REPRESENTATIVE PHOTO

VACANT DOLLAR GENERAL

175 MILLEDGEVILLE RD, GORDON, GA 31031

TRI OAK
CONSULTING GROUP

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CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

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INVESTMENT HIGHLIGHTS

- **Strategic Local Positioning:** Subject property is well-positioned near major tenants such as US Postal Service, Dollar General Market, Texaco, and Family Dollar

- **Strong Consumer Base:** There are 3,000 people in a 3-mile radius with numerous manufacturing & construction companies along with retailers supporting thousands of jobs in the local economy

- **Economic Development Focus:** Wilkinson County's 20-year Comprehensive Plan drives sustainable economic growth through targeted infrastructure investment and community revitalization

OFFERING SUMMARY

FOR SALE:	**$400,000**
FOR LEASE:	**$4,650 / mo**

BUILDING SIZE:	8,625 Square Feet
LOT SIZE:	0.87 Acres
YEAR BUILT:	2002
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple
PPSF:	$46.38
RPSF:	$4.65

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CLICK HERE TO VIEW

ACTUAL LOCATION

ACTUAL LOCATION

7 | TENANT OVERVIEW

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DOLLAR GENERAL®

Company:	**Dollar General Corporation**
Year Founded:	**1939**
Locations:	**20,000+**
Annual Sales (2023):	**$38.7 Billion**
Website:	**www.dollargeneral.com**
Headquarters:	**Goodlettsville, TN**
Guarantor:	**Corporate**

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 19,104 stores in 47 states as of February 3, 2023. 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.

LOCATION INFORMATION

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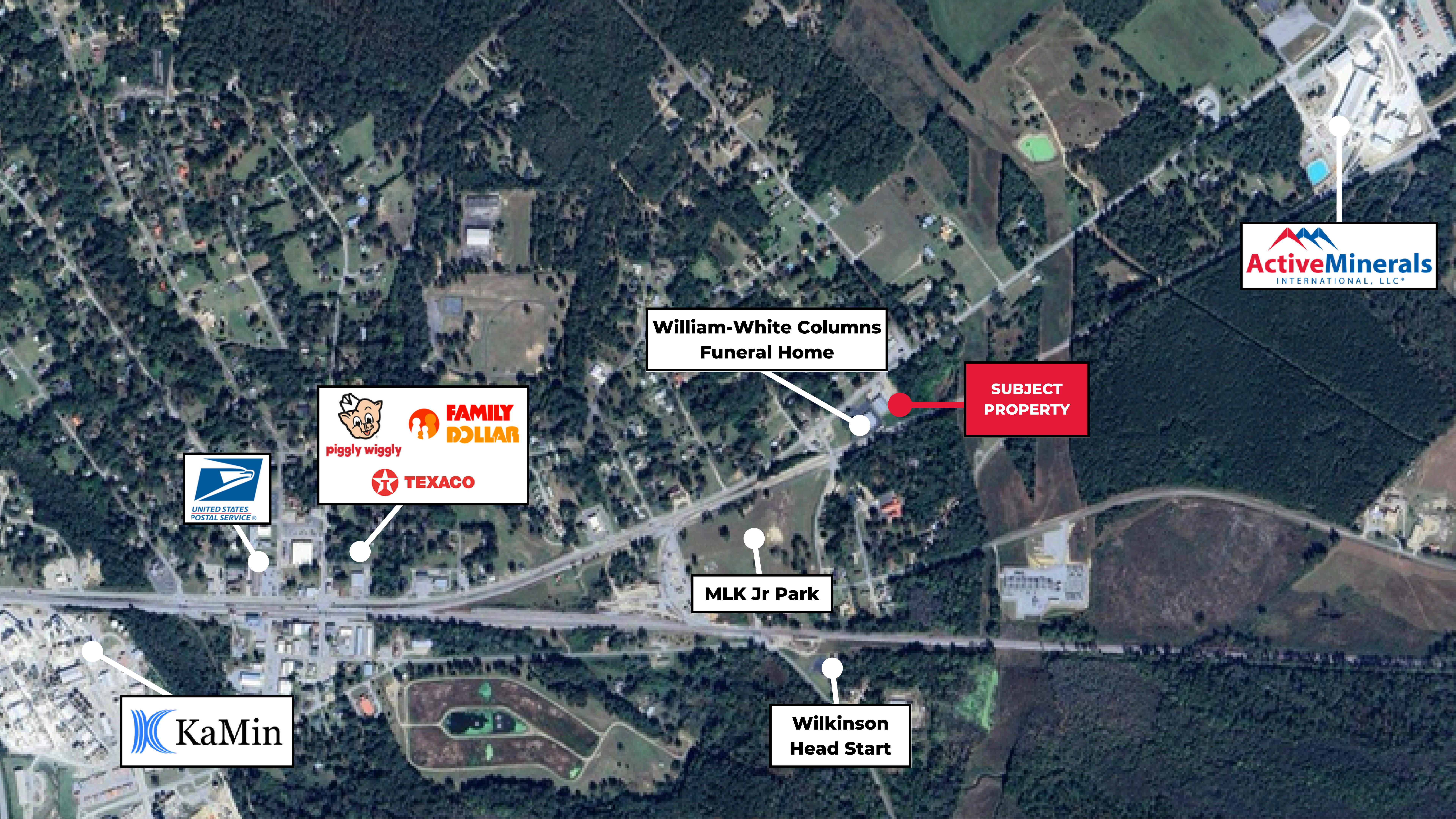
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	613	3,199	4,145
2030 Projection	605	3,137	4,068
Annual Growth 2020-2025	0.35%	-0.04%	-0.15%
Annual Growth 2025-2030	-0.26%	-0.39%	-0.37%
HOUSEHOLDS			
2025 Households	229	1,246	1,592
2030 Projection	225	1,216	1,555
INCOME			
AVG. Household Income	$59,324	$62,457	$62,792

2,600+ VPD

along Milledgeville Road


ActiveMinerals
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FAMILY
DOLLAR
TEXACO
UNITED STATES
POSTAL SERVICE®
MLK Jr Park
Wilkinson
Head Start
KaMin

Gordon, Georgia, a small town in Wilkinson County, is a community with a modest but evolving economic base. As of 2023, the town's labor force had grown and the median household income rose significantly, reflecting pockets of development and investment. The town is home to a working-class population where home-ownership is relatively high and many residents commute to nearby hubs for employment.

The main economic drivers in Gordon include retail trade, health care and social assistance, and manufacturing. Retail trade leads in employment locally, followed closely by jobs in health care and social services. Manufacturing — though smaller in employment numbers — remains an important sector nearby and regionally. Thanks to its location in a county that supports industrial parks and promotes business development, Gordon benefits indirectly from manufacturing and logistics activity in the broader area. These sectors help sustain the town's economy, though many residents still rely on neighboring cities and counties for larger-scale employment opportunities.

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