

**File photo*



DOLLAR GENERAL®

**SULLIVAN
WICKLEY**

EXCLUSIVELY LISTED BY:

LUKE WATERS

Senior Director – Investment Sales

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This is a confidential Memorandum intended solely for the prospective purchaser's limited use and benefit in determining further interest in acquiring this asset.

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.

In receiving this Memorandum, the prospective purchaser or its officers, affiliates, or representatives agree that this Memorandum and its contents are confidential, and no part shall be disclosed to any other entity without the prior written authorization of the Seller to do so. It is also agreed that this Memorandum will not be used in a manner detrimental to the interests of the Seller nor Sullivan Wickley or any of its affiliates.

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SULLIVAN WICKLEY is pleased to exclusively market for sale a single tenant net leased Dollar General property located in Cedartown, GA. The city of Cedartown sits along Highway 27, northwest of Atlanta. The Cedartown Dollar General has an upgraded brick façade and side profile. The store is Dollar General's Plus prototype building and approximately 10,640 sf. The site is strategically located along the main thoroughfare, US 278, which connects downtown Cedartown, Rockmart, GA, and east Alabama. The subject site is strategically located near Cedartown's school system, residential developments, and municipality offices. The site enjoys great visibility and easy access for the surrounding customer base.

The Cedartown Dollar General has over 9k residents within 3 miles and an average household income of \$50k. The store's construction was completed 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.

DOLLAR GENERAL®



18 Lindsey Chapel Road
Cedartown, GA 30125
LOCATION



10,640
SQ FT



2023
YEAR BUILT



100%
OCCUPANCY



\$119,292
NOI

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PROPERTY OVERVIEW



HOUSEHOLD INCOME

\$117,000 Average
Within 1 Miles of Site



Located in
Cedartown, GA

Long Term
CORPORATE
Lease



**BUILD TO SUIT
UPGRADED BRICK
CONSTRUCTION**



INVESTMENT GRADE CREDIT
Tenant

PROPERTY GLA

10,640 SF



ANNUAL RENT
\$119,292



**PROPERTY
ADDRESS**

18 Lindsey Chapel Road
Cedartown, GA 30125

100%
Occupancy



YEAR BUILT
2023



ASKING PRICE:
\$ 1,988,200

CAP RATE 6.00%

ANNUAL RENT \$119,292

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

IDEAL DEMOGRAPHICS

- Average Household Income exceeds \$50,000 within 1 mile
- Over 21,000 residents within 5-mile radius

CLOSE PROXIMITY POLK COUNTY MEDICAL CENTER

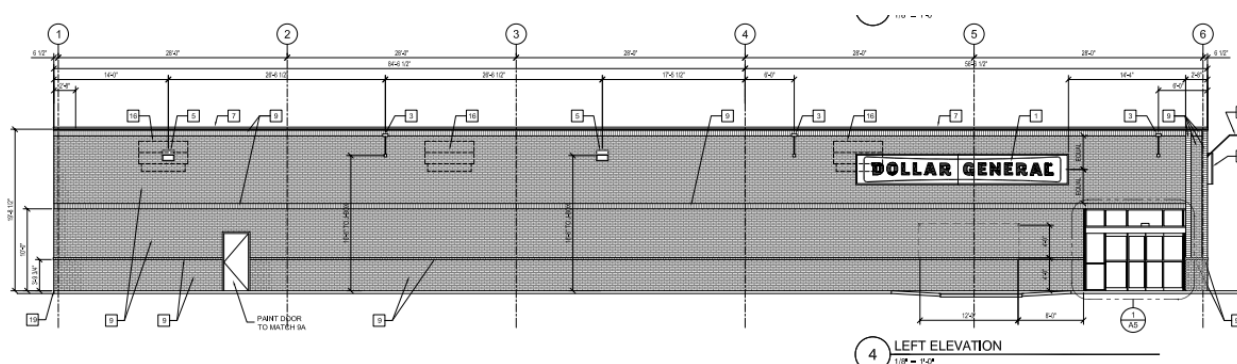
- Close Proximity to Atrium Health Floyd Polk County Medical Center
- Near Cedartown School System
- High traffic counts-16,000
- Excellent Visibility and Access

NEW 2023 UPGRADED CONSTRUCTION

- 2023 Build to Suit Construction
- Upgraded Brick Façade Construction
- Freestanding Dollar General
- Larger Plus Prototype
- Side Building Profile
- Excellent Visibility and Access
- Average HHI \$50k within 1 mile

COMMUTER THOROUGHFARE

- Main thoroughfare with excellent visibility and easy access
- Commuter route to Cedartown, Rockmart, and east Alabama
- 16,000 + Vehicles Per Day
- Close Proximity to Cedartown High School and multiple municipality buildings
- Corner Location with multiple surrounding traffic generators



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 21, 2023 (estimated for new construction)
INITIAL LEASE EXPIRATION	June 30, 2038

OFFERING SUMMARY

ASKING PRICE: \$ 1,988,200	
CAP RATE	6.00%
ANNUAL RENT	\$119,292

ADDRESS	18 Lindsey Chapel Road Cedartown, GA 30125
TOTAL SF	10,640
PARCEL SIZE	Approx. 2.46 +- acres
YEAR BUILT	2023

INITIAL TERM RENTAL AMOUNT

ANNUAL	\$119,292
MONTHLY	\$9,941.00
PER SF	\$11.21


DOLLAR GENERAL®



LOCATION OVERVIEW



DISTANCE TO

DALLAS.....	25 MILES
ROCKMART.....	10 MILES
CARROLLTON.....	37 MILES
DOUGLASVILLE.....	40 MILES
ATLANTA.....	56 MILES



AERIALS



Cedartown
High School



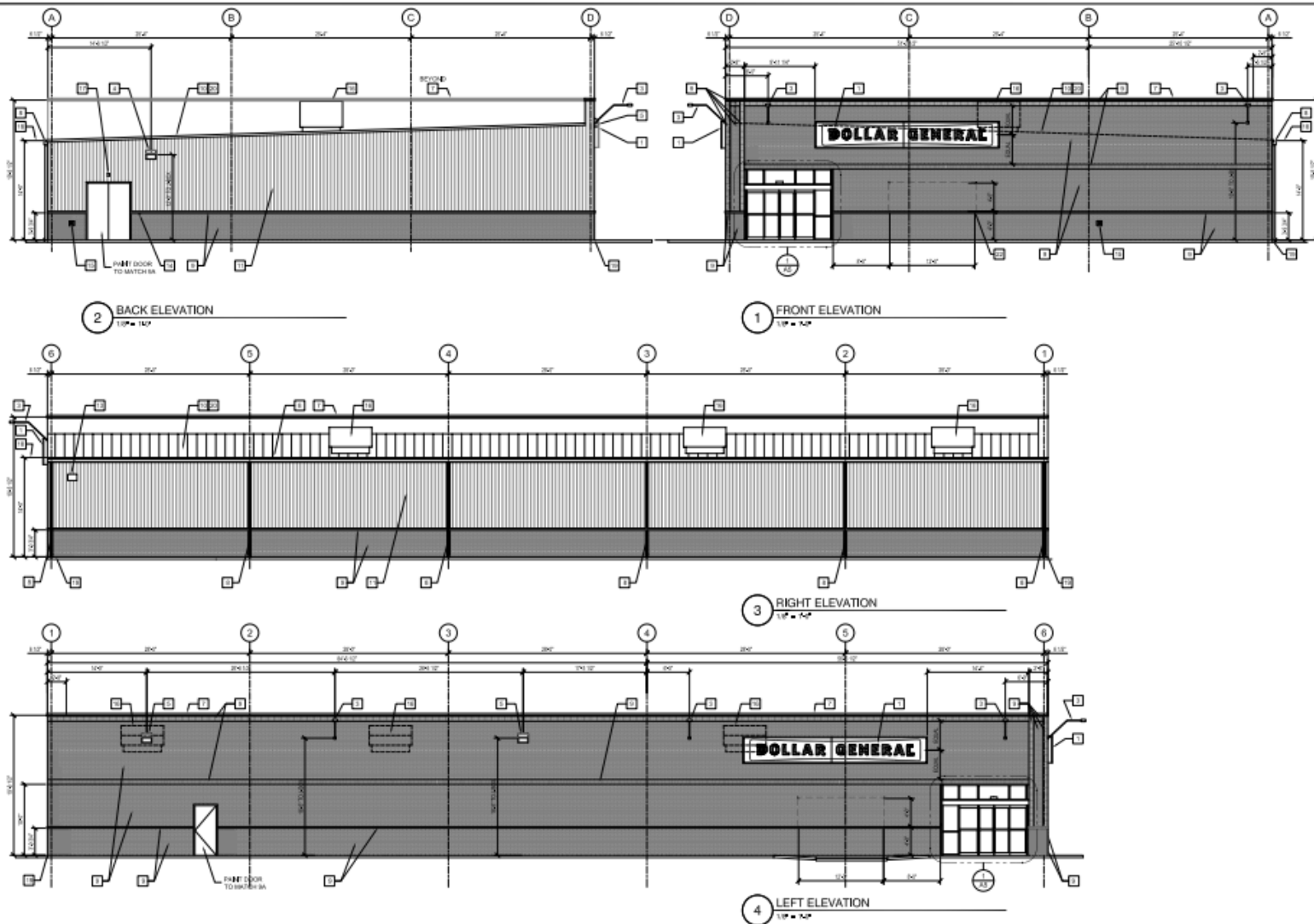
Downtown
Cedartown



Polk County
Medical Center



ELEVATIONS



ELEVATION KEYED NOTES

- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED OR ELECTRICAL PLANS SHALL BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF CANOPY. CONTRACTOR IS TO PROVIDE ADEQUATE STRUCTURE TO SUPPORT SIGN. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- 2 NOT USED.
- 3 FLOOD LIGHT, REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO.
- 4 FULL OUTDOORS WALL PACK 1247 A.J.F., TO TOP OF WALL PACK, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 5 FULL OUTDOORS WALL PACK 1247 A.J.F., TO TOP OF WALL PACK, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 NOT USED.
- 7 TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 8 GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 9 QUEEN SIZE BRICK VENEER - GENERAL SHALL: CORTES 600000000 OR EQUAL.
- 10 STANDING SEAM METAL ROOF, GALVALUME FINISH.
- 11 PRE-FINISHED METAL WALL PANELS FOR THE SIDE AND REAR OF THE BUILDING. PROVIDE TAPEMENT FASTENERS FOR BOTTOM EAVES.
- 12 PAINTED WOOD GATES.
- 13 VENT FOR BATHROOM EXHAUST, REFER TO M01 FOR ADDITIONAL INFORMATION.
- 14 DOOR BUZZER, REFER TO E01 FOR ADDITIONAL INFORMATION.
- 15 WALL HYDRANT, REFER TO P01 FOR ADDITIONAL INFORMATION.
- 16 HVAC UNITS MOUNTED ON ROOF, REFER TO MECHANICAL SHEET M01 FOR MORE INFORMATION.
- 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER REAR DOOR @ 14'7" A.J.F.
- 18 MINIMUM EAVE HEIGHTS 14'7" A.J.F.
- 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL UNPAVED AREAS.
- 20 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- 21 METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER, ONLY APPLICABLE TO C & D PROTOTYPES.
- 22 1/2" DIAMETER x 6' LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPERANDS, DRILL AND EPOXY INTO BLOCK WALL, 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

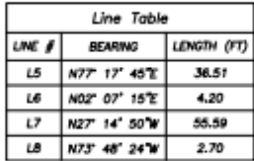
PRE-ENGINEERED METAL BUILDING NOTES

- METAL BUILDING NOTES:**
1. THE PRE-MANUFACTURED METAL BUILDING STRUCTURE, CONCRETE FOUNDATION, AND INTERIOR CONCRETE SLAB SHALL BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE STANDARDS. IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE 2000 EDITION OF THE INTERNATIONAL BUILDING CODE.
 2. THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY, AND ERECTION OF THE COMPLETE STRUCTURAL STEEL FRAMING AND EXTERIOR SHEATHING. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.
 3. THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS (MOUNTED VERTICALLY) SO THAT THE 12" FACE IS AGAINST THE BUILDING METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.

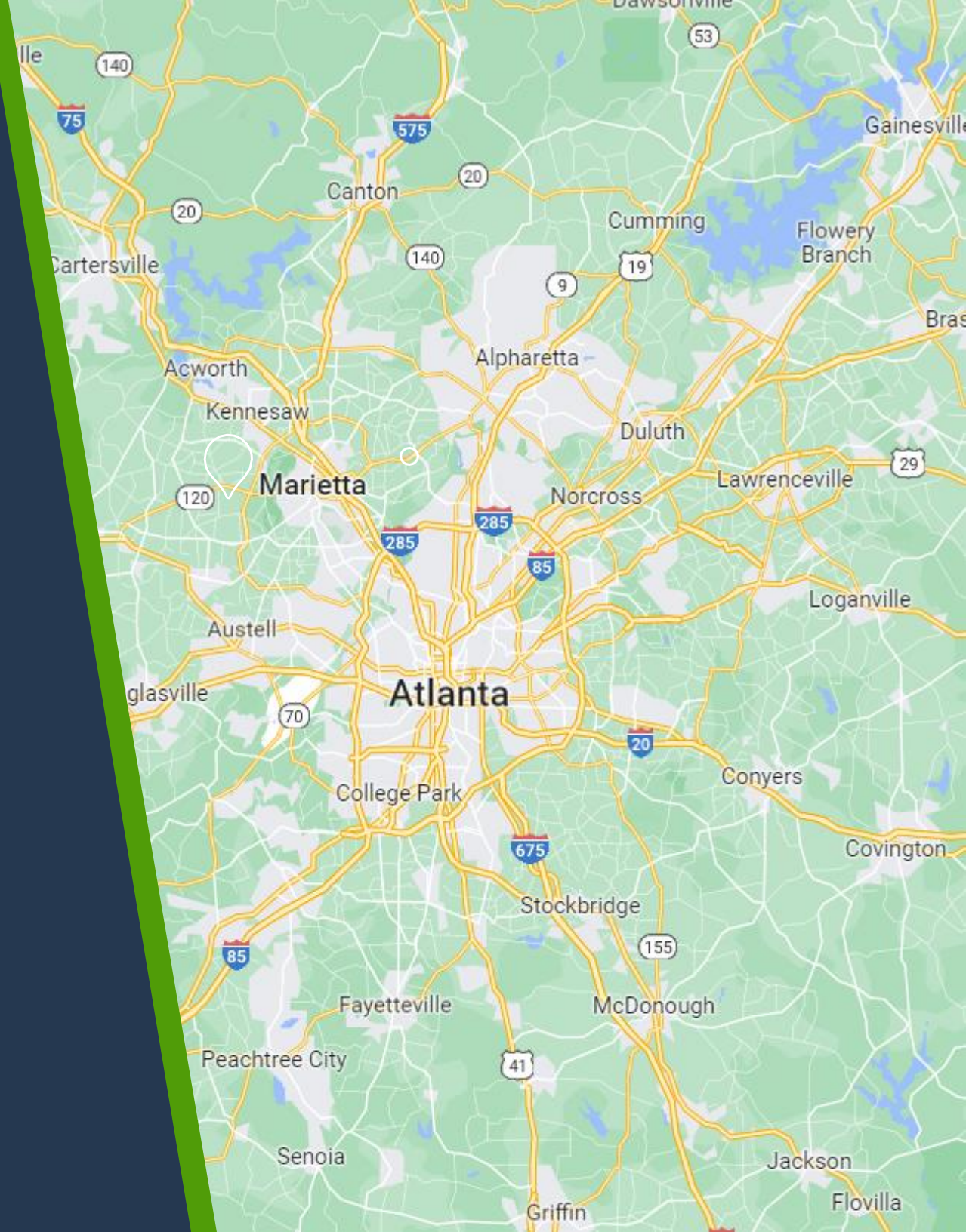
- ROOF NOTES:**
1. METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED.
 2. ROOF PANELS TO BE A MINIMUM 24 GAUGE.
 3. METAL ROOF SYSTEM TO BE EQUAL TO V.P. BUILDING SUB ROOF.
 4. CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.

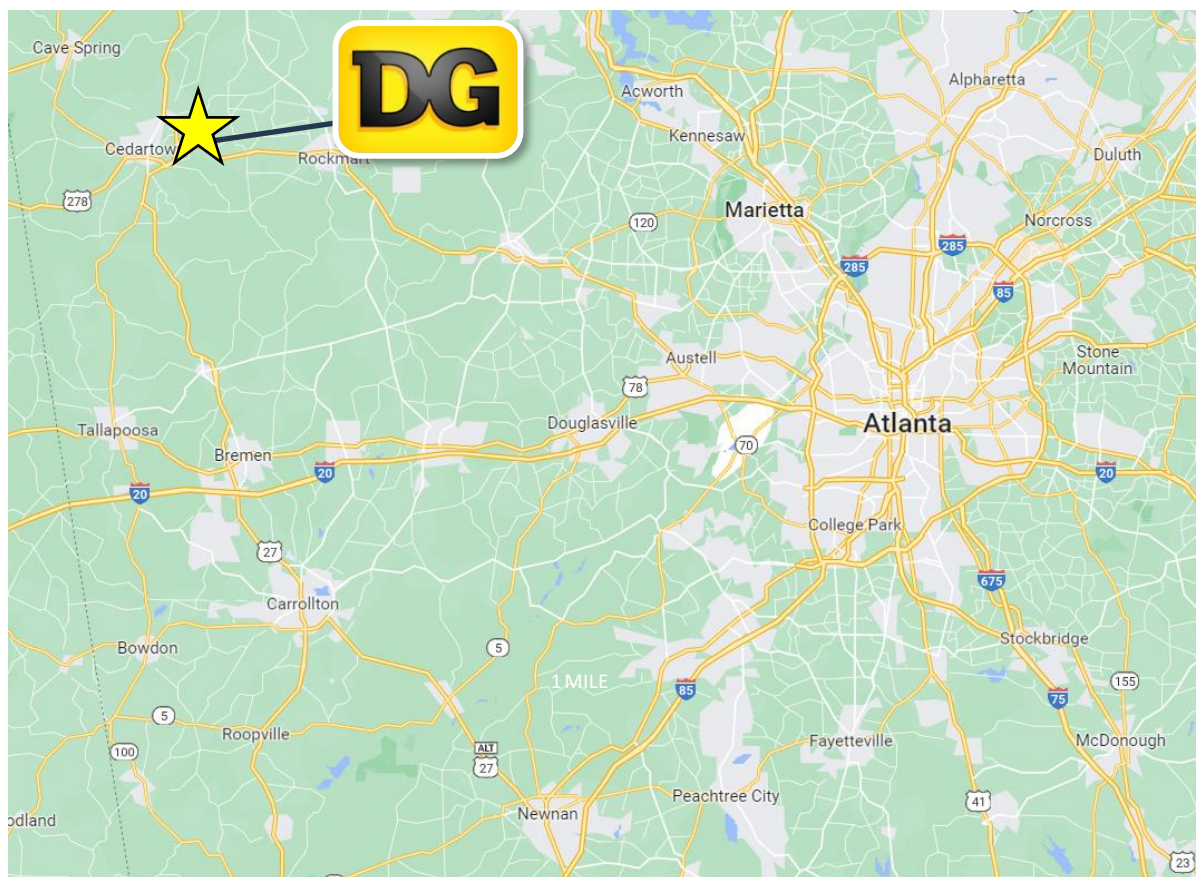
PRE-ENGINEERED METAL BUILDING MANUFACTURER: [REDACTED] | STEEL BUILDING MANUFACTURER: [REDACTED] | STEEL BUILDING MANUFACTURER: [REDACTED] | STEEL BUILDING MANUFACTURER: [REDACTED] | STEEL BUILDING MANUFACTURER: [REDACTED]

SITE PLAN



DEMOGRAPHICS





DEMOGRAPHICS

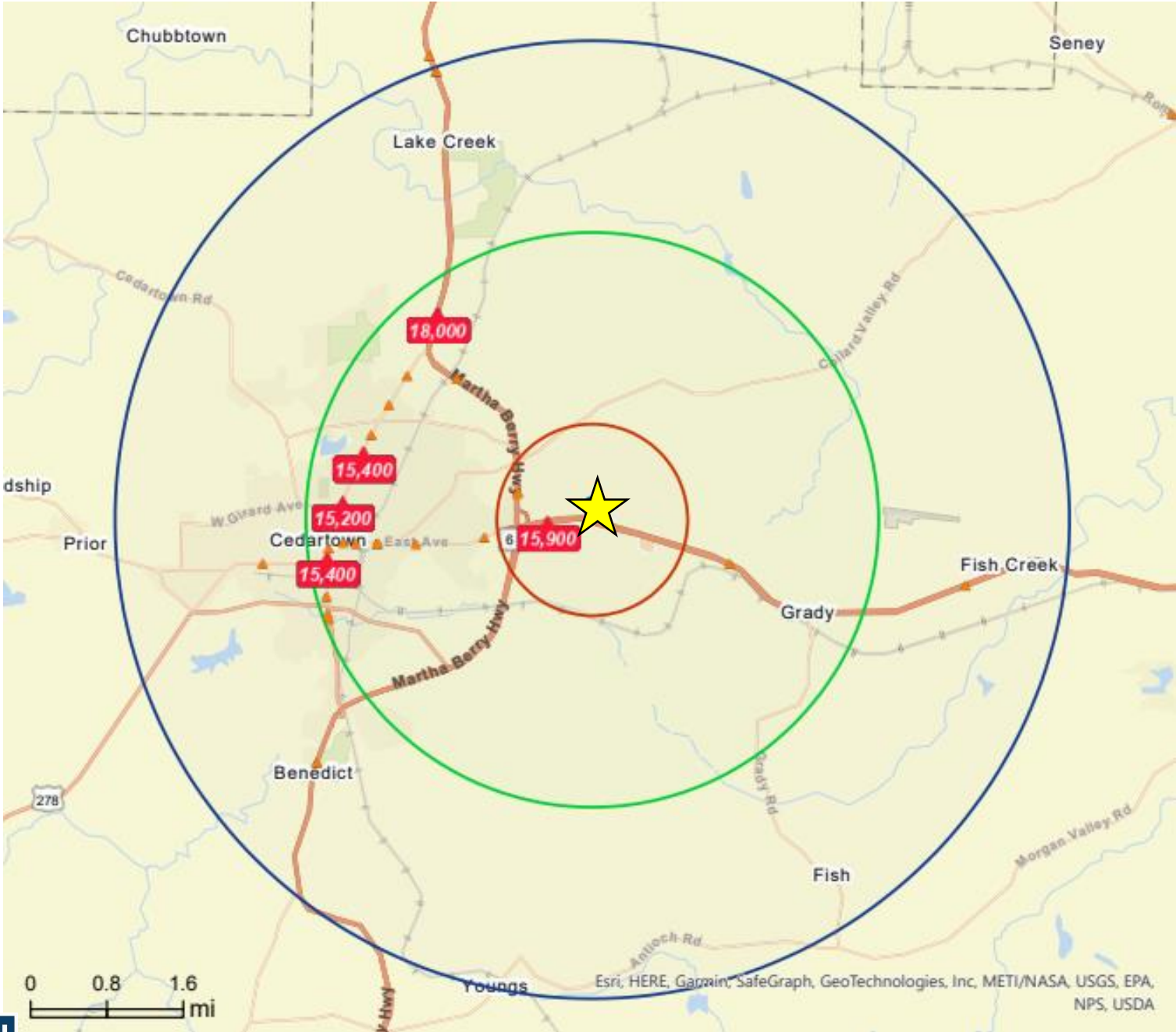
POPULATION	1-MILE	3-MILE	5-MILE
2026	520	9,680	21,283
Median Age	40.3	37.3	36.6

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026	520	9,608	21,283
Average Household Size	2.62	2.69	2.81

INCOME	1-MILE	3-MILE	5-MILE
2026	\$50,627	\$48,279	\$52,155
2021-2026 Annual Rate	2.34%	2.32%	2.54%

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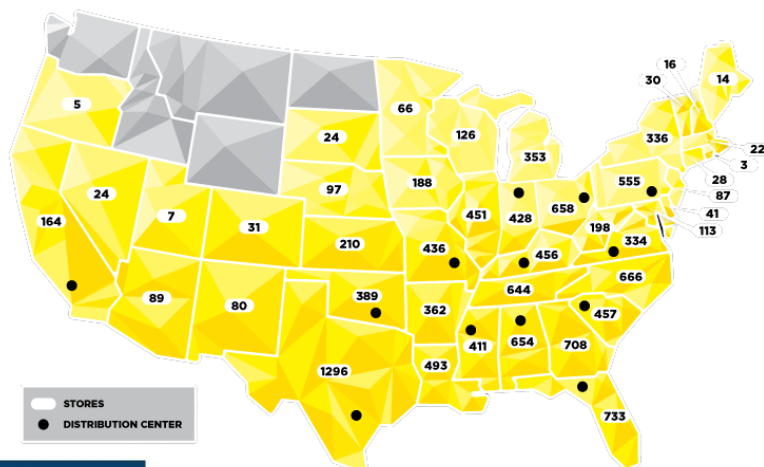
TRAFFIC COUNTS (1, 3, 5 mile)





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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