



*Actual Location

DOLLAR GENERAL®

**SULLIVAN
WICKLEY**

EXCLUSIVELY LISTED BY:

LUKE WATERS

Senior Director – Investment Sales

770.301.2349 | luke@sullivanwickley.com

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This Memorandum contains selected information pertaining to the asset and does not represent all of the information with which a prospective purchaser may require to evaluate a purchase. All financial projections and information are provided for general reference and are based on assumptions and are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the asset will be made available to all qualified and interested prospective purchasers. Neither the Seller nor Sullivan Wickley or any of its affiliates make representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents. Certain documents contained within are described in summary form. These summaries do not purport to be complete nor necessarily accurate of the full documents referenced. Information has been secured by sources deemed to be reliable. Prospective purchaser must verify the accuracy of the information provided and bears all risks for any inaccuracies. Information enclosed in this Memorandum is subject to verification and no liability for errors or omissions are assumed.

The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the asset and has the right to terminate discussions with any prospective purchaser at any time or without notice.

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*Actual Location Is Not Shown



DOLLAR GENERAL®



2805 Tanger Blvd
Locust Grove, GA
LOCATION



10,640
SQ FT



2022
YEAR BUILT



100%
OCCUPANCY



\$127,488
NOI

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SULLIVAN WICKLEY is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Locust Grove, GA. The city of Locust Grove sits approximately 37 miles south of Atlanta. Locust Grove is a growing suburb of south Atlanta with close proximity to Interstate 75, Tanger Outlets, and dense new residential development.

The Locust Grove Dollar General is a **wide profile building with upgraded brick construction (4 sides) and architectural features.** The store was originally built in March of 2022. 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.

PROPERTY OVERVIEW



HOUSEHOLD INCOME

\$74,000 Average
Within 3 Miles of Site



Located in
LOCUST GROVE, GA

Long Term
CORPORATE
Lease



**BUILD TO SUIT
UPGRADED 4-SIDED
BRICK CONSTRUCTION
WITH ARCHITECTURAL
FEATURES**



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

10,640 SF



ANNUAL RENT
\$127,488



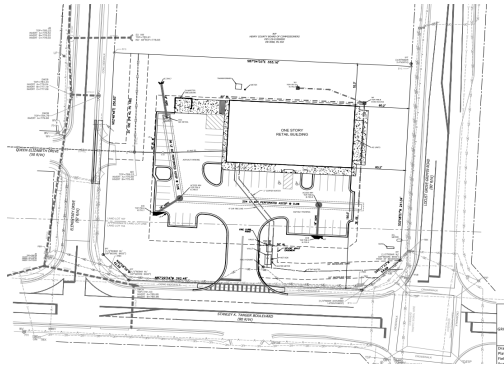
**PROPERTY
ADDRESS**

2805 Tanger Blvd
Locust Grove, GA

100%
Occupancy



YEAR BUILT
2022



ASKING PRICE:
\$ 2,628,618

CAP RATE 4.85%

ANNUAL RENT \$127,488

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 \$74,000 within 3 mile
- Over 16,000 residents within 3 mile radius

CLOSE PROXIMITY TO INTERSTATE

- The site is located within 1 mile of Interstate 75
- Market is experiencing tremendous growth as residents spread from Atlanta
- Close Proximity to Tanger Outlets, I-75, and Dense Surrounding Residential

NEW ALL BRICK CONSTRUCTION

- 2022 Build to Suit Construction
- **Four-Sided Brick Construction with Upgraded Architectural Features**
- Freestanding Dollar General Store
- Wide Building Profile, Great for Future Use

PRIME LOCATION HIGH GROWTH CORRIDOR

- Main Thoroughfare to Tanger Outlets and I-75 with excellent visibility and easy access
- 30 min South of Atlanta, GA
- Upgraded Brick Construction with Wide Building Profile
- Dual Full Access Entrances
- Dense Surrounding Residential



LEASE SUMMARY

TENANT	Dollar General
GUARANTOR	Dollar General Corporation (NYSE: DG)
LEASE TYPE	NNN
INITIAL LEASE TERM	15 Years
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	March 9, 2022
INITIAL LEASE EXPIRATION	March 31, 2037

OFFERING SUMMARY

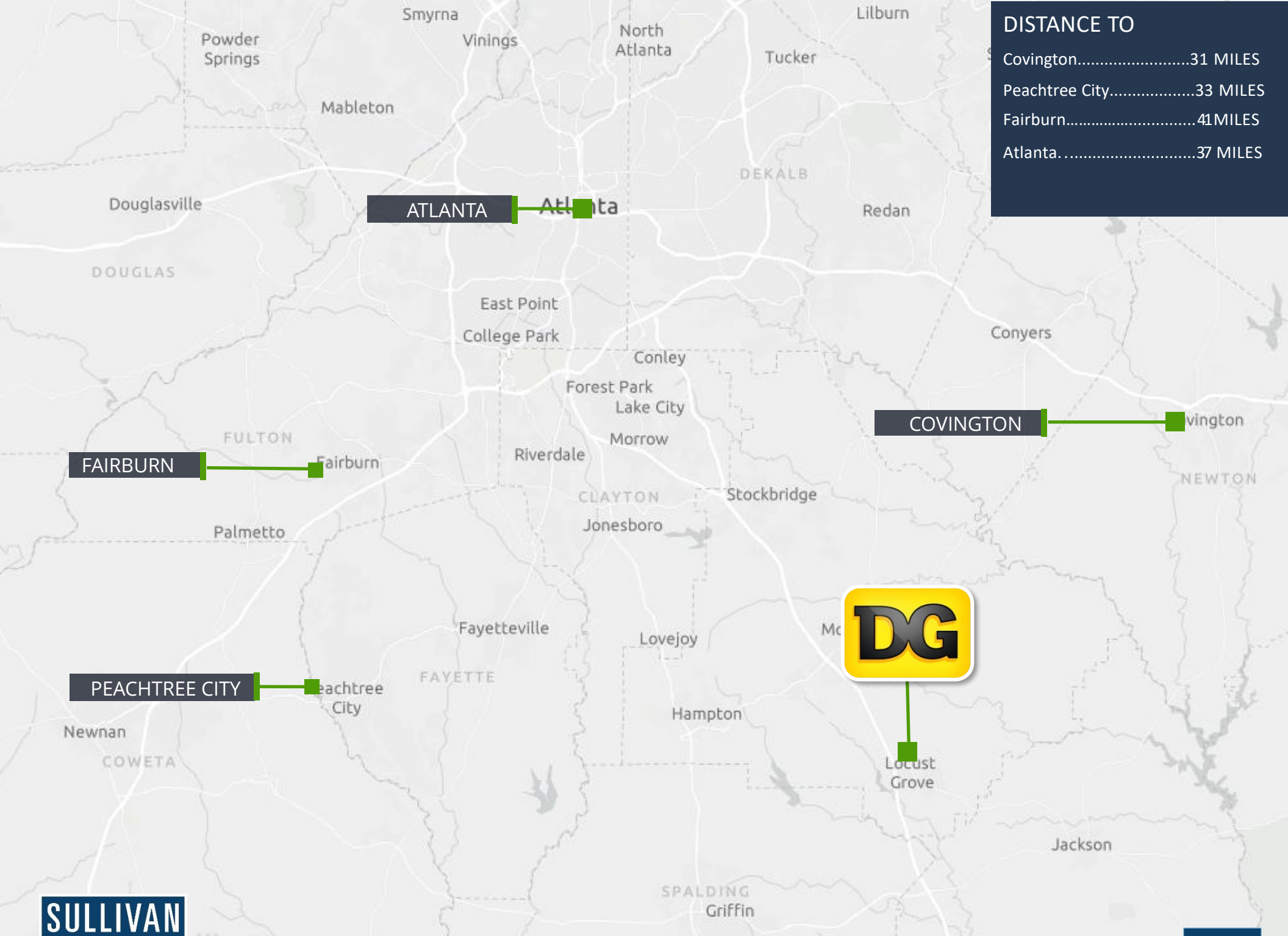
ASKING PRICE: \$ 2,628,618	
CAP RATE	4.85%
ANNUAL RENT	\$127,488
ADDRESS	2805 Tanger Blvd, Locust Grove, GA
TOTAL SF	10,640 SF
PARCEL SIZE	Approx. 2.11 +- acres
YEAR BUILT	2022

INITIAL TERM RENTAL AMOUNT

ANNUAL	\$127,488
MONTHLY	\$10,624
PER SF	\$11.98



LOCATION OVERVIEW



DISTANCE TO

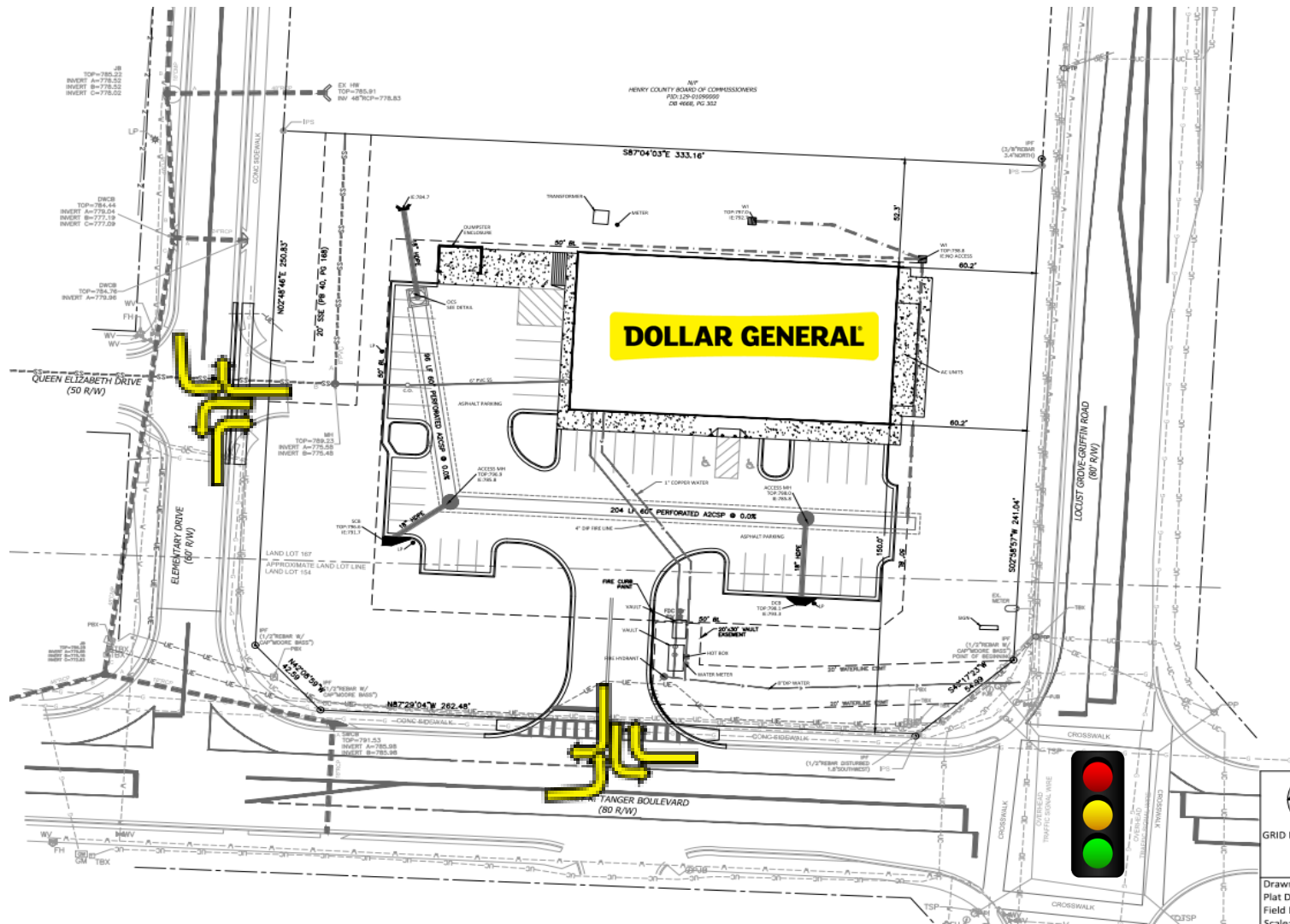
Covington.....	31 MILES
Peachtree City.....	33 MILES
Fairburn.....	41 MILES
Atlanta.....	37 MILES



AERIALS

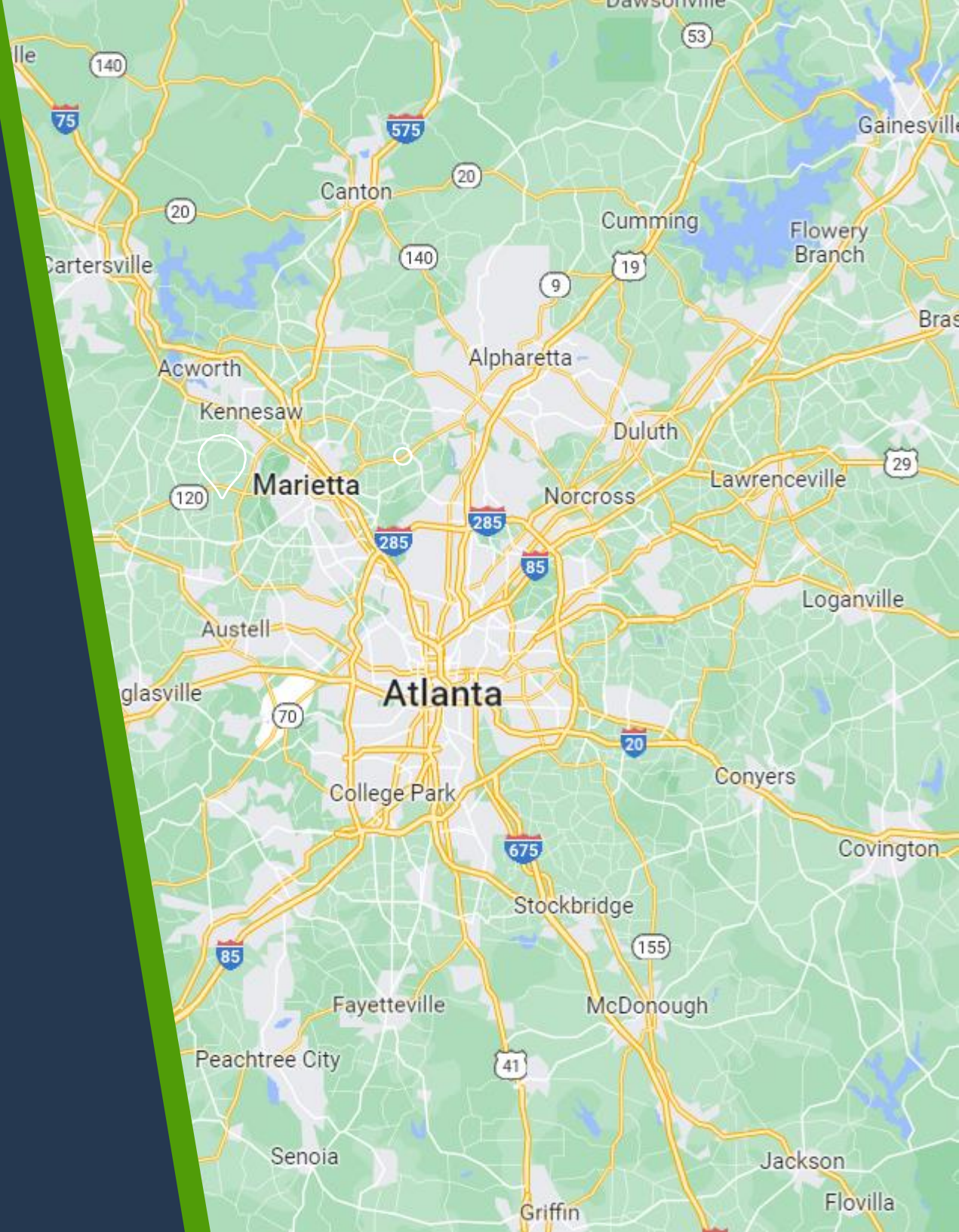




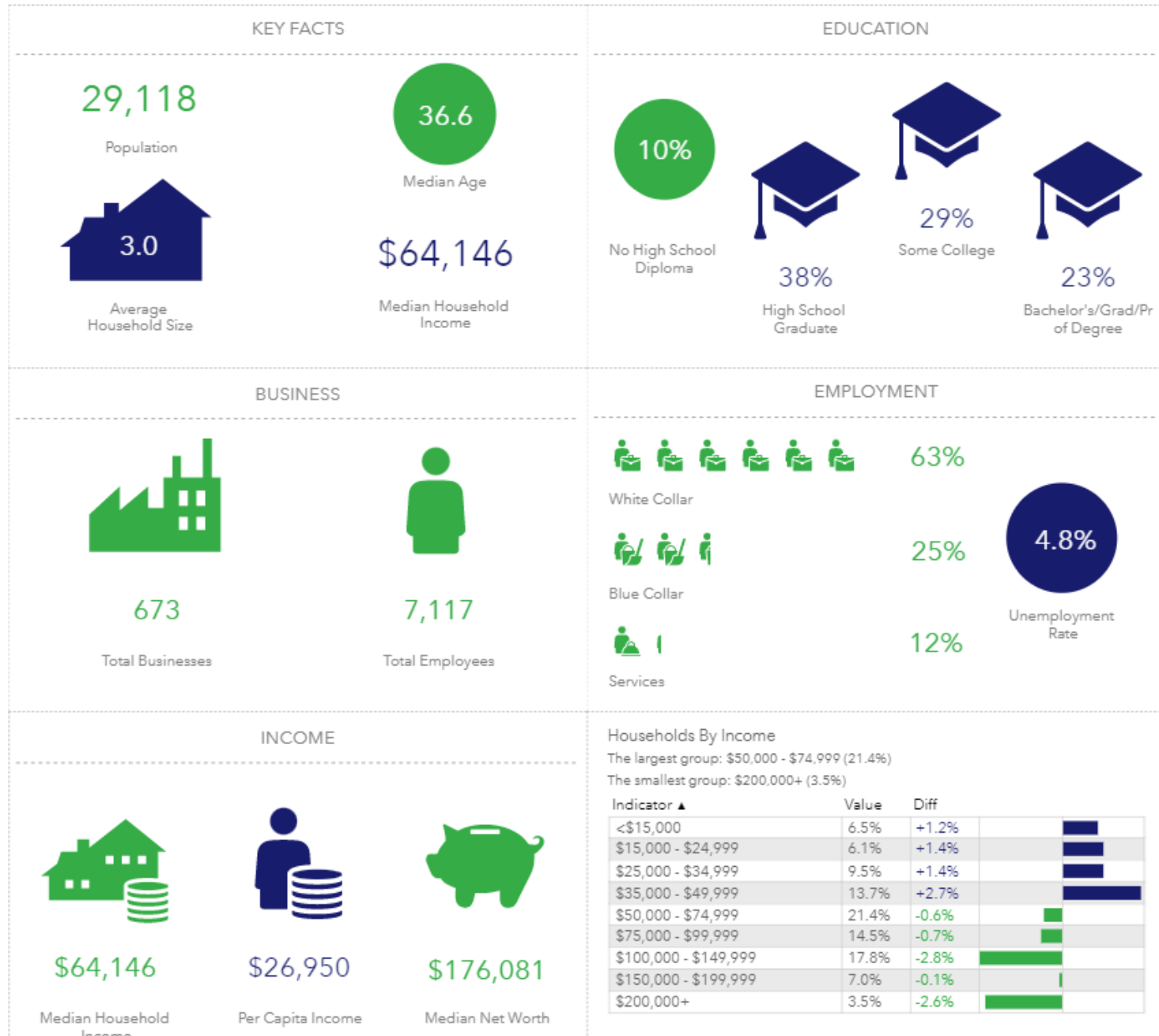




DEMOGRAPHICS



DEMOGRAPHIC SUMMARY





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026	5,179	15,993	33,783
Median Age	35.0	35.9	36.60

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026	1,711	5,339	11,265
Average Household Size	3.04	3.00	3.00

INCOME	1-MILE	3-MILE	5-MILE
2026	\$73,133	\$74,971	\$80,391
2021-2026 Annual Rate	2.61%	2.74%	2.48%

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.

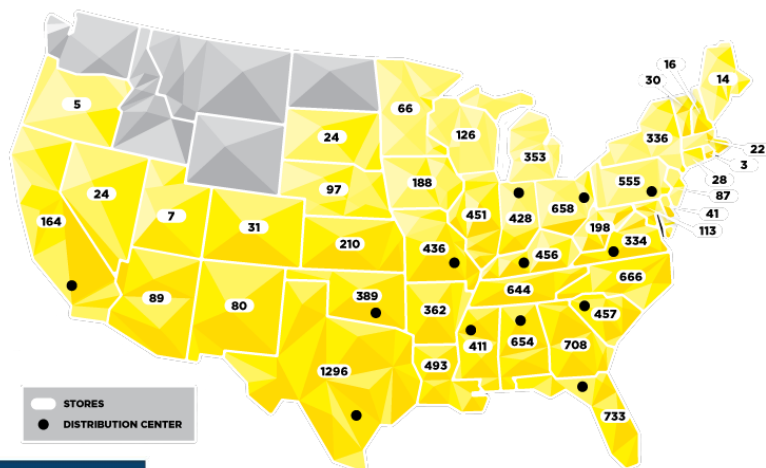
Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store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