



Dollar General

\$1,866,000 | 5.00% CAP

817 College Drive, Barnesville, GA 30204

- ✓ Recent 2019 Construction | 12-Year Corporate Net Lease
- ✓ Absolute NNN Lease - Requiring Zero Landlord Responsibilities
- ✓ Amazon Resistant Retailer Experiencing Explosive Growth
- ✓ Investment Grade - S&P BBB Credit Rating and Ranked #119 on Fortune 500
- ✓ Ideal Low Price Point 1031 Replacement Property

Dollar General Corp. engages in **retailing** of merchandise, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA



CONTACT FOR DETAILS

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\$1,866,000

5.00% CAP

NOI

\$93,300

- ✓ **12 Year Corporate Absolute NNN Lease** with 10% Rent Increases in (5) Options Periods. Store is located on a highway location on a 1.41 acre parcel.

Building Area

±8,185 SF

- ✓ **Strategic Location with Superb Traffic Counts** - Subject Property is located on major thoroughfare, State Highway 41 (22,500+ VPD) providing strong visibility.

Land Area

±1.41 AC

- ✓ **Commitment to Long Term Tenancy** - Dollar General completed more than 1,750 store remodels in 2021 and plans to include self-check capabilities to more than 11,000 stores in 2022.

Year Built

2019

- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.

Lease Type

Absolute NNN

- ✓ **Dollar General has an S&P BBB rating and is ranked #91 on the Fortune 500 List** - Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$34.2 billion in sales in fiscal year 2021.

Occupancy

100%

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

Dollar General

Lessee: Dollar General

REVENUE
\$27.8 B

CREDIT RATING
BBB

STOCK TICKER
DG

LOCATIONS
18,200+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



IN THE NEWS

DOLLAR GENERAL BARNESVILLE, GA

Dollar General Takes 'First Major Step' Toward Expanding Healthcare Products in Stores

RICHARD LAWSON, JULY 8, 2021 (COSTAR)

Dollar General may have taken the its first step toward adding pharmacy services to its stores, a move that could require the chain to reshuffle some real estate.

The Goodlettsville, Tennessee-based retailer said it will increase healthcare offerings in its **17,426 stores in 46 states**. The move includes cough and cold, dental, nutritional, medical, health aids and feminine hygiene products. Dollar General said it has hired as **chief medical officer** Dr. Albert Wu, who worked for five years at consulting firm McKinsey & Co. and led a team that created a total cost-of-care model for **250,000 rural healthcare** patients.

Dollar General is just the latest national chain to expand into healthcare, a move that has the potential to boost foot traffic at its stores.

Most of Dollar General's stores are in rural areas, and the retailer often notes that **75%** of the U.S. population lives within **about 5 miles** of a Dollar General store.

While Dollar General is **increasing its healthcare** products, drugstore chains Walgreens and CVS are moving into healthcare services. Walgreens is opening **primary-care clinics** with Chicago-based VillageMD in a quest to become a neighborhood health destination. For its part, CVS has been adding HealthHubs and MinuteClinics in stores.

Todd Vasos, Dollar General's CEO, said in the company's statement that "our customers have told us that they would like to see **increased access** to affordable healthcare products and services in their communities" and that the retailer's goal is to "build and enhance affordable **healthcare offerings** for our customers, especially in the rural communities we serve."

EXPLORE ARTICLE



Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

"Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format.**" The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

"We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development," said Todd Vasos, Dollar General's CEO.

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

Initial Lease Term	15 years
Projected Rent Commencement	April 15, 2019
Projected Rent Expiration	April 30, 2034
Lease Type	Corporate NNN Lease
Rent Increases	10% Every 5 Years, In Option Periods
Annual Rent Years 1-5	\$93,300.00
Option 1	\$102,630.00
Option 2	\$112,893.00
Option 3	\$124,182.30
Option 4	\$136,600.53
Option 5	\$150,260.58

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U-HAUL

Exxon
SUNOCO

Petro

SPRING CHASE APARTMENTS
(28 UNITS)

COLLEGE DRIVE
±4,949 VPD

THE WREN COMPANY

36

41

7

Badcock & more
HOME FURNITURE

UNITED STATES
POSTAL SERVICE

Field
Guardian
FENCING SYSTEMS

Continental
Tires

DQ

McDonald's

PINE VIEW APARTMENTS
(40 UNITS)

SOUTH OAK APARTMENTS
(24 UNITS)

VILLAS ON FORSYTH
(42 UNITS)

TOWNS EDGE
LANDING
(28 UNITS)

18

LAMAR COUNTY
HIGH SCHOOL
(755 STUDENTS)

Wendy's

verizon

Chevron

FAMILY DOLLAR
Hardee's
GIANT MART
Barnesville, Ga

GORDON STATE
COLLEGE

DOLLAR TREE

LAMAR COUNTY
MIDDLE SCHOOL
(603 STUDENTS)

ingles

CVS pharmacy

WAFFLE
HOUSE

DOLLAR GENERAL
SUBJECT PROPERTY
817 COLLEGE DR.

LAMAR COUNTY
ELEMENTARY SCHOOL
(611 STUDENTS)

Little Caesars

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

ZAXBY'S

U-HAUL

State Farm

18

AutoZone

MARATHON

ANYTIME
FITNESS

41

CIRCLE K

341

Roses
FARMERS
HOME
FURNITURE

Bankston
Lumber
Barnesville, GA

ACE
Hardware

36

NAPA

US HIGHWAY 41
±22,500 VPD

±7,232 VPD

SITE OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

	Year Built		2019
	Building Area		±8,185 SF
	Land Area		±1.41 AC



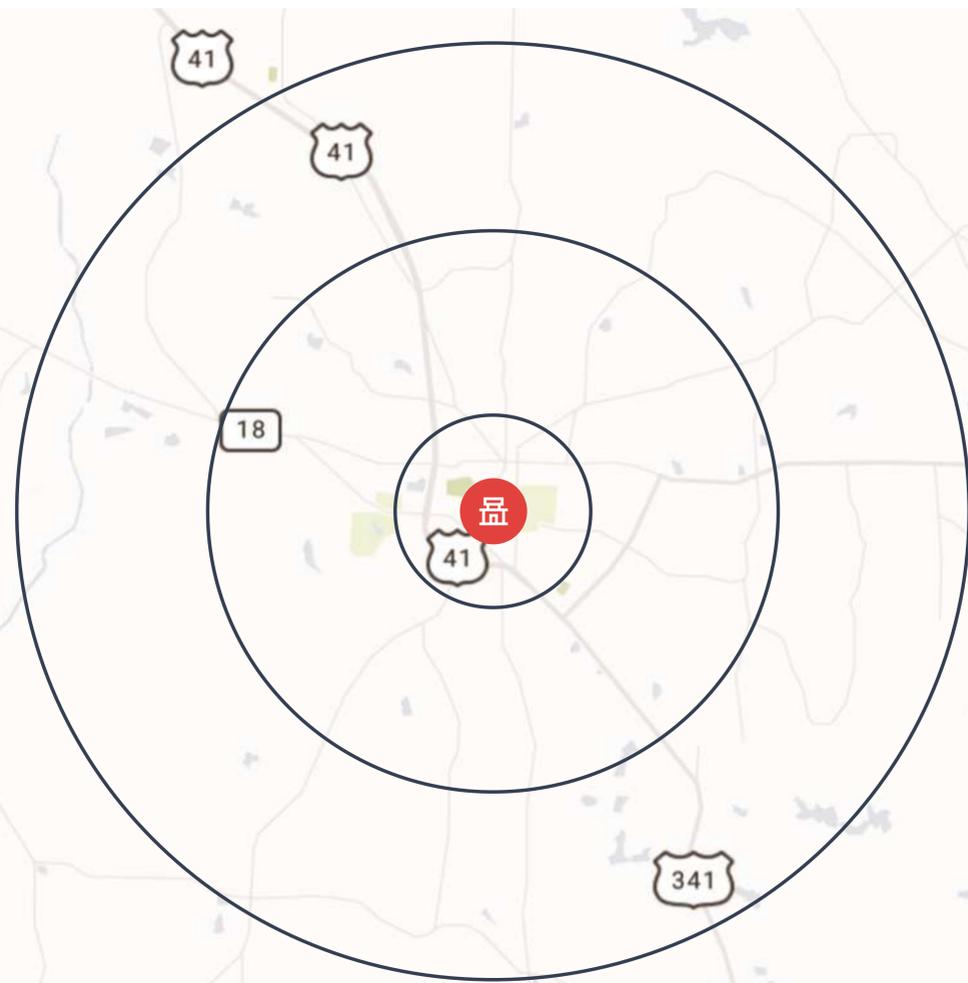
NEIGHBORING RETAILERS

- Anytime Fitness
- Farmer Home Furniture
- Roses
- Ace Hardware
- Zaxby's
- Ingles
- Wendy's
- Dollar Tree
- CVS Pharmacy
- Little Caesars
- McDonalds



LOCATION OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA



Demographics	1 Mile	3 Mile	5 Mile
Population	2,503	8,808	11,502
Households	749	3,196	4,238
Average Household Income	\$61,875	\$52,894	\$54,469
Total Household Expenditure	\$37.84 MM	\$144.74 MM	\$195.8 MM

LOCATION OVERVIEW

DOLLAR GENERAL BARNESVILLE, GA

Barnesville

Georgia

 8,933
Population

 \$37,016
Median Household Income



Barnesville is a city in Lamar County, Georgia, United States. The city is a part of the Atlanta Metropolitan Area.

As of the 2010 census, the city had a population of 6,755. The city is the county seat of Lamar County.

Barnesville was once dubbed the “Buggy Capital of the South” as the town produced about 9,000 buggies a year around the turn of the 20th century.

Each year in the third week of September the town hosts an annual Buggy Days celebration. Barnesville was founded in 1826 and named for local tavern owner Gideon Barnes.

In 1920, Barnesville was designated seat of the newly formed Lamar County.

Barnesville served as a major hospital site for wounded southern troops during the Civil War. Local families took wounded soldiers into their homes and treated them, with highly successful recovery rates. Major General William B. Bate, CSA of Hardees Corps., wounded in Atlanta at Utoy Creek on August 10, 1864, was treated here. After the war, General Bate was elected Governor of Tennessee and served in the United States Senate until his death in 1912. He commented on his successful recovery as a result of the kindness of the local populace in Barnesville Barnesville is a great place to live, work and raise a family. Located in West Central Georgia, approximately 50 miles south of Atlanta and 30 miles north of Macon, Barnesville offers the charm of small town living with access to the conveniences of major metropolitan cities.

IN THE NEWS

DOLLAR GENERAL BARNESVILLE, GA

\$6.5 billion worth of investments planned for downtown Atlanta over 5 years

PATRICK QUINN, JUNE 11, 2022 (CBS 46 NEWS)

Downtown officials shared a new investment map that outlined \$6.5 billion going towards south downtown over the next five years.

"This investment is really **bringing retail. It's bringing restaurants. It's bringing better public and green space for folks to enjoy on their lunch break or in between meetings,**" said Alena Green, Director of Economic Development Central Atlanta Progress. Green compiled this data from public and private projects either just finished, underway, or **planned in south Atlanta in 65 acres of downtown Atlanta.**

In the next 5 years, downtown Atlanta is expected to deliver double the amount of housing it delivered in the previous five years, according to Central Atlanta Progress.

She said many new complexes will have nearly a quarter of **dedicated affordable units.** She added that there are already signs that the downtown core has **revitalized substantially** since the peak of the pandemic.

Green said traffic is up **50% year-to-year.** In Summerhill, which has seen significant recent **development,** some neighbors said they're concerned this growth prioritized the well-off.

"I feel like if I work here, I should be **able to live here as well in the city,**" said Messiah Jones. "I shouldn't have to stay on the outskirts and work in the city," Jones said.

EXPLORE ARTICLE



Georgia continues to set job creation, investment records

BOB PEPALIS, JUNE 15, 2022 (REPORTER NEWSPAPERS)

Georgia keeps setting records for jobs created and investment in spite of the pandemic, Pat Wilson, the Commissioner of the Georgia Department of Economic Development, told the Sandy Springs Perimeter Chamber of Commerce on June 14.

Wilson, who lives with his family just south of the **Perimeter in Sandy Springs,** spoke at the chamber's monthly luncheon, which was held at City Springs. He said officials thought they'd never break that record. But through three quarters of this fiscal year, the state has had **35,000 jobs announced and \$12.9 billion in investments in 251 new locations.**

In 2021, the state had its best year ever to that point, with 33,400 job announcements and approximately \$11 billion of investment.

"**Georgia's economy is roaring,** and the great thing about this is it is literally in every corner of the state," Wilson said. Wilson said whether it's **Sandy Springs, Savannah or Dalton, something makes the community unique.** The thread that connects these communities is **growing jobs,** which can be in any area, **including tourism, the arts, film business recruitment or international trade.**

The economic impact of the state's **film tax credit was approximately \$240 million annually** when it was first created. In 2021, companies spent **\$4 billion in the film industry,** he said. And **60,000 jobs in the state** are connected to the industry.

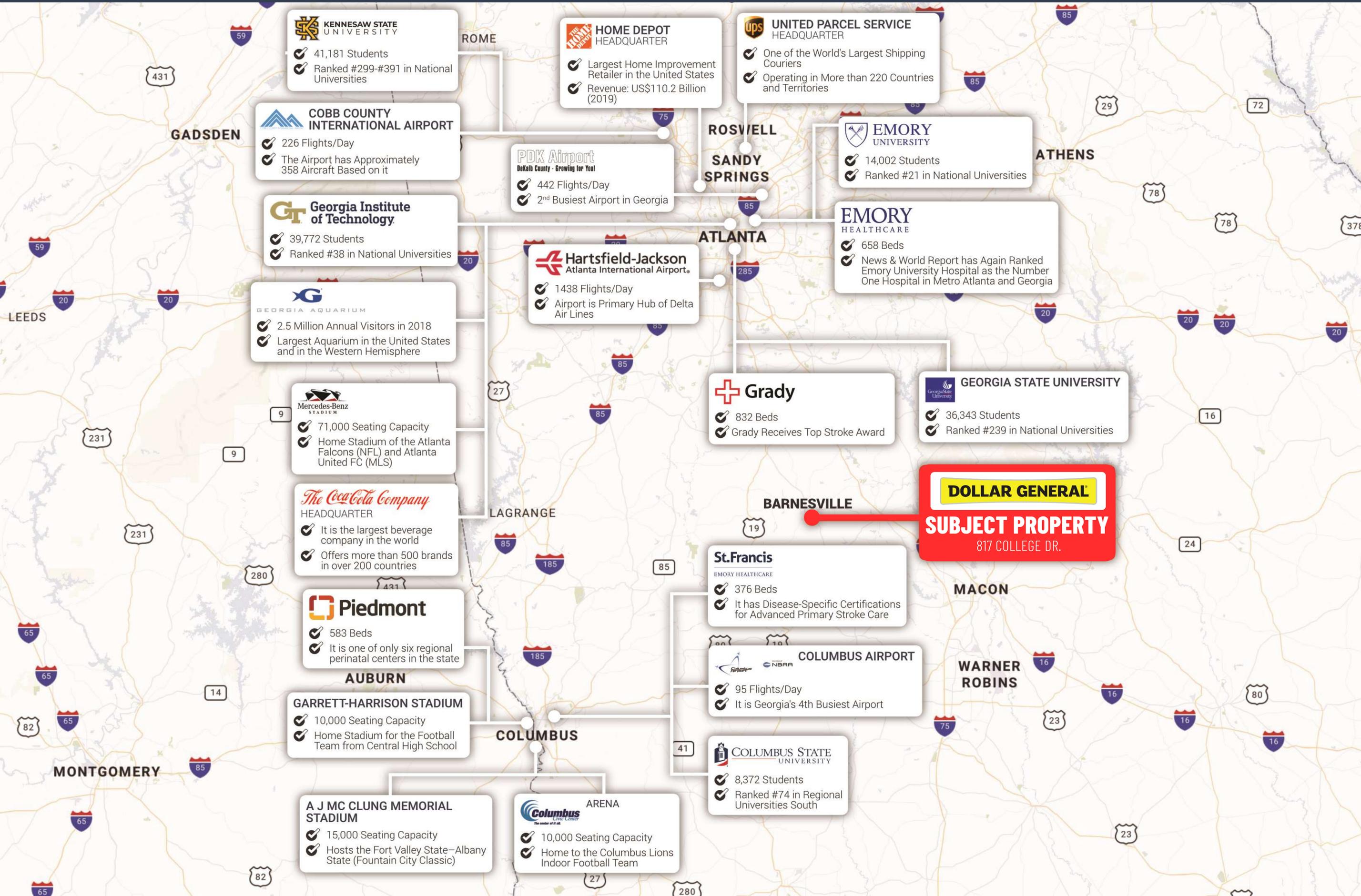
He said inflation has affected investment. The **investment dollars may be going up** because companies worry about the workforce meeting their job demands, so they are **automating more than ever.**

EXPLORE ARTICLE



GREATER AUSTIN

DOLLAR GENERAL BARNESVILLE, GA



KENNESAW STATE UNIVERSITY

- 41,181 Students
- Ranked #299-#391 in National Universities

HOME DEPOT HEADQUARTER

- Largest Home Improvement Retailer in the United States
- Revenue: US\$110.2 Billion (2019)

UNITED PARCEL SERVICE HEADQUARTER

- One of the World's Largest Shipping Couriers
- Operating in More than 220 Countries and Territories

COBB COUNTY INTERNATIONAL AIRPORT

- 226 Flights/Day
- The Airport has Approximately 358 Aircraft Based on it

PDK Airport
DeKalb County - Growing for You!

- 442 Flights/Day
- 2nd Busiest Airport in Georgia

EMORY UNIVERSITY

- 14,002 Students
- Ranked #21 in National Universities

Georgia Institute of Technology

- 39,772 Students
- Ranked #38 in National Universities

EMORY HEALTHCARE

- 658 Beds
- News & World Report has Again Ranked Emory University Hospital as the Number One Hospital in Metro Atlanta and Georgia

GEORGIA AQUARIUM

- 2.5 Million Annual Visitors in 2018
- Largest Aquarium in the United States and in the Western Hemisphere

Hartsfield-Jackson Atlanta International Airport

- 1438 Flights/Day
- Airport is Primary Hub of Delta Air Lines

Grady

- 832 Beds
- Grady Receives Top Stroke Award

GEORGIA STATE UNIVERSITY

- 36,343 Students
- Ranked #239 in National Universities

Mercedes-Benz STADIUM

- 71,000 Seating Capacity
- Home Stadium of the Atlanta Falcons (NFL) and Atlanta United FC (MLS)

The Coca-Cola Company HEADQUARTER

- It is the largest beverage company in the world
- Offers more than 500 brands in over 200 countries

DOLLAR GENERAL SUBJECT PROPERTY
817 COLLEGE DR.

Piedmont

- 583 Beds
- It is one of only six regional perinatal centers in the state

St. Francis EMORY HEALTHCARE

- 376 Beds
- It has Disease-Specific Certifications for Advanced Primary Stroke Care

GARRETT-HARRISON STADIUM

- 10,000 Seating Capacity
- Home Stadium for the Football Team from Central High School

COLUMBUS AIRPORT

- 95 Flights/Day
- It is Georgia's 4th Busiest Airport

A J MC CLUNG MEMORIAL STADIUM

- 15,000 Seating Capacity
- Hosts the Fort Valley State-Albany State (Fountain City Classic)

Columbus ARENA

- 10,000 Seating Capacity
- Home to the Columbus Lions Indoor Football Team

COLUMBUS STATE UNIVERSITY

- 8,372 Students
- Ranked #74 in Regional Universities South

CALL FOR ADDITIONAL INFORMATION

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