

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL®

16 ROPER RD | CANON, GA 30520



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOLLAR GENERAL

16 Roper Rd | Canon, GA 30520

EXCLUSIVELY LISTED BY



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REPRESENTATIVE PHOTO

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±9,100 SF
GLA



8.50%
CAP Rate



±6,300
Vehicles Per Day



5.6 Years
Lease Term

PROPERTY OVERVIEW

- Strong Corporate Guarantee
- Limited Landlord Responsibilities
- Dollar General recently renewed the lease, showing a strong commitment to the location
- Dollar General has over a 15-year operating history out of this location
- There is limited competition, with the nearest Dollar General located 5 miles away from this site
- Dollar general has an Investment Grade rating of BBB by the S&P credit rating agency



REPRESENTATIVE PHOTO

FINANCIAL SUMMARY



\$921,000
LIST PRICE



8.50%
CAP RATE

REPRESENTATIVE PHOTO

TENANT SUMMARY

Tenant Trade Name Dollar General

Type of Ownership Fee-Simple

Lease Guarantor Corporate

Lease Type NN

Roof and Structure Landlord

Lease Expiration Date 9/30/2030

Term Remaining on Lease ±5.6 Years

Increase 10% in Each Option

Options Five, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 9/30/2030	\$6,525	\$78,297	10.00%	8.50%
Option 1	\$7,177	\$86,127	10.00%	9.35%
Option 2	\$7,895	\$94,739	10.00%	10.29%
Option 3	\$8,684	\$104,213	10.00%	11.32%
Option 4	\$9,553	\$114,635	10.00%	12.45%
Option 5	\$10,508	\$126,098	10.00%	13.69%





REPRESENTATIVE PHOTO

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

OF EMPLOYEES
±170,000

DOLLAR GENERAL®

TENANT PROFILE

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging ±10,640 sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns.

Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations reflect its focus on expanding its footprint and enhancing customer experience.

By consistently adapting and growing, Dollar General solidifies its position as a leader in small-box retail.



51

± 6,300 VPD

RUBY RAE SALON

MORGAN'S USED CARS

CANON VOLUNTEER FIRE DEPT.

SUBJECT
PROPERTY

MONKEY MOTORSPORTS



SANDER'S SMALL ENGINE REPAIR

CANON CITY HALL

51



17

± 5,400 VPD



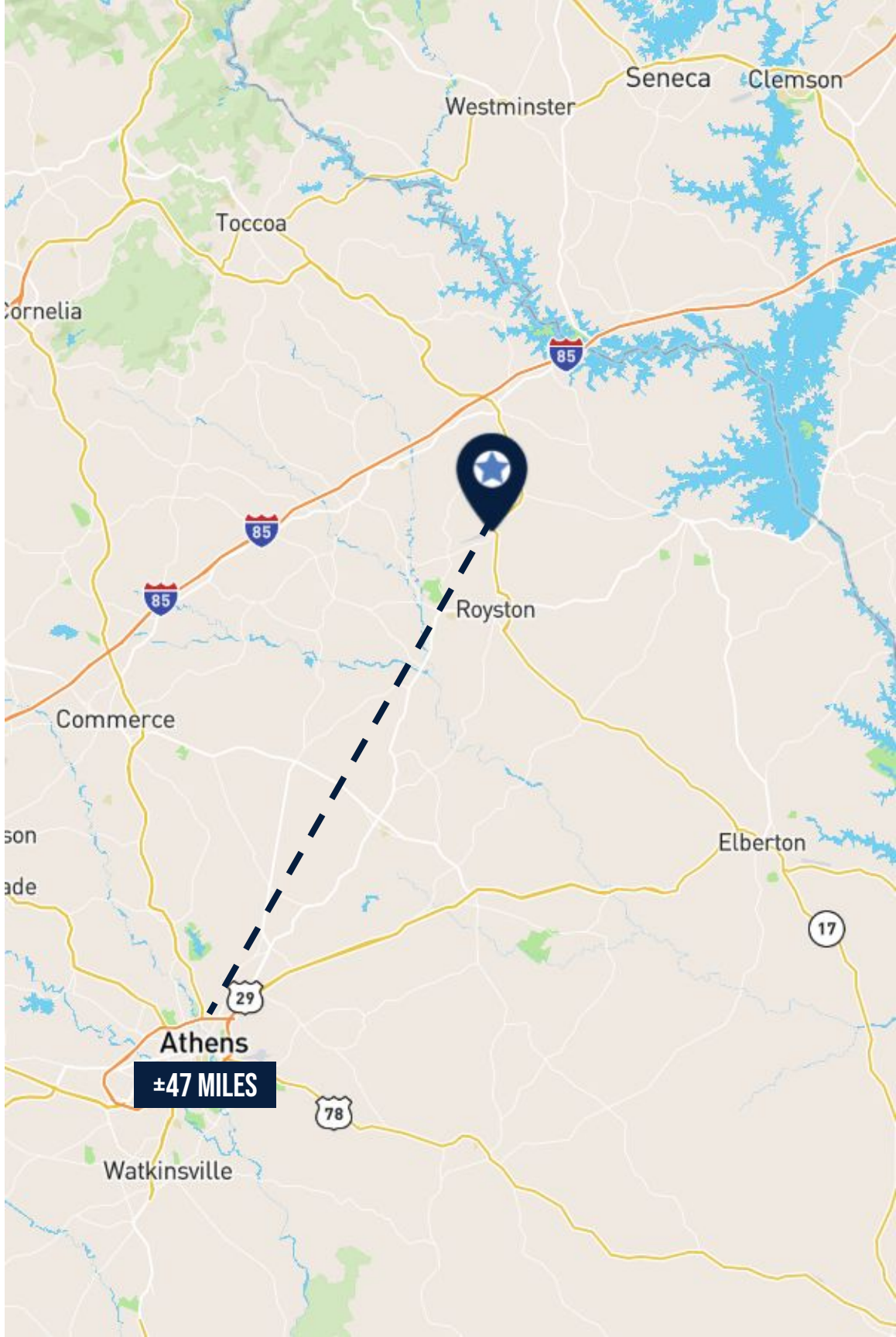
FRANKLIN-HART
REGIONAL AIRPORT

MARKET OVERVIEW

Canon, Georgia, is a town in Franklin County, positioned between Clemson, South Carolina, and Athens, Georgia, making it an accessible location for those traveling through the region. It offers a quiet setting with easy access to surrounding cities and communities. Nearby Lavonia, a short drive away, provides additional conveniences such as local shops, restaurants, and community events, adding to the region's appeal.

The economy in Canon is primarily supported by agriculture, small businesses, and nearby employment opportunities in surrounding towns. Residents and visitors can enjoy outdoor activities like fishing, boating, and hiking at Lake Hartwell, a major attraction in the area. The proximity to Lavonia also offers recreational options such as Tugaloo State Park and the Lavonia Welcome Center, which feature educational displays and information about the area's history. Canon serves as a relaxed base for exploring both its local offerings and the broader region between Clemson and Athens.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,741	10,655	35,735
Current Year Estimate	2,451	9,526	31,899
2020 Census	2,471	9,466	30,687
Growth Current Year-Five-Year	11.84%	11.86%	12.03%
Growth 2020-Current Year	-0.81%	0.63%	3.95%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,058	4,058	13,763
Current Year Estimate	963	3,678	12,465
2020 Census	958	3,603	11,923
Growth Current Year-Five-Year	9.89%	10.35%	10.41%
Growth 2020-Current Year	0.45%	2.07%	4.54%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$73,838	\$72,514	\$78,801



ATHENS, GA MSA

Home to over 129,000 people, Athens is the sixth-largest city in Georgia. Positioned in Clarke County, the eclectic college town of Athens is 72 miles northeast of Atlanta, nestled just below the foothills of the Blue Ridge Mountains. The presence of the University of Georgia is responsible for the continuous growth of Athens. The city's major industries include tourism and agribusiness. According to Forbes, Athens has a gross metro product of \$11.1 billion. A restored Victorian-era downtown teems with art galleries, trendy shops, world-renowned nightclubs, and distinctive dining. Historic architecture and impressive gardens complete the unique blend of traditional heritage and trend-setting southern culture. Points of interest in the city include State Botanical Gardens of Georgia, Sandy Creek Park, and Georgia Museum of Art. The vibe and energy that gave birth to R.E.M and the B-52's are alive and well today.

MAJOR EMPLOYERS



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **16 Roper Rd, Canon, GA, 30520** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

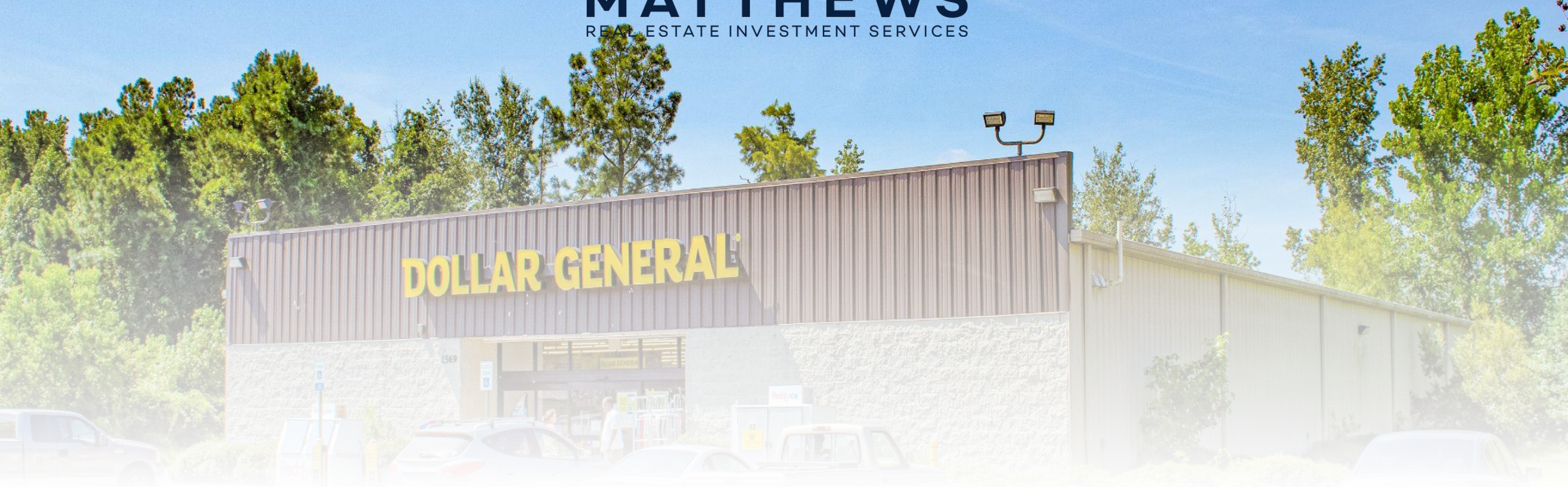
A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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