



NN Lease

DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

25 Holcombe Village Cir
Marble Hill, GA 30148

Purchase Price: **\$800,000**

Cap Rate: **6.75%**

HIGHLIGHTS

- ✓ 56 Miles North of Atlanta, GA
- ✓ Avg. HHI at 5-Mile: \$74K+
- ✓ New Silicone Coat to Roof
- ✓ 2 Miles from Big Canoe Community



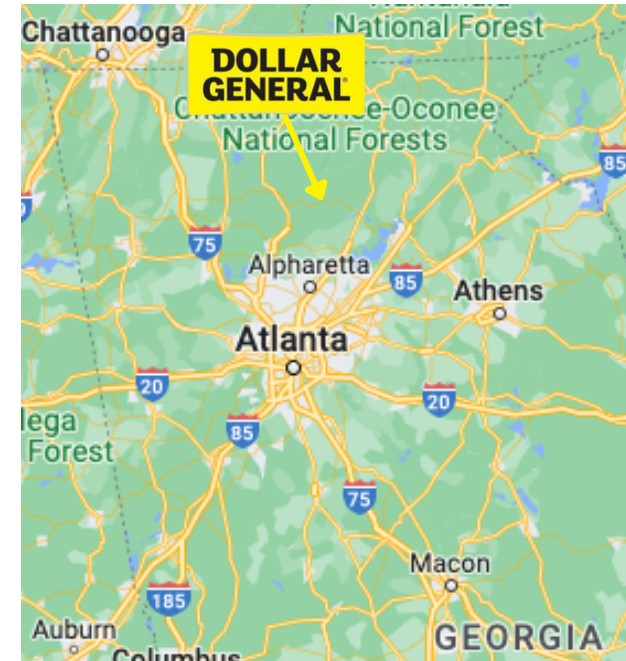
Actual Location Shown

Property Summary

Asking Price:	\$800,000
Cap Rate:	6.75%
Rent/NOI:	\$54,000
Lease Commencement:	02/10/2007
Lease Expiration:	02/28/2027
Renewal Options:	Two / 5-Year Renewals
Building Size:	9,014 +/- SF
Land Size:	2.14 +/- Approx. Acres
Parking:	Adequate
Area Tenants:	Ace Hardware, Huddle House, Bank Ozk, Chevron, IGA Market

Responsibility

Tenant	RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing and air conditioning (Anything less than \$500 per occurrence), and Parking Lot Maintenance (\$245/mo.)
Lessor	Roof, Structure, and Major CAM (greater than \$500 per occurrence)
Lease Guarantor	Dollar General Corporation NYSE: DG



Demographics

	1-Mile	3-Mile	5-Mile
Population:	297	4,169	8,732
Median Income:	\$49,141	\$102,223	\$99,209
Average Income:	\$74,366	\$138,979	\$138,765

CONTACT INFORMATION

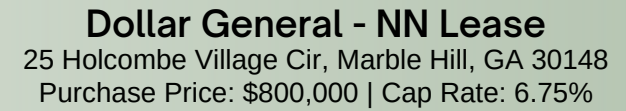
Gregory Fitzgerald, CCIM
(800) 385-6421
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Aerial View



Aerial View with Tenants





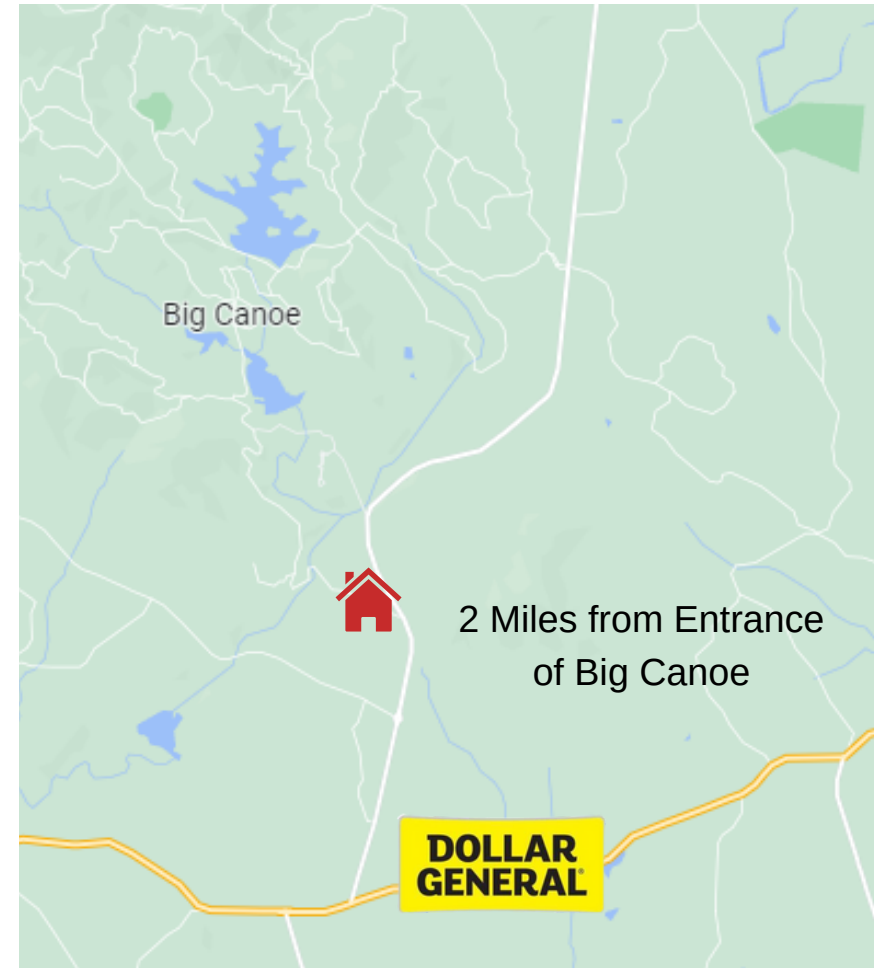
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Store Photos



Big Canoe Community ♦

Big Canoe is a gated private residential community located in Marble Hill, GA - that shows the beauty in the North Georgia Mountains. This community is situated on 8,000 acres with more than 2,700 homes, has walking trails, a lake, and many organizations that includes a golf course.



DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,818 stores in 47 states as of October 28, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Learn more about Dollar General at www.dollargeneral.com.

