's rating of Baa2 positive.

Website: <http://www.dollargeneral.com/>





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