



Dollar General

\$1,829,411 | 5.10% CAP

817 College Drive, Barnesville, GA 30204

- ✓ **Recent 2019 Construction** | 12-Year Corporate Net Lease
- ✓ **Absolute NNN Lease** - Requiring Zero Landlord Responsibilities
- ✓ **Amazon Resistant Retailer** Experiencing Explosive Growth
- ✓ **Investment Grade** - S&P BBB Credit Rating and Ranked #119 on Fortune 500
- ✓ **Ideal Low Price Point** 1031 Replacement Property

Dollar General Corp. engages in **retailing** of merchandise, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA



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\$1,829,411

5.10% CAP

NOI

\$93,300

- ✓ **12 Year Corporate Absolute NNN Lease** with 10% Rent Increases in (5) Options Periods. Store is located on a highway location on a 1.41 acre parcel.

Building Area

±8,185 SF

- ✓ **Strategic Location with Superb Traffic Counts** - Subject Property is located on major thoroughfare, State Highway 41 (22,500+ VPD) providing strong visibility.

Land Area

±1.41 AC

- ✓ **Commitment to Long Term Tenancy** - Dollar General completed more than 1,750 store remodels in 2021 and plans to include self-check capabilities to more than 11,000 stores in 2022.

Year Built

2019

- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.

Lease Type

Absolute NNN

- ✓ **Dollar General has an S&P BBB rating and is ranked #91 on the Fortune 500 List** - Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$34.2 billion in sales in fiscal year 2021.

Occupancy

100%

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SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

Dollar General

Lessee: Dollar General

REVENUE
\$27.8 B

CREDIT RATING
BBB

STOCK TICKER
DG

LOCATIONS
18,200+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



IN THE NEWS

DOLLAR GENERAL BARNESVILLE, GA

Dollar General Takes 'First Major Step' Toward Expanding Healthcare Products in Stores

RICHARD LAWSON, JULY 8, 2021 (COSTAR)

Dollar General may have taken the its first step toward adding pharmacy services to its stores, a move that could require the chain to reshuffle some real estate.

The Goodlettsville, Tennessee-based retailer said it will increase healthcare offerings in its **17,426 stores in 46 states**. The move includes cough and cold, dental, nutritional, medical, health aids and feminine hygiene products. Dollar General said it has hired as **chief medical officer** Dr. Albert Wu, who worked for five years at consulting firm McKinsey & Co. and led a team that created a total cost-of-care model for **250,000 rural healthcare** patients.

Dollar General is just the latest national chain to expand into healthcare, a move that has the potential to boost foot traffic at its stores.

Most of Dollar General's stores are in rural areas, and the retailer often notes that **75%** of the U.S. population lives within **about 5 miles** of a Dollar General store.

While Dollar General is **increasing its healthcare** products, drugstore chains Walgreens and CVS are moving into healthcare services. Walgreens is opening **primary-care clinics** with Chicago-based VillageMD in a quest to become a neighborhood health destination. For its part, CVS has been adding HealthHubs and MinuteClinics in stores.

Todd Vasos, Dollar General's CEO, said in the company's statement that "our customers have told us that they would like to see **increased access** to affordable healthcare products and services in their communities" and that the retailer's goal is to "build and enhance affordable **healthcare offerings** for our customers, especially in the rural communities we serve."

EXPLORE ARTICLE



Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

"Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format**." The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

"We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development," said Todd Vasos, Dollar General's CEO.

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

Initial Lease Term	15 years
Projected Rent Commencement	April 15, 2019
Projected Rent Expiration	April 30, 2034
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent Years 1-5	\$93,300.00
Option 1	\$102,630.00
Option 2	\$112,893.00
Option 3	\$124,182.30
Option 4	\$136,600.53
Option 5	\$150,260.58

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U-HAUL

Exxon
SUNOCO

Petro

THE WELSH COMPANY

SPRING CHASE APARTMENTS
(28 UNITS)

COLLEGE DRIVE
±4,349 VPD

Field Guardian
FENCING SYSTEMS

Badcock & more
HOME FURNITURE

UNITED STATES
POSTAL SERVICE

DQ

McDonald's

PINE VIEW APARTMENTS
(40 UNITS)
VILLAS ON FORSYTH
(42 UNITS)

SOUTH OAK APARTMENTS
(24 UNITS)
TOWNS EDGE LANDING
(28 UNITS)

verizon

Chevron

FAMILY DOLLAR
Hardee's
GIANT MART
Barnesville, Ga

Continental

18

LAMAR COUNTY HIGH SCHOOL
(755 STUDENTS)

Wendy's

DOLLAR TREE

GORDON STATE COLLEGE

LAMAR COUNTY MIDDLE SCHOOL
(603 STUDENTS)

Ingles

CVS pharmacy

WAFFLE HOUSE

LAMAR COUNTY ELEMENTARY SCHOOL
(611 STUDENTS)

Little Caesars

U-HAUL

O'Reilly AUTO PARTS
AUTOMOTIVE SERVICE

DOLLAR GENERAL
SUBJECT PROPERTY
817 COLLEGE DR.

ZAXBY'S

18

State Farm

AutoZone

CIRCLE K

MARATHON

ANYTIME FITNESS

341

Roses
home FURNITURE
ACE Hardware

Bankston Lumber
Barnesville, GA

NAPA

US HIGHWAY 41
±22,500 VPD

36

±1,212 VPD

SITE OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA



Year Built

2019



Building Area

±8,185 SF

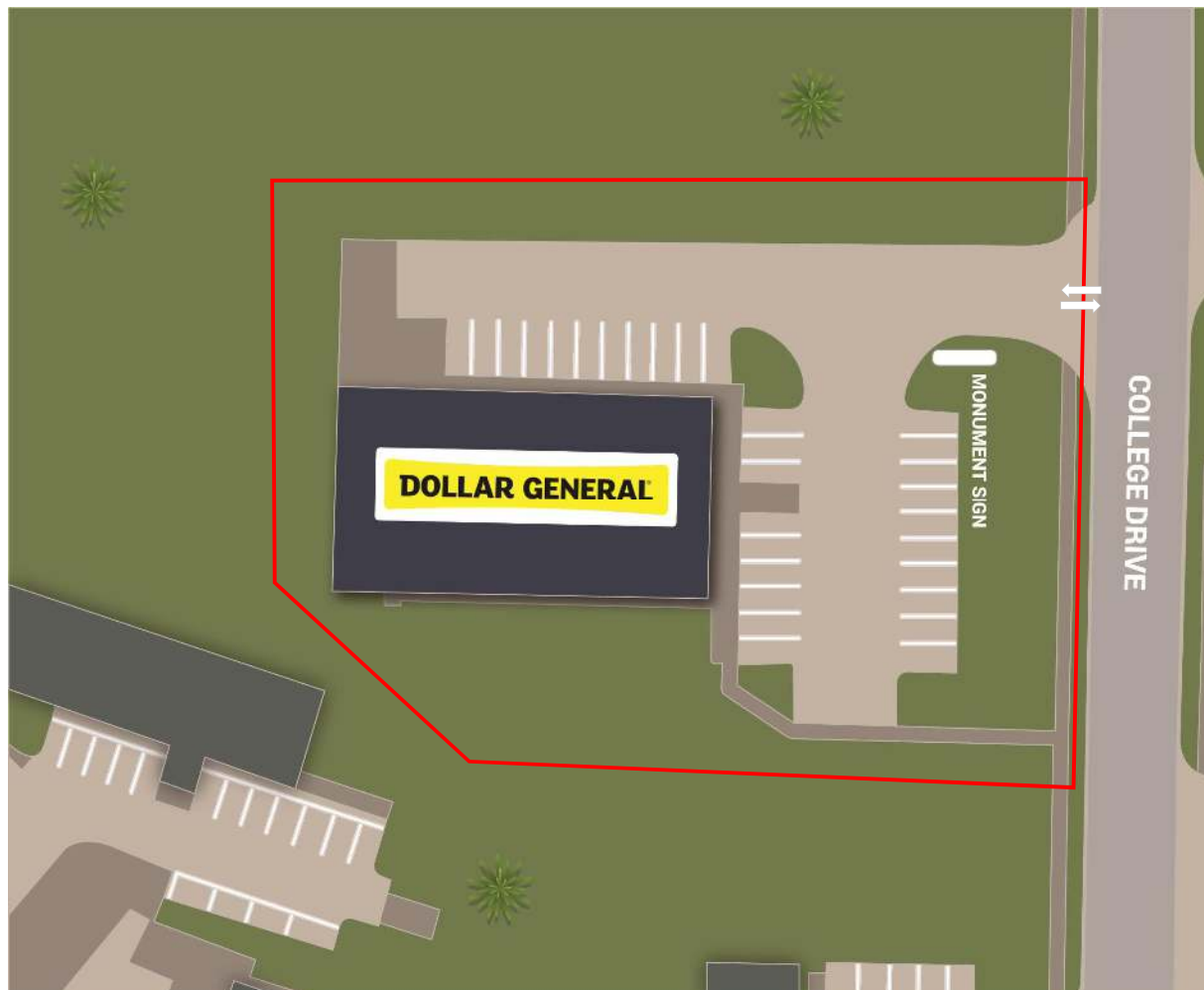


Land Area

±1.41 AC

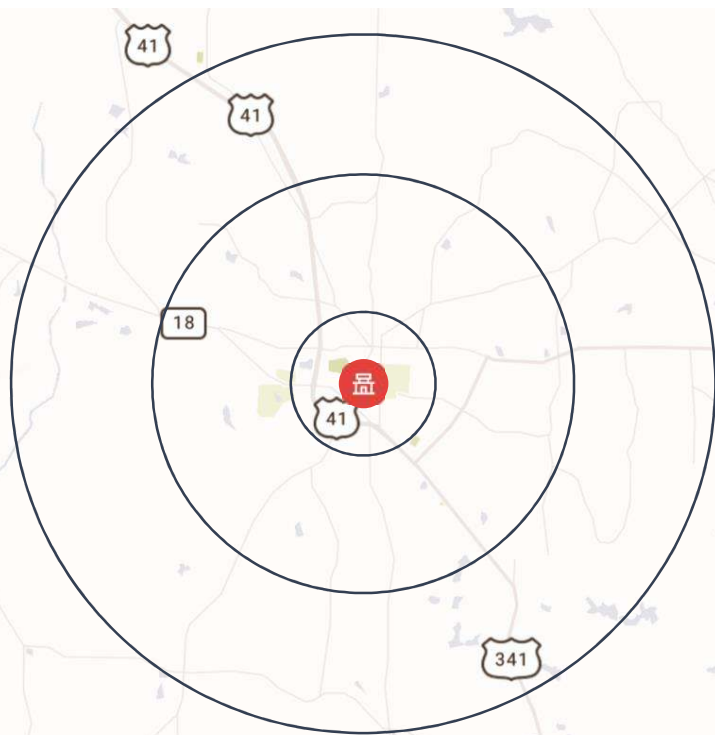
NEIGHBORING RETAILERS

- Anytime Fitness
- Farmer Home Furniture
- Roses
- Ace Hardware
- Zaxby's
- Ingles
- Wendy's
- Dollar Tree
- CVS Pharmacy
- Little Caesars
- McDonalds



LOCATION OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA



Demographics	1 Mile	3 Mile	5 Mile
Population	2,503	8,808	11,502
Households	749	3,196	4,238
Average Household Income	\$61,875	\$52,894	\$54,469
Total Household Expenditure	\$37.84 MM	\$144.74 MM	\$195.8 MM

LOCATION OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

Barnesville

Georgia



8,933

Population



\$37,016

Median Household Income



Barnesville is a city in Lamar County, Georgia, United States. The city is a part of the Atlanta Metropolitan Area.

As of the 2010 census, the city had a population of 6,755. The city is the county seat of Lamar County.

Barnesville was once dubbed the “Buggy Capital of the South” as the town produced about 9,000 buggies a year around the turn of the 20th century.

Each year in the third week of September the town hosts an annual Buggy Days celebration. Barnesville was founded in 1826 and named for local tavern owner Gideon Barnes.

In 1920, Barnesville was designated seat of the newly formed Lamar County.

Barnesville served as a major hospital site for wounded southern troops during the Civil War. Local families took wounded soldiers into their homes and treated them, with highly successful recovery rates. Major General William B. Bate, CSA of Hardees Corps., wounded in Atlanta at Utoy Creek on August 10, 1864, was treated here. After the war, General Bate was elected Governor of Tennessee and served in the United States Senate until his death in 1912. He commented on his successful recovery as a result of the kindness of the local populace in Barnesville Barnesville is a great place to live, work and raise a family. Located in West Central Georgia, approximately 50 miles south of Atlanta and 30 miles north of Macon, Barnesville offers the charm of small town living with access to the conveniences of major metropolitan cities.

IN THE NEWS

DOLLAR GENERAL BARNESVILLE, GA

\$6.5 billion worth of investments planned for downtown Atlanta over 5 years

PATRICK QUINN, JUNE 11, 2022 (CBS 46 NEWS)

Downtown officials shared a new investment map that outlined \$6.5 billion going towards south downtown over the next five years.

"This investment is really **bringing retail. It's bringing restaurants. It's bringing better public and green space for folks to enjoy on their lunch break or in between meetings,**" said Alena Green, Director of Economic Development Central Atlanta Progress. Green compiled this data from public and private projects either just finished, underway, or **planned in south Atlanta in 65 acres of downtown Atlanta.**

In the next 5 years, downtown Atlanta is expected to deliver double the amount of housing it delivered in the previous five years, according to Central Atlanta Progress.

She said many new complexes will have nearly a quarter of **dedicated affordable units.** She added that there are already signs that the downtown core has **revitalized substantially** since the peak of the pandemic.

Green said traffic is up **50% year-to-year.** In Summerhill, which has seen significant recent **development,** some neighbors said they're concerned this growth prioritized the well-off.

"I feel like if I work here, I should be **able to live here as well in the city,**" said Messiah Jones. "I shouldn't have to stay on the outskirts and work in the city," Jones said.

EXPLORE ARTICLE



Georgia continues to set job creation, investment records

BOB PEPALIS, JUNE 15, 2022 (REPORTER NEWSPAPERS)

Georgia keeps setting records for jobs created and investment in spite of the pandemic, Pat Wilson, the Commissioner of the Georgia Department of Economic Development, told the Sandy Springs Perimeter Chamber of Commerce on June 14.

Wilson, who lives with his family just south of the **Perimeter in Sandy Springs,** spoke at the chamber's monthly luncheon, which was held at City Springs. He said officials thought they'd never break that record. But through three quarters of this fiscal year, the state has had **35,000 jobs announced and \$12.9 billion in investments in 251 new locations.**

In 2021, the state had its best year ever to that point, with 33,400 job announcements and approximately \$11 billion of investment.

"**Georgia's economy is roaring,** and the great thing about this is it is literally in every corner of the state," Wilson said. Wilson said whether it's **Sandy Springs, Savannah or Dalton, something makes the community unique.** The thread that connects these communities is **growing jobs,** which can be in any area, **including tourism, the arts, film business recruitment or international trade.**

The economic impact of the state's **film tax credit was approximately \$240 million annually** when it was first created. In 2021, companies spent **\$4 billion in the film industry,** he said. And **60,000 jobs in the state** are connected to the industry.

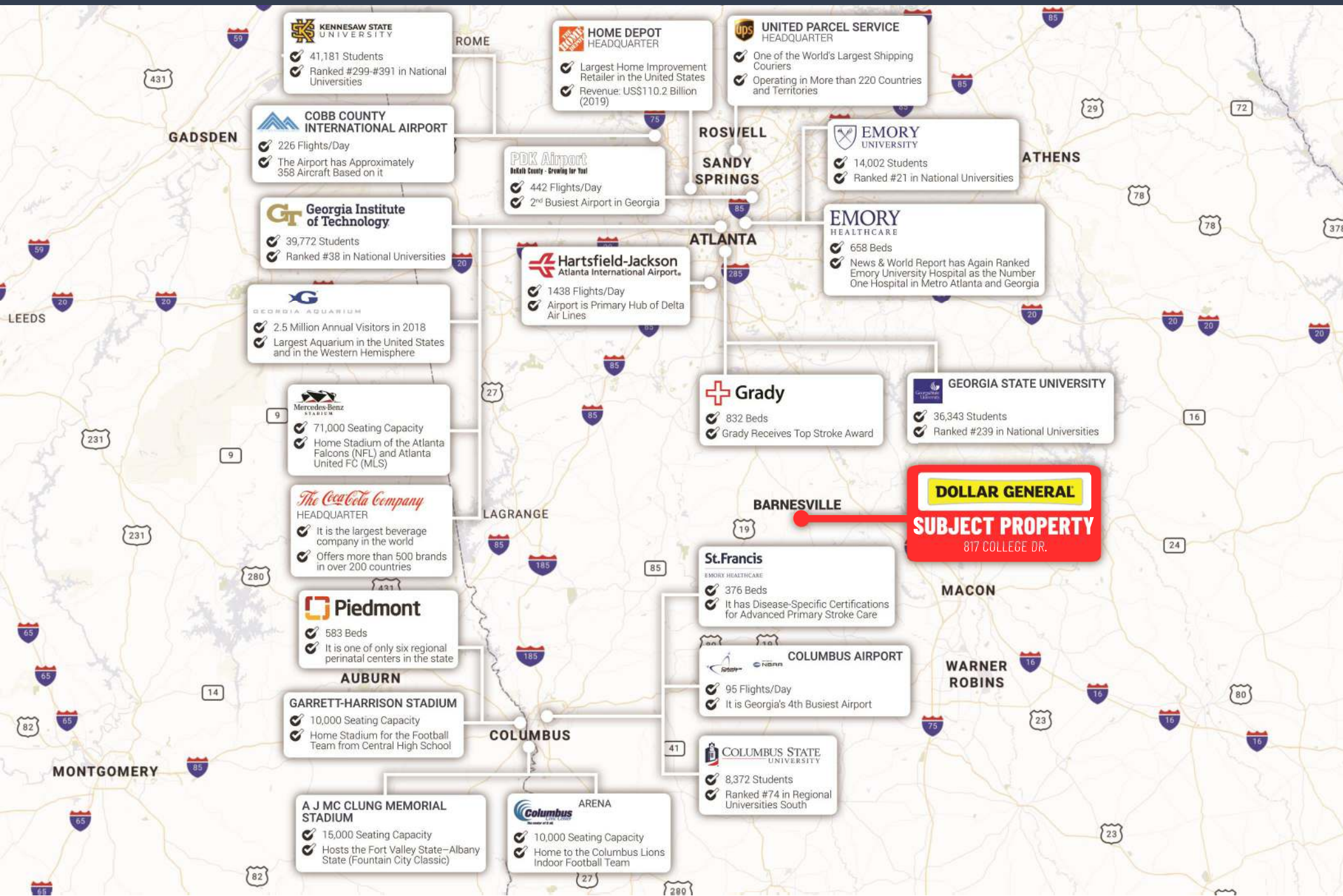
He said inflation has affected investment. The **investment dollars may be going up** because companies worry about the workforce meeting their job demands, so they are **automating more than ever.**

EXPLORE ARTICLE



GREATER AUSTIN

DOLLAR GENERAL BARNESVILLE, GA



SECURE

NET LEASE

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