



\*Actual Location

**DOLLAR GENERAL®**

**SULLIVAN  
WICKLEY**

EXCLUSIVELY LISTED BY:

**LUKE WATERS**

Senior Director – Investment Sales

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## INVESTMENT HIGHLIGHTS



**DOLLAR GENERAL®**

**SULLIVAN WICKLEY** is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Bremen, GA. The site sits approximately 40 miles west of Atlanta. Bremen is a growing suburb of West GA with close proximity to Interstate 20, Atlanta, and surrounding large employers of the state. There is limited competition surrounding the site. The site is also surrounded by single family residential proving a strong customer base for Dollar General.

The Bremen Dollar General is **upgraded brick construction (3 sides)**. The store was originally built in October 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.



4762 Cashtown Rd.  
Bremen, GA 30110  
**LOCATION**



9,100  
**SQ FT**



October 2021  
**YEAR BUILT**



100%  
**OCCUPANCY**



\$101,340  
**NOI**

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## PROPERTY OVERVIEW



### HOUSEHOLD INCOME

\$63,000 Average  
Within 3 Miles of Site



Located in  
**BREMEN, GA**

Long Term  
**CORPORATE**  
Lease



**BUILD TO SUIT  
UPGRADED 3-SIDED  
BRICK  
CONSTRUCTION**



**INVESTMENT GRADE CREDIT**  
Tenant

PROPERTY GLA

9,100 SF



ANNUAL RENT  
**\$101,340**



**PROPERTY  
ADDRESS**

4762 Cashtown Rd.  
Bremen, GA 30110

**100%**  
Occupancy



YEAR BUILT  
**2021**



**ASKING PRICE:**  
**\$ 2,026,800**

CAP RATE 5.00%

ANNUAL RENT \$101,340

### 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 \$63,000 within 3 mile
- Over 58,000 residents within 10 mile radius

### CLOSE PROXIMITY TO CHARLOTTE

- The site is located near Interstate 20
- Market is experiencing tremendous growth as residents spread west from Atlanta
- Corner Location
- Lower Price Point Dollar General
- Dense surrounding Residential

### NEW UPGRADED BRICK CONSTRUCTION

- October 2021 Build to Suit Construction
- **Three-Sided Brick Construction**
- Freestanding Dollar General Store
- Corner Location

### PRIME LOCATION HIGH GROWTH CORRIDOR

- Main Thoroughfare with excellent visibility and easy access
- Close Proximity to Interstate 20
- Upgraded Brick Construction
- Limited Surrounding Competition
- Abundance of Surrounding Single Family Residential



\*Similar Location Shown

## 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	October 28, 2021
INITIAL LEASE EXPIRATION	October 31, 2036

## OFFERING SUMMARY

<b>ASKING PRICE:</b> <b>\$ 2,026,800</b>	
CAP RATE	5.00%
ANNUAL RENT	\$101,340

ADDRESS 4762 Cashtown Road, Bremen, GA

TOTAL SF 9,100 SF

PARCEL SIZE Approx. 3.00+- acres

YEAR BUILT October 2021

## INITIAL TERM RENTAL AMOUNT

ANNUAL	\$101,340
MONTHLY	\$8,445
PER SF	\$11.14

DOLLAR GENERAL®





# LOCATION OVERVIEW

## DISTANCE TO

INTERSTATE 20.....10 MILES  
CARROLLTON.....12 MILES  
DOUGLASVILLE.....7 MILES  
ATLANTA.....47 MILES







AERIALS



Carrollton, GA



ingles

ZAXBY'S

TSC



Downtown  
Bremen

DG

Corinth Baptist  
Church



Single Family Residential

STOP





Douglasville, GA

Atlanta, GA

Villa Rica, GA



Corinth Baptist  
Church

DG











RURAL RESIDENTIAL  
VG: C-GB

REQUIRED: 1 SP/100 SF (SALES)

PROVIDED: 46  
VARIANCE REQUIRED

S SHOWN ARE APPROXIMATED  
PHOTOS.

IRVEY HAS BEEN CONDUCTED.  
ANCES SHOWN ARE BASED ON  
TION PROVIDED BY THE CLIENT.

CORINTH ROSEVILLE ROAD  
RIGHT-OF-WAY VARIES  
SPEED LIMIT = 40 MPH

10' LANDSCAPE STRIP

10' BSL

50' ZONING BUFFER

10' LANDSCAPE STRIP

DETENTION AREA

10' BSL

10' LANDSCAPE STRIP

18'x18' DUMPSTER PAD

12'x18' DUMPSTER ENCLOSURE

18'x18' DELIVERY PAD

131.3'

71.8'

DG RAL

134,981 SF

BOLLARDS

HEAVY DUTY PAVEMENT SHOWN SHADED

R20.0'

R56.9'

R35.0'

R35.0'

R35.0'

175.0'

100.0'

10' LANDSCAPE STRIP

10' BSL

24.0'

R25.0'

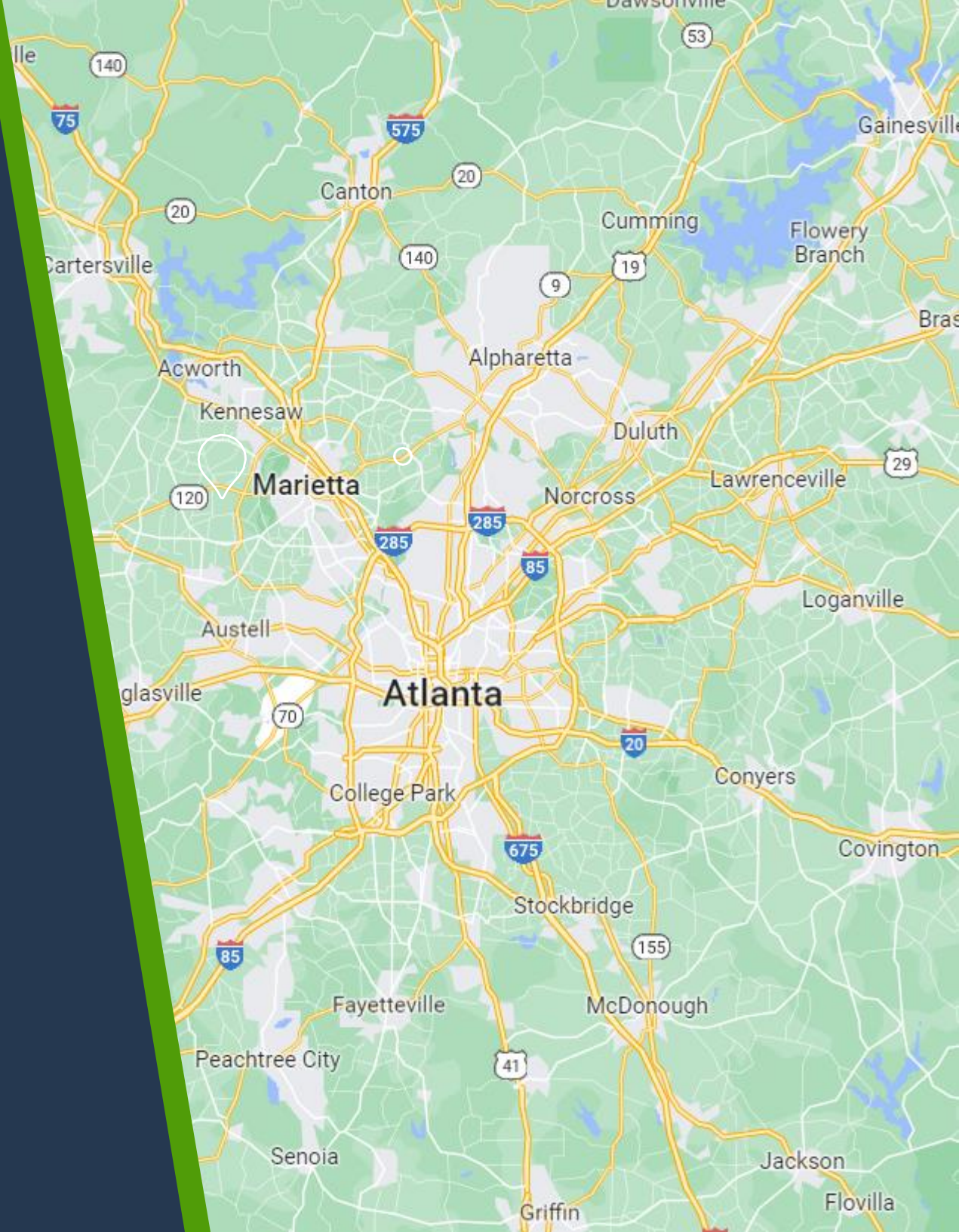
S.R. 120  
S.S. RIGHT-OF-WAY VARIES  
SPEED LIMIT = 55 MPH

STOP

CASHTOWN ROAD  
RIGHT-OF-WAY VARIES  
SPEED LIMIT = 45 MPH



# DEMOGRAPHICS



## KEY FACTS

2,896

Population

43.1

Median Age



Average  
Household Size

\$51,295

Median Household  
Income

## EDUCATION

23%

No High School  
Diploma



37%  
High School  
Graduate



34%  
Some College



5%  
Bachelor's/Grad/Pr  
of Degree

## BUSINESS



36

Total Businesses



163

Total Employees

## EMPLOYMENT



White Collar

50%



Blue Collar

37%



Services

13%



5.0%  
Unemployment  
Rate

## INCOME



\$51,295

Median Household  
Income



\$24,001

Per Capita Income



\$115,300

Median Net Worth

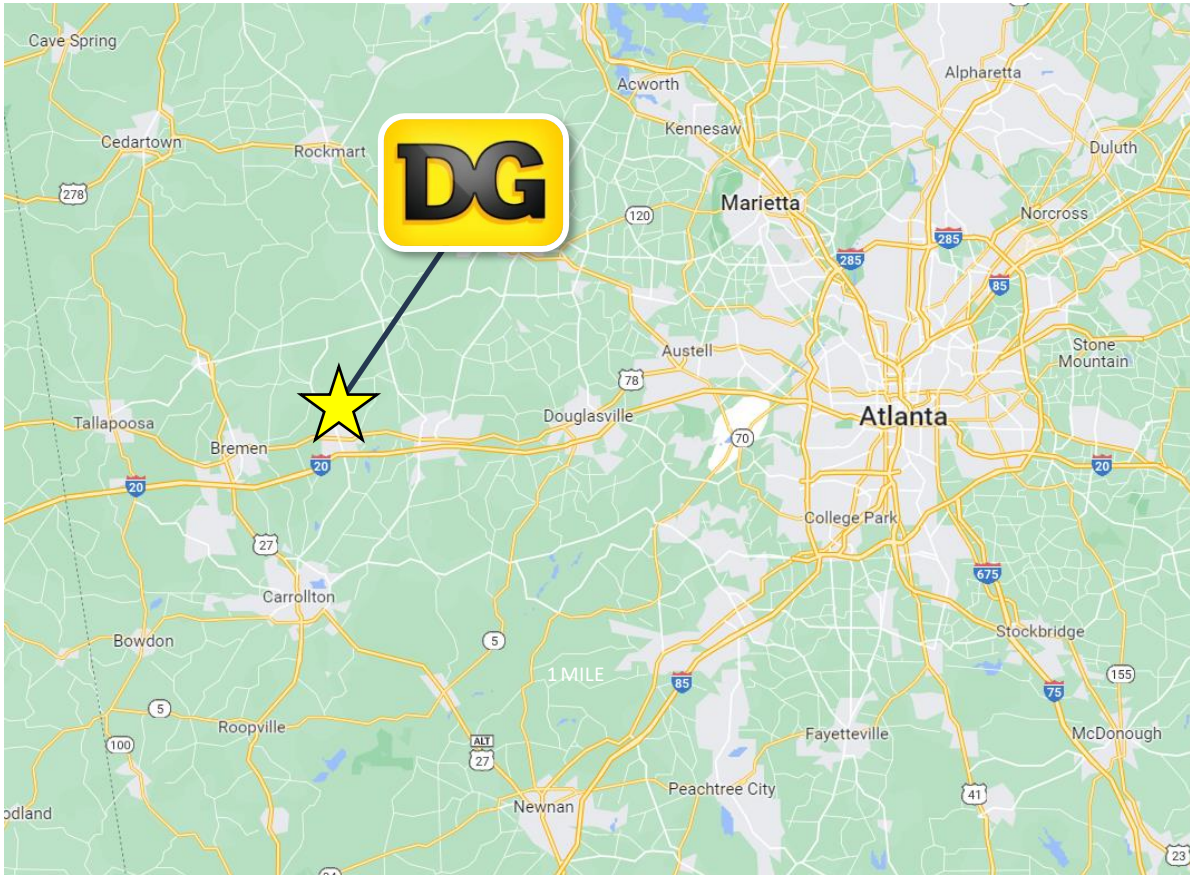
## Households By Income

The largest group: \$75,000 - \$99,999 (17.5%)

The smallest group: \$200,000+ (1.2%)

Indicator ▲	Value	Diff	
<\$15,000	12.2%	-1.1%	
\$15,000 - \$24,999	10.0%	-1.6%	
\$25,000 - \$34,999	11.7%	+2.6%	
\$35,000 - \$49,999	15.0%	-0.7%	
\$50,000 - \$74,999	16.3%	-0.6%	
\$75,000 - \$99,999	17.5%	+4.8%	
\$100,000 - \$149,999	12.4%	-0.5%	
\$150,000 - \$199,999	3.8%	-2.7%	
\$200,000+	1.2%	0	





## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2026	2,896	8,251	55,933
Median Age	43.1	41.4	37.8

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2026	1,136	3,151	20,752
Average Household Size	2.62	2.69	2.81

INCOME	3-MILE	5-MILE	10-MILE
2026	\$63,156	\$63,579	\$69,616
2021-2026 Annual Rate	2.81%	2.74%	2.45%

**DOLLAR GENERAL®**



## PROFILE

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

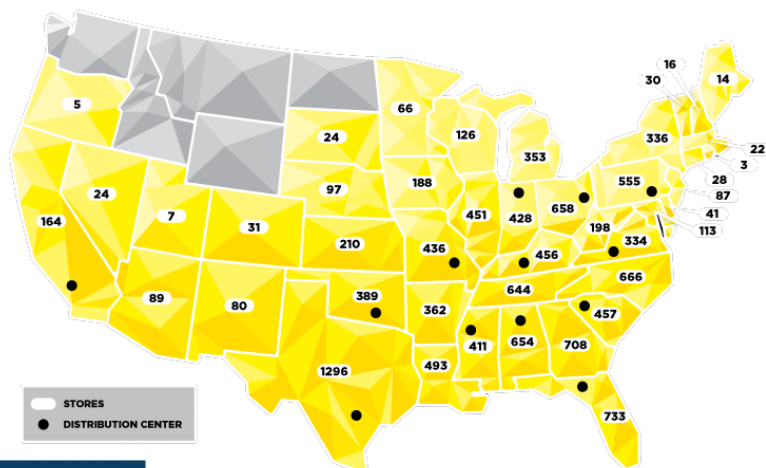
Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store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