



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



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

DOLLAR GENERAL MARKET

FOLKSTON, GEORGIA (NORTH OF JACKSONVILLE, FL)



ADDRESS

804 Bowery Lane
Folkston, GA 31537

PRICE

\$2,448,000

CAP RATE

6.50%

NOI

\$159,132

FINANCIAL OVERVIEW

PRICE	\$2,448,000
CAP RATE	6.50%
GROSS LEASABLE AREA	12,480 SF
YEAR BUILT	2025
LOT SIZE	1.403 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. April 2025
INCREASES	5% Every Five Years
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$159,132	\$13,261
Year 6 - Year 10	\$167,089	\$13,924
Year 11 - Year 15	\$175,443	\$14,620
Option 1	\$184,215	\$15,351
Option 2	\$193,426	\$16,119
Option 3	\$203,097	\$16,925
Option 4	\$213,252	\$17,771
Option 5	\$223,915	\$18,660



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

DOLLAR GENERAL TO REMODEL 4,250 STORES, OPEN 575
STORES IN 2025; Q3 SALES TOP STREET

December 5, 2024
www.chainstorage.com

WHY DOLLAR GENERAL IS WINNING WITH STORE COUNT

April 17, 2024
www.retaildive.com

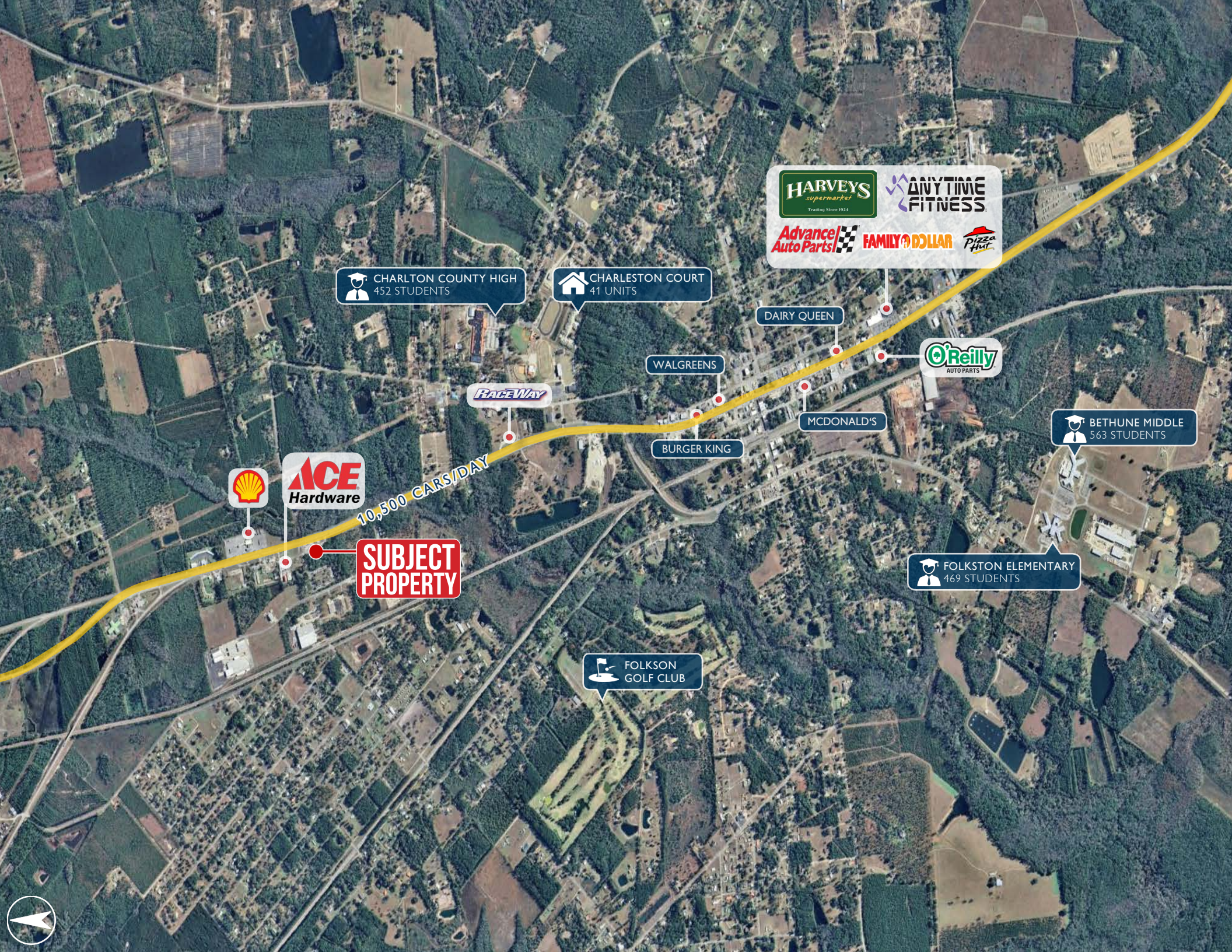
DOLLAR GENERAL SEES UPBEAT 2024 SALES AS CHEAPER
GROCERIES IN DEMAND

March 14, 2024
www.cnbc.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Relocation and Expansion of Existing High-Performing Store
- 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
- Largest Retailer in the U.S. with 20,376+ Stores
- Brand New 2025 Construction on Oversized Parcel
- Highly Visible Along Major North/South Artery, Direct Access to Downtown Jacksonville, FL
- Adjacent to the Okefenokee National Wildlife Refuge with 600,000+ Annual Visitors
- Close Proximity to Osceola National Forest with Millions of Visitors Annually
- West of Kings Bay Naval Submarine Base with a Population of 60,000+





 **CHARLTON COUNTY HIGH**
452 STUDENTS

 **CHARLESTON COURT**
41 UNITS



DAIRY QUEEN

WALGREENS



AUTO PARTS

MCDONALD'S

 **BETHUNE MIDDLE**
563 STUDENTS

BURGER KING

 **FOLKSTON ELEMENTARY**
469 STUDENTS

 **FOLKSON GOLF CLUB**




ACE
Hardware

10,500 CARS/DAY

**SUBJECT
PROPERTY**





BOWERY LANE

DUMPSTER

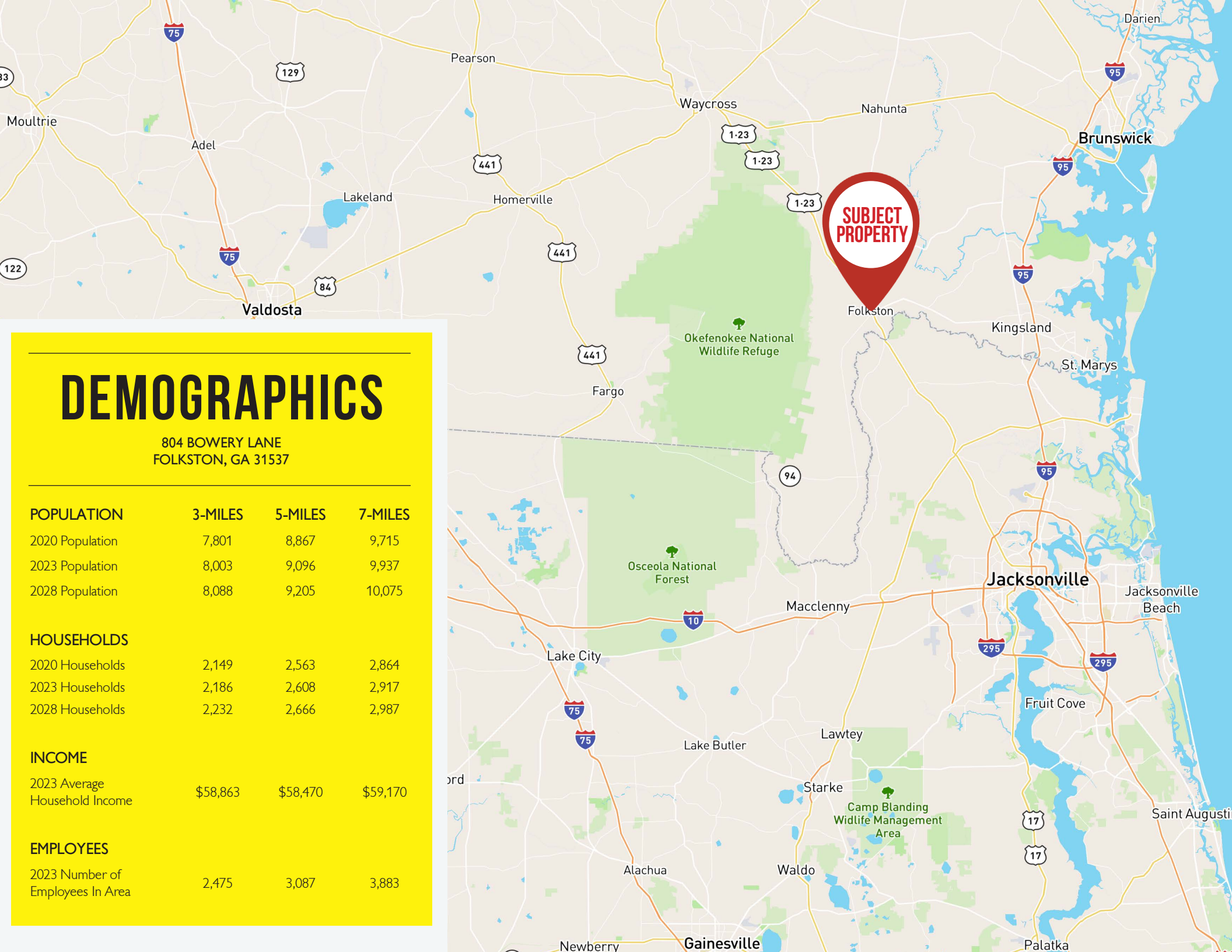


STOP

↑ PYLON
SIGN

DETENTION
AREA

U.S. HIGHWAYS 1, 23 & 301



DEMOGRAPHICS

804 BOWERY LANE
FOLKSTON, GA 31537

POPULATION	3-MILES	5-MILES	7-MILES
2020 Population	7,801	8,867	9,715
2023 Population	8,003	9,096	9,937
2028 Population	8,088	9,205	10,075
HOUSEHOLDS			
2020 Households	2,149	2,563	2,864
2023 Households	2,186	2,608	2,917
2028 Households	2,232	2,666	2,987
INCOME			
2023 Average Household Income	\$58,863	\$58,470	\$59,170
EMPLOYEES			
2023 Number of Employees In Area	2,475	3,087	3,883

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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

FOLKSTON, GEORGIA

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