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**SULLIVAN
WICKLEY**

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Senior Director – Investment Sales

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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. The store opened in July 2023. 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.



46 Corinth Poseyville Road
Bremen, GA 30110
LOCATION



10,640
SQ FT



July 2023
YEAR BUILT



100%
OCCUPANCY



\$122,388
NOI

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PROPERTY OVERVIEW



HOUSEHOLD INCOME

\$101,000 Average
Within 3 Miles of Site



Located in
BREMEN, GA

Long Term
CORPORATE
Lease



**BUILD TO SUIT
UPGRADED BRICK
CONSTRUCTION**



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

10,640 SF



ANNUAL RENT
\$122,388



**PROPERTY
ADDRESS**

46 Corinth Poseyville Road
Bremen, GA 30110

100%
Occupancy



YEAR BUILT
2023



ASKING PRICE:
\$ 2,039,800

CAP RATE 6.00%

ANNUAL RENT \$122,388

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 \$101,000 within 3 mile
- Over 55,000 residents within 10 mile radius
- DG Plus Prototype

CLOSE PROXIMITY TO NEW RESIDENTIAL DEVELOPMENTS

- The site is located near Interstate 20
- Market is experiencing tremendous growth as residents spread west from Atlanta
- Dense surrounding Residential
- Popular Atlanta Commuter Suburb for Atlanta

NEW UPGRADED CONSTRUCTION

- July 2023 Build to Suit Construction
- **Brick Construction**
- Freestanding Dollar General Store
- Excellent Visibility and access
- Larger DG Plus Prototype

PRIME LOCATION HIGH GROWTH CORRIDOR

- Main Thoroughfare with excellent visibility and easy access
- Close Proximity to Interstate 20 and Downtown Bremen
- Upgraded Brick Construction-2 sides
- Limited Surrounding Competition
- Abundance of Surrounding Single Family Residential
- High Growth Market with excellent School System

DOLLAR GENERAL®

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	July 1, 2023 (estimated for new construction)
INITIAL LEASE EXPIRATION	June 30, 2038

OFFERING SUMMARY

ASKING PRICE: \$ 2,039,800	
CAP RATE	6.00%
ANNUAL RENT	\$122,388

ADDRESS 46 Corinth Poseyville Road
Bremen, GA 30110

TOTAL SF 10,640 SF

PARCEL SIZE Approx. 2.55+- acres

YEAR BUILT July 2023

INITIAL TERM RENTAL AMOUNT

ANNUAL	\$122,388
MONTHLY	\$10,199
PER SF	\$11.50

DOLLAR GENERAL®



LOCATION OVERVIEW

DISTANCE TO

INTERSTATE 20.....10 MILES

CARROLLTON.....12 MILES

DOUGLASVILLE.....7 MILES

ATLANTA.....47 MILES





AERIALS



Dense Single
Family Residential

Downtown
Bremen



Walmart

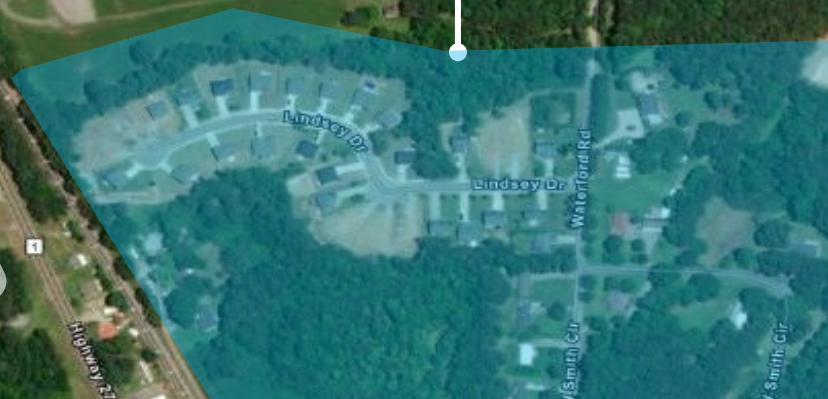


The subject site is at the intersection of Hwy 27 BUS and Corinth Poseyville Road. The two roads link the town of Bremen to Hwy 27 which is the main artery of the county and Corinth Poseyville Rd which leads to dense residential. The store sits at road grade, making visibility strong in all directions.



**Dense Single
Family Residential**

**Downtown
Bremen**



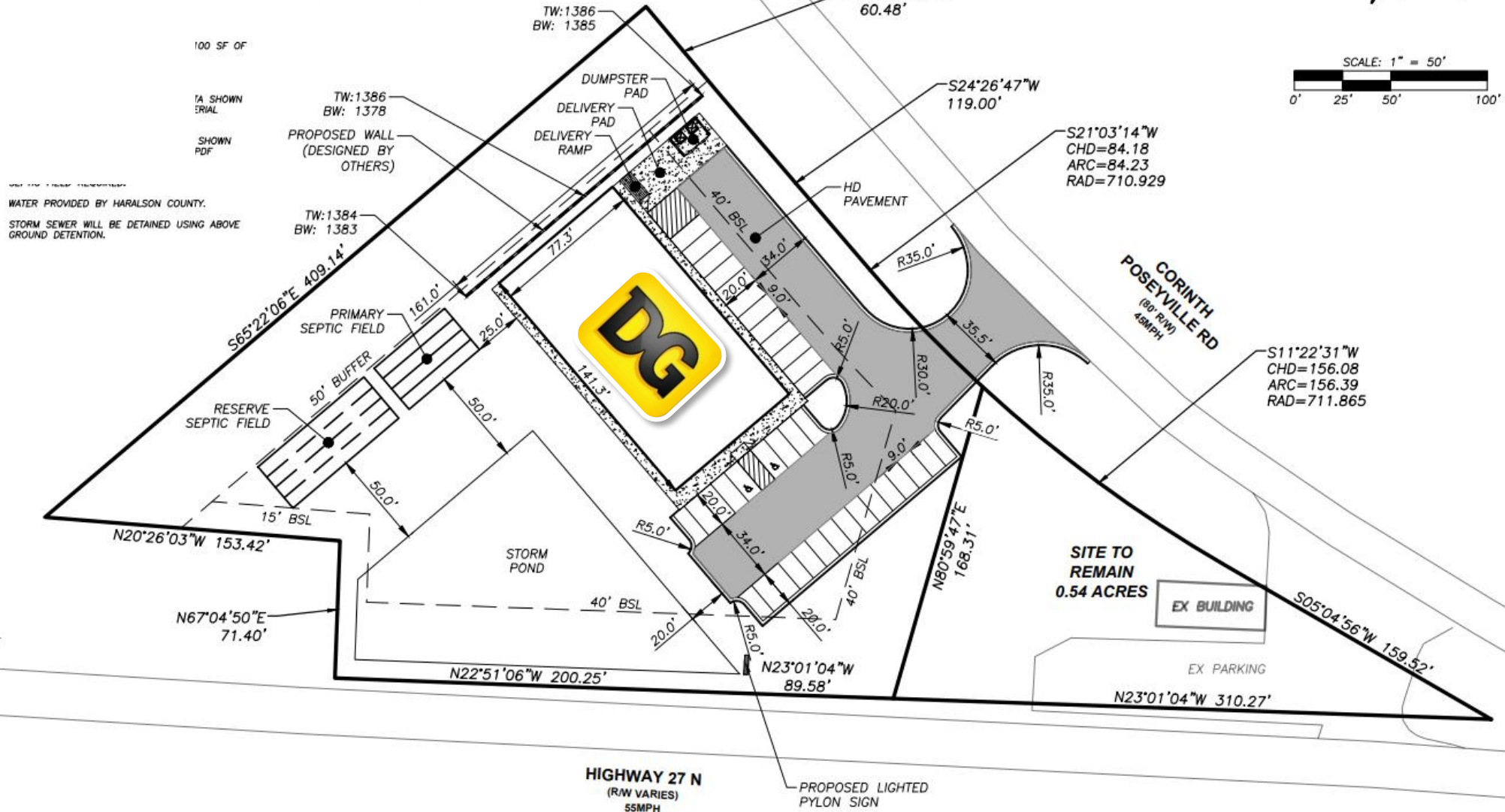
100 SALES SF: 10,640 GFA

COMPANY: SW NORTH BREMEN, LLC	COMPANY: ROCHESTER & ASSOC.	06/15/2022
NAME: BRIAN SULLIVAN	NAME: FLETCHER SIEGFRIED	
PHONE #: (404) 475-9000	PHONE #: (770) 718-0600	

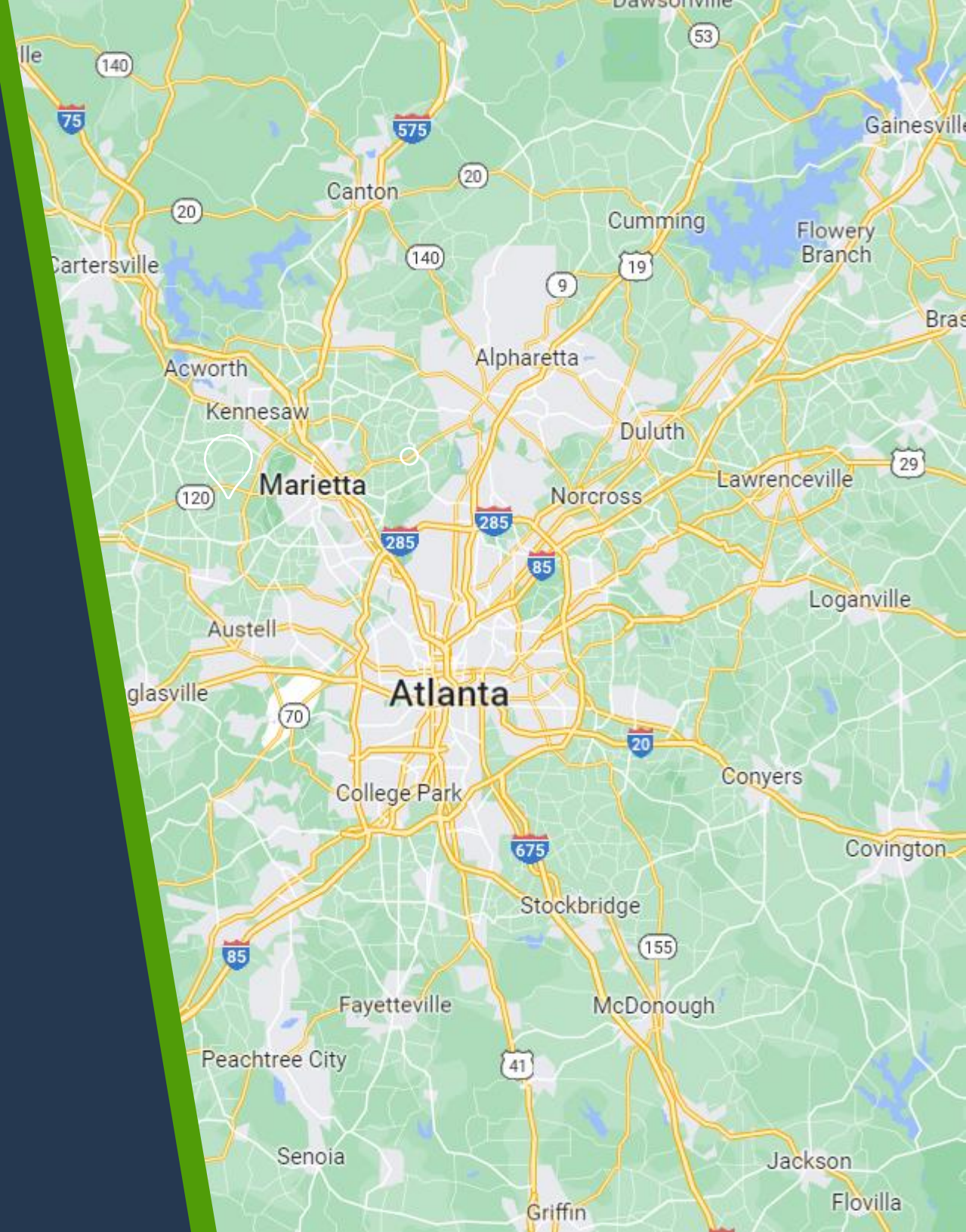


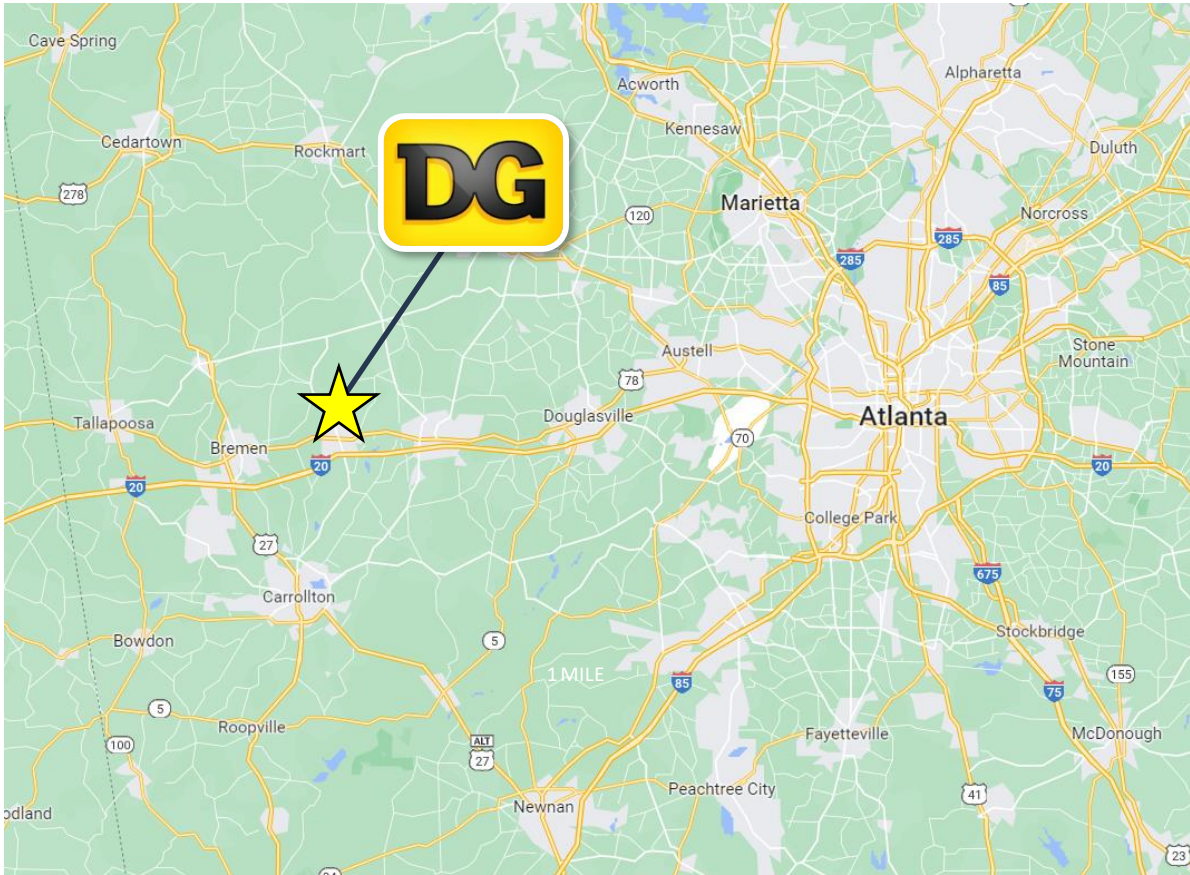
SCALE: 1" = 50'

0' 25' 50' 100'



DEMOGRAPHICS





DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2026	9,032	15,567	52,156
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	\$101,629	\$94,718	\$84,805
2021-2026 Annual Rate	2.81%	2.74%	2.45%

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.

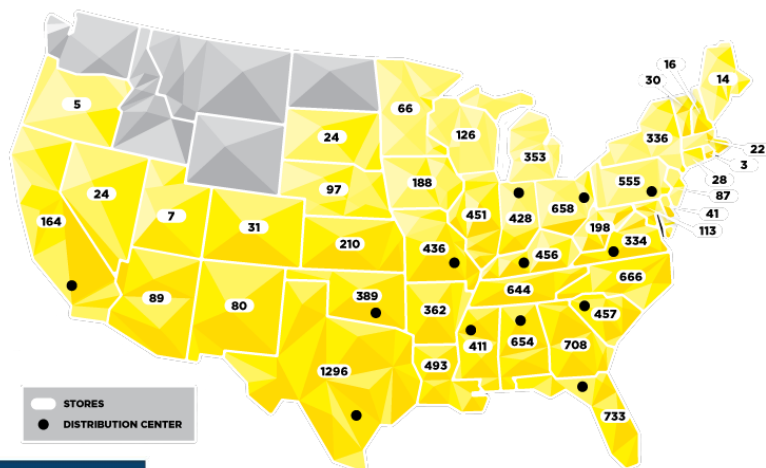
Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store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