



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



NEW 15-YEAR ABSOLUTE NNN LEASE, 5% INCREASES EVERY FIVE YEARS

DOLLAR GENERAL MINI MARKET

BLAKELY, GEORGIA



ADDRESS

750 N Main St
Blakely, GA 39823

PRICE

\$2,130,000

CAP RATE

6.75%

NOI

\$143,796

FINANCIAL OVERVIEW

| | |
|---------------------|----------------|
| PRICE | \$2,130,000 |
| CAP RATE | 6.75% |
| GROSS LEASABLE AREA | 10,640 SF |
| YEAR BUILT | 2024 |
| LOT SIZE | 2.21 +/- Acres |

Lease Summary

| | |
|------------------------|--|
| LEASE TYPE | Absolute NNN |
| ROOF & STRUCTURE | Tenant Responsible |
| LEASE TERM | 15 Years |
| RENT COMMENCEMENT | Est. November 2024 |
| INCREASES | 5% Every Five Years, Including Options |
| OPTIONS | Five, 5-Year |
| OPTION TO TERMINATE | None |
| RIGHT OF FIRST REFUSAL | None |

| TERM | ANNUAL RENT | MONTHLY RENT |
|-------------------|-------------|--------------|
| Year 1 - Year 5 | \$143,796 | \$11,983 |
| Year 6 - Year 10 | \$150,986 | \$12,582 |
| Year 11 - Year 15 | \$158,535 | \$13,211 |
| Option 1 | \$166,462 | \$13,872 |
| Option 2 | \$174,785 | \$14,565 |
| Option 3 | \$183,524 | \$15,294 |
| Option 4 | \$192,700 | \$16,058 |
| Option 5 | \$202,335 | \$16,861 |



TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 19,700 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.

The Dollar General Market concept is a larger-format store with extra cooler space for fresh produce, milk, meats and other groceries.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



19,700+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

Recent News

WHY DOLLAR GENERAL IS WINNING WITH STORE COUNT

April 17, 2024
www.retaildive.com

DOLLAR GENERAL SEES UPBEAT 2024 SALES AS CHEAPER GROCERIES IN DEMAND

March 14, 2024
www.cnn.com

DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

January 19, 2024
www.chainstoreage.com

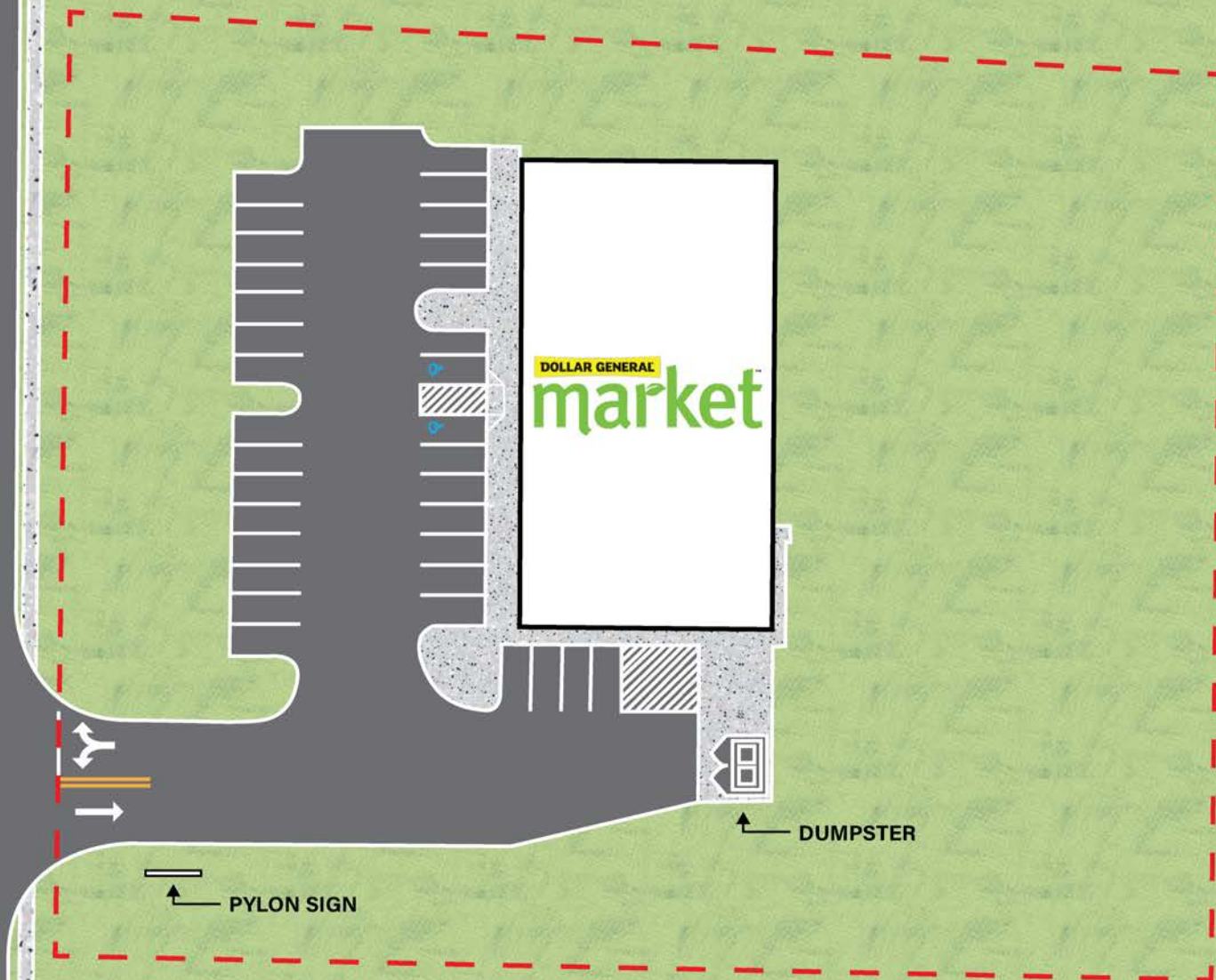
INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Rare 5% Rental Increases Every 5 Years Throughout the Base Term and Options
- Upgraded Market Store, Larger Format with Expanded Produce/Grocery Offerings
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Nation's Largest Retailer with 19,700+ Stores
- Brand New 2024 Construction on an Oversized Parcel
- Serving Over 10,500 Residents in Early County
- Strategic Location, Only One Other Dollar General Store within a 14-Mile Radius
- Close Proximity to LifeBrite Community Hospital with \$45 Million in Annual Economic Impact
- Near Several K-12 Schools with 1,800+ Students
- Just South of Walter F. George Lake with Over 5 Million Visitors Annually
- Minutes to Kolomoki Mounds State Park with 150,000+ Visitors Annually



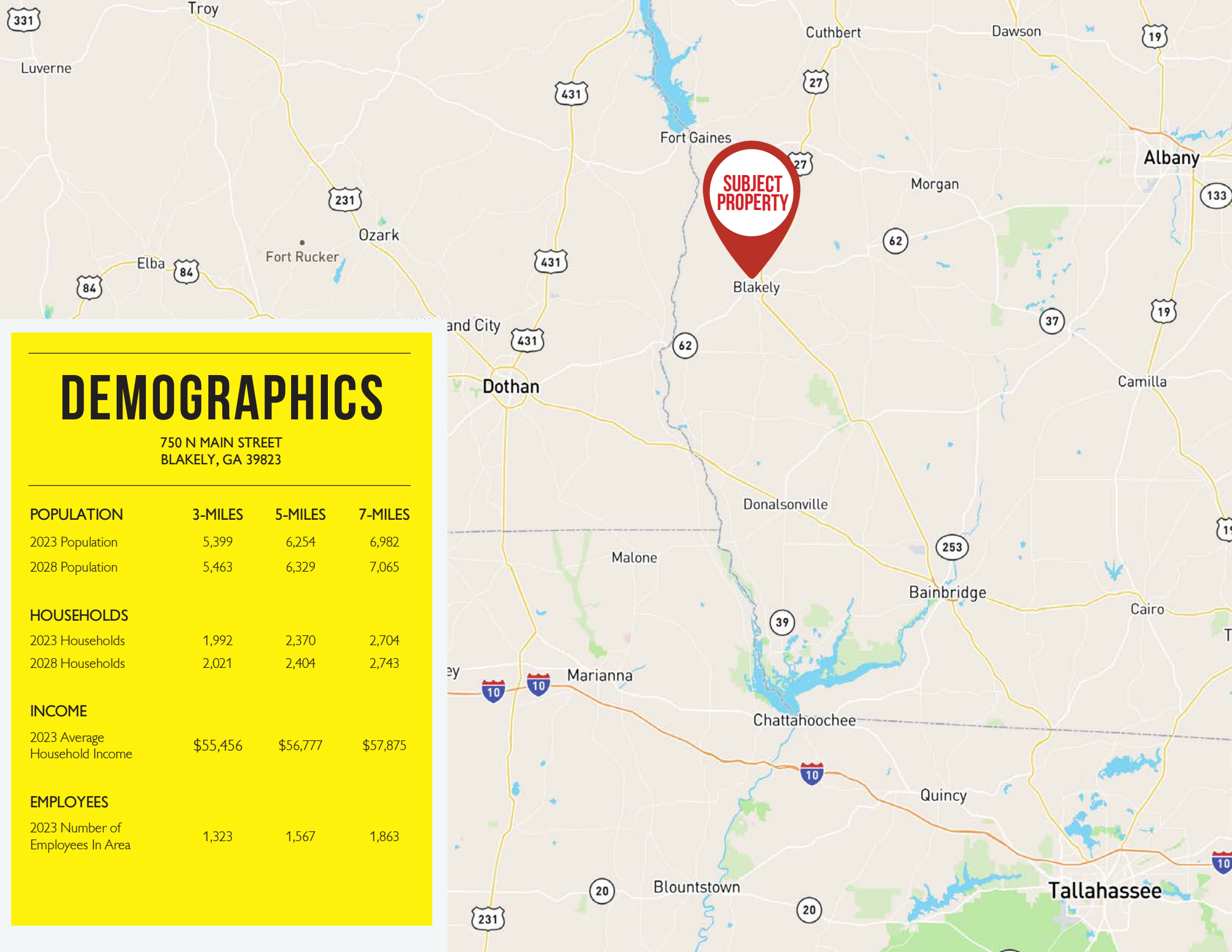


NORTH MAIN STREET



↑ PYLON SIGN

↑ DUMPSTER



DEMOGRAPHICS

750 N MAIN STREET
BLAKELY, GA 39823

| POPULATION | 3-MILES | 5-MILES | 7-MILES |
|----------------------------------|----------|----------|----------|
| 2023 Population | 5,399 | 6,254 | 6,982 |
| 2028 Population | 5,463 | 6,329 | 7,065 |
| HOUSEHOLDS | | | |
| 2023 Households | 1,992 | 2,370 | 2,704 |
| 2028 Households | 2,021 | 2,404 | 2,743 |
| INCOME | | | |
| 2023 Average Household Income | \$55,456 | \$56,777 | \$57,875 |
| EMPLOYEES | | | |
| 2023 Number of Employees In Area | 1,323 | 1,567 | 1,863 |

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O F F E R I N G M E M O R A N D U M

DOLLAR GENERAL MINI MARKET

BLAKELY, GEORGIA

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

BRANDON HANKS

First Vice President Investments

SAN DIEGO

Tel: (858) 373-3224

brandon.hanks@marcusmillichap.com

License: CA 01416786

JOHN LEONARD

Broker of Record

ATLANTA

License: GA 252904