



DOLLAR GENERAL

702 Elberta Road - Warner Robins, GA 31093

DOLLAR GENERAL - WARNER ROBINS, GA

EXCLUSIVELY MARKETED BY



GRANT MOGERMAN

FL #SL3557734
754.752.6533 | DIRECT
gmogerman@SIGnnn.com



ANDREW ACKERMAN

GA #311619
770.626.0445 | DIRECT
aackerman@SIGnnn.com

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,300 SF Dollar General Located at 702 Elberta Road in Warner Robins, GA. This Deal Includes an Absolute Triple Net (NNN) Lease, With Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price

\$1,573,000

OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$94,380
Price / SF:	\$169.14
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	702 Elberta Rd
City, State, Zip:	Warner Robins, GA 31093
County:	Perry/Warner
Building Size:	9,300 SF
Lot Size:	2.07 Acres
Year Built:	2020



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Zero Landlord Responsibilities
- Corporate Grade Tenant That is Recession Proof
- Highly Dense Area: 24,000+ People in a 2-Mile Radius
- Located Near Robins Air Force Base
- Excellent Visibility From Elberta Road
- Publicly Traded (NYSE: DG)
- Situated on a 2.07 Acre Parcel (Typical Dollar General's Are on a 1.0 Acre Parcel)
- 37 Parking Spaces



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	Dollar General
Premises:	9,300 SF
Base Rent:	\$94,380
Rent Per SF:	\$10.15
Lease Commencement:	08/08/2019
Rent Commencement:	10/05/2020
Lease Expiration:	10/05/2035
Lease Term:	11+ Years Remaining
Renewal Options:	5 x 5 Years Options
Rent Increases:	10% in Options Only
Lease Type:	Absolute Triple Net (NNN)
Use:	Convenience
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



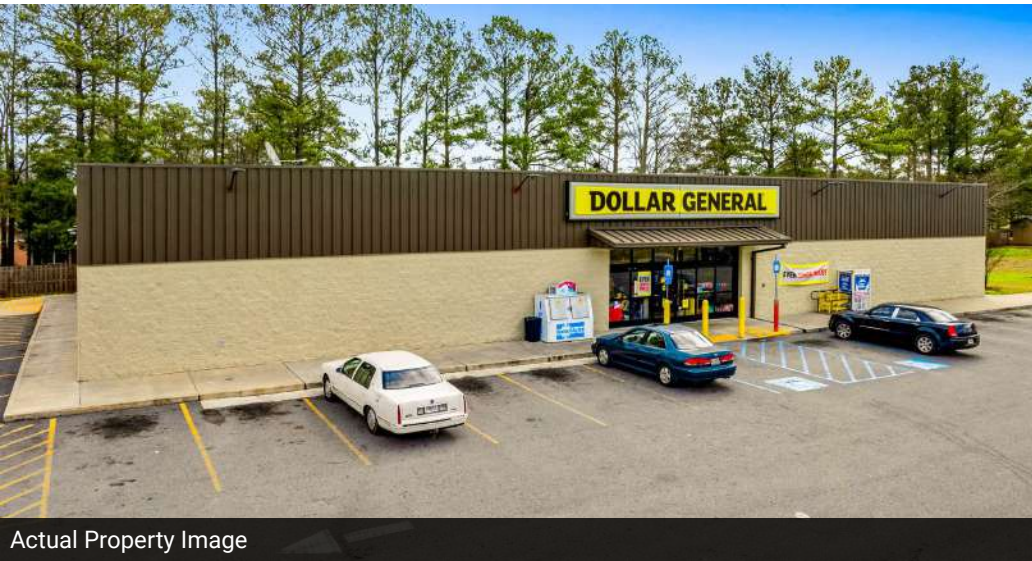
DOLLAR GENERAL

EVEN LOWER PRICES

SECTION 3

PROPERTY INFORMATION

PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



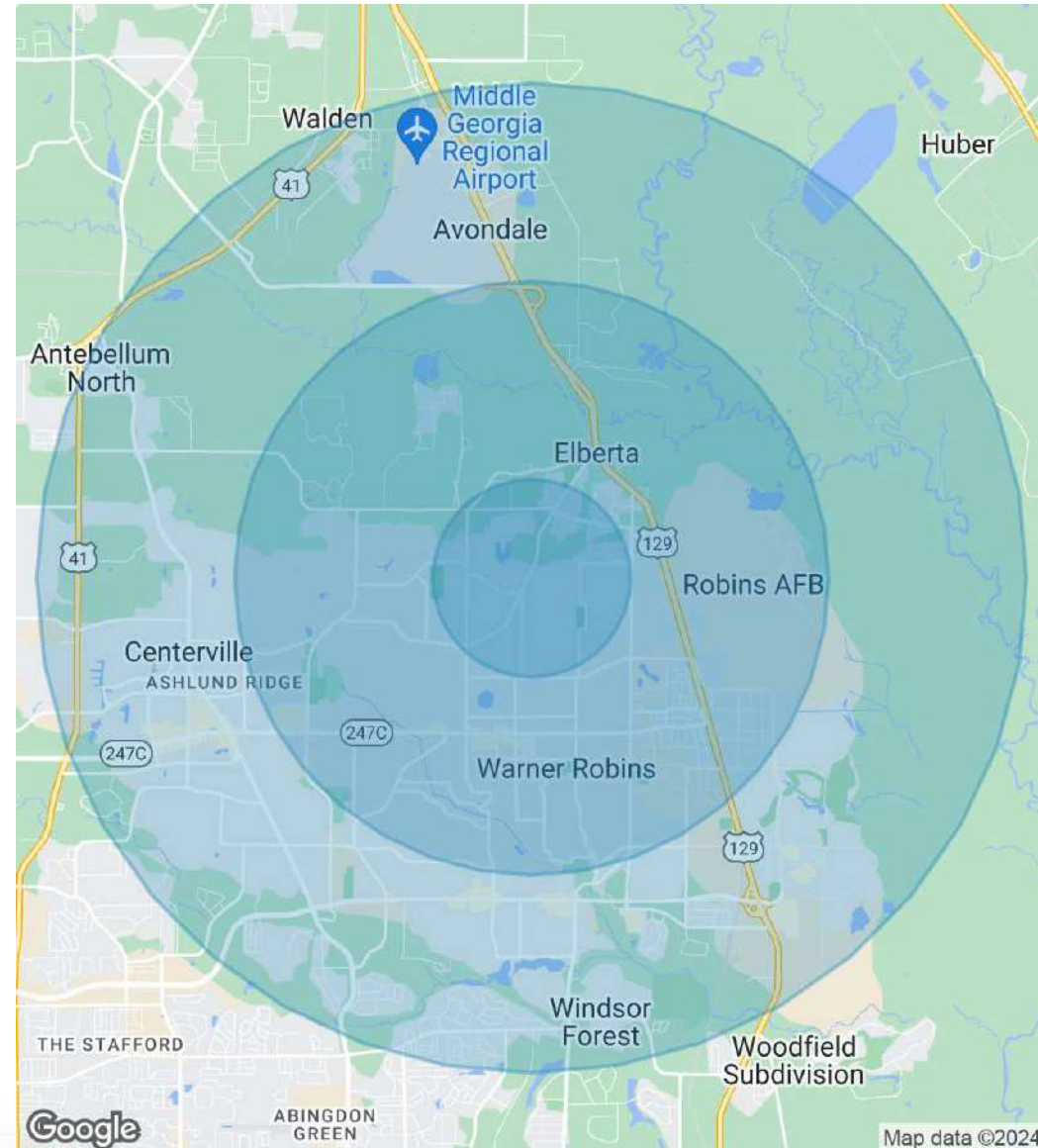
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,239	42,726	82,302
Average Age	33.6	36.8	36.6
Average Age (Male)	29.5	33.5	34.2
Average Age (Female)	34.5	38.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,263	16,938	32,660
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$45,836	\$57,528	\$66,274
Average House Value	\$69,294	\$84,991	\$116,753

TRAFFIC COUNTS

Elberta Rd	11,786 VPD
N Houston Rd	17,661 VPD
US 129	30,481 VPD

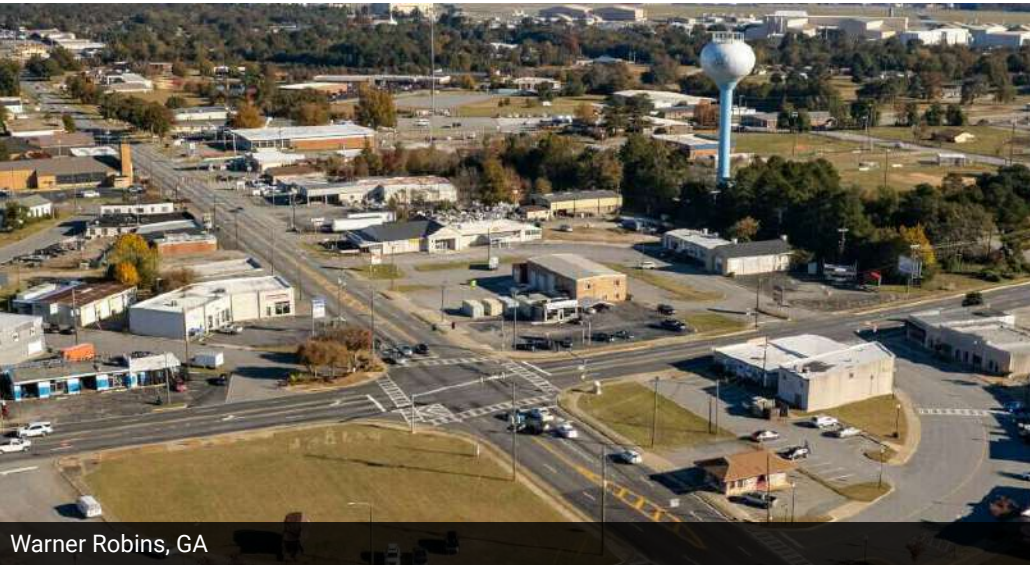




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Warner Robins, GA



Robins Air Force Base

WARNER ROBINS, GA

Warner Robins is located in the northern part of Houston County, about half way between Macon and Perry, in the geographic center of Georgia. Located midway between Atlanta and Savannah, Warner Robins is currently the 10th largest city in Georgia. Warner Robins is 15 miles S of Macon, Georgia and 90 miles SE of Atlanta, Georgia. The city is part of the Macon metropolitan statistical area. According to the United States Census Bureau, the city has a total area of 35.4 square miles. The city offers job opportunities, education, culture, good food, shopping, and fun for the entire family. The Robins Region is consistently known for its quality of life and small-town feel. The City of Warner Robins is the 10th largest city in Georgia with a population of 84,454 as of July 1, 2023.

Warner Robins is known as a military community. Robins Air Force Base is the economic heart of the city. Robins Air Force Base is the largest employer in Warner Robins and one of the state's largest employers situated in one location. The base is one of the largest industrial complexes in Georgia. A large number of the residents are former military personnel who work in the area. In addition, the region is home to numerous aerospace and technology firms including Northrop Grumman, Boeing, SAIC and TRW Radio Systems. The primary sectors are Military, Government, Healthcare, Education, Social Services, Construction, Accommodation and food services and Finance and insurance. With the largest industrial complex in Georgia strategically located in Houston County, immense growth can be seen especially in the areas of Highway 96, Watson Boulevard, and Russell Parkway. Top Employers in the area other than Robins Air Force Base include Houston County Board of Education, Perdue Farms, Houston Healthcare and Frito-Lay.

The Ocmulgee National Monument is an interesting site near the city of Warner Robins, showcasing exhibits from the time of the Ice-Age hunters to the Muscogee people. Other historic sites nearby include the Cannonball House & Museum, the Hay House, the Woodruff House and the Sidney Lanier Cottage. The Museum of Aviation at Robins Air Force Base, spread over an area of 43 acres, displays a variety of aircrafts and missiles. Watson Central Shopping Center, Robins Plaza Shopping Center, Williams Plaza Shopping Center and Houston Mall Shopping Center are also popular among shoppers. In addition, the city of Warner Robins hosts the Mossy Creek Barnyard Festival every October. Warner Robins Little Theatre is one of the biggest arts attractions in Houston County. With the addition of a full-service water park, Rigby's Water World, the entire Rigby's Entertainment Complex gives Middle Georgia families and adults endless hours of fun all in one location.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE : DG
Founded:	1939
Locations:	19,726
Headquarters:	Goodlettsville, TN
Website:	dollargeneral.com

DOLLAR GENERAL

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 3, 2023, the Company's 19,726 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





DOLLAR GENERAL

DOLLAR GENERAL

702 Elberta Road - Warner Robins, GA 31093

Exclusively Marketed by:

Grant Mogerman // FL #SL3557734

754.752.6533 // gmogerman@SIGnnn.com

Andrew Ackerman // GA #311619

770.626.0445 // aackerman@SIGnnn.com