



NN Lease

# DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

25 Holcombe Village Cir  
Marble Hill, GA 30148

Purchase Price: **\$771,429**

Cap Rate: **7.00%**

## HIGHLIGHTS

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



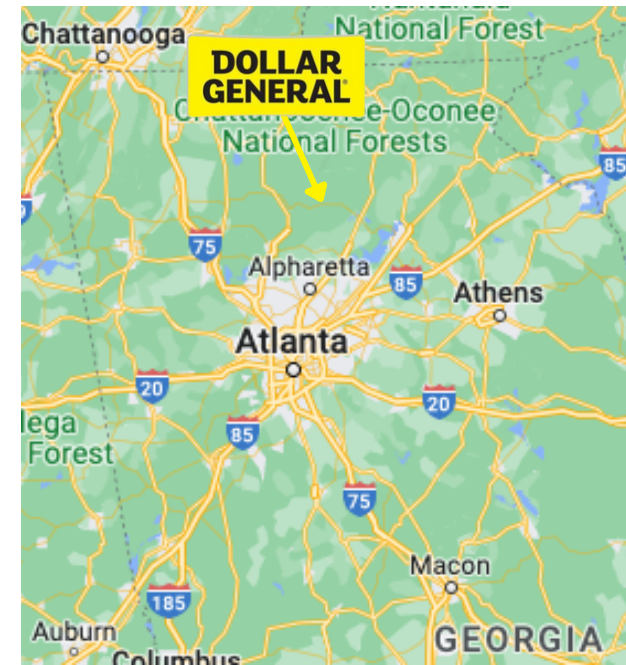
\*Actual Location Shown\*

## Property Summary

<b>Asking Price:</b>	\$771,429
<b>Cap Rate:</b>	7.00%
<b>Annual Rent:</b>	\$54,000
<b>Lease Commencement:</b>	02/10/2007
<b>Lease Expiration:</b>	02/28/2027
<b>Renewal Options:</b>	Two / 5-Year Renewals
<b>Building Size:</b>	9,014 +/- SF
<b>Land Size:</b>	2.14 +/- Approx. Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	Ace Hardware, Huddle House, Bank Ozk, Chevron, IGA Market

## Responsibility

<b>Tenant</b>	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.)
<b>Lessor</b>	Roof, Structure, and Major CAM (greater than \$500 per occurrence)
<b>Lease Guarantor</b>	Dollar General Corporation NYSE: DG



## Demographics

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

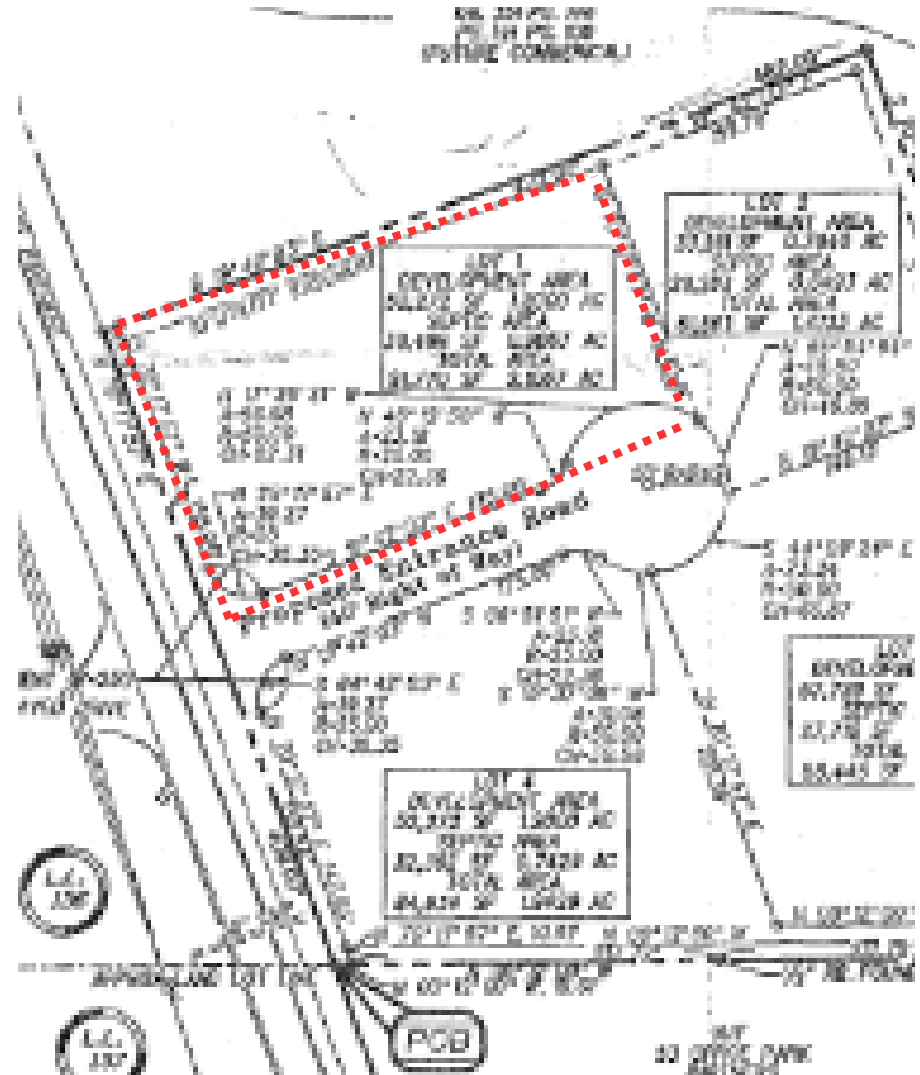
## CONTACT INFORMATION

Gregory Fitzgerald, CCIM  
(800) 385-6421  
gfitz@tri-oak.com  
www.tri-oak.com

## Aerial View ◆



## Site Plan ◆



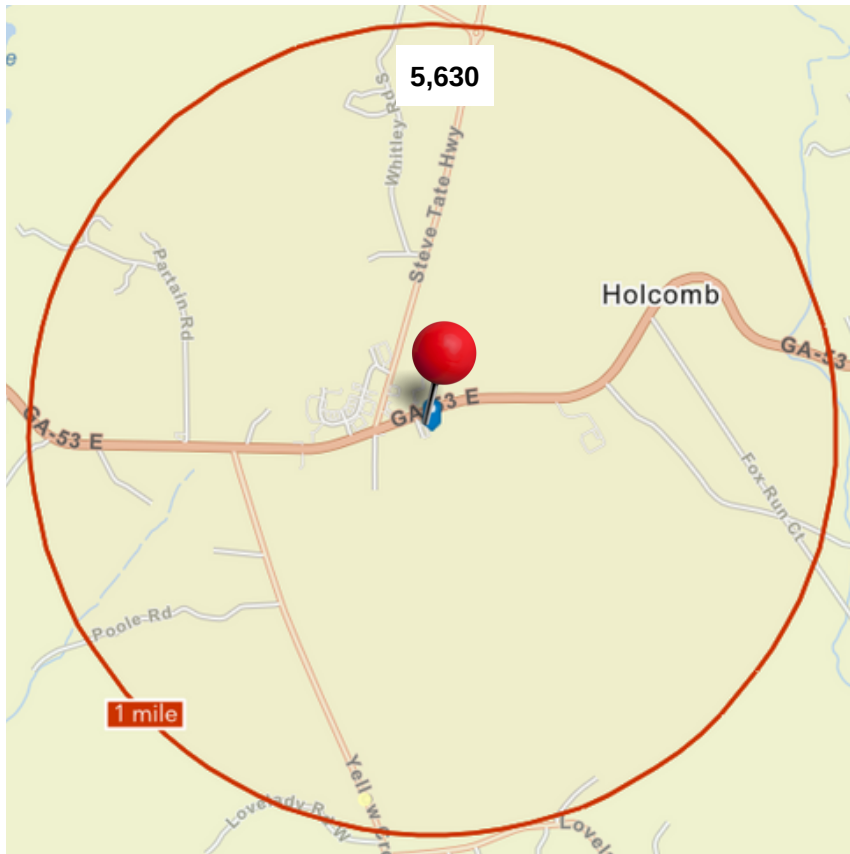
## Aerial View with Tenants



# Traffic Counts ◆

Data from 2020 - 2023

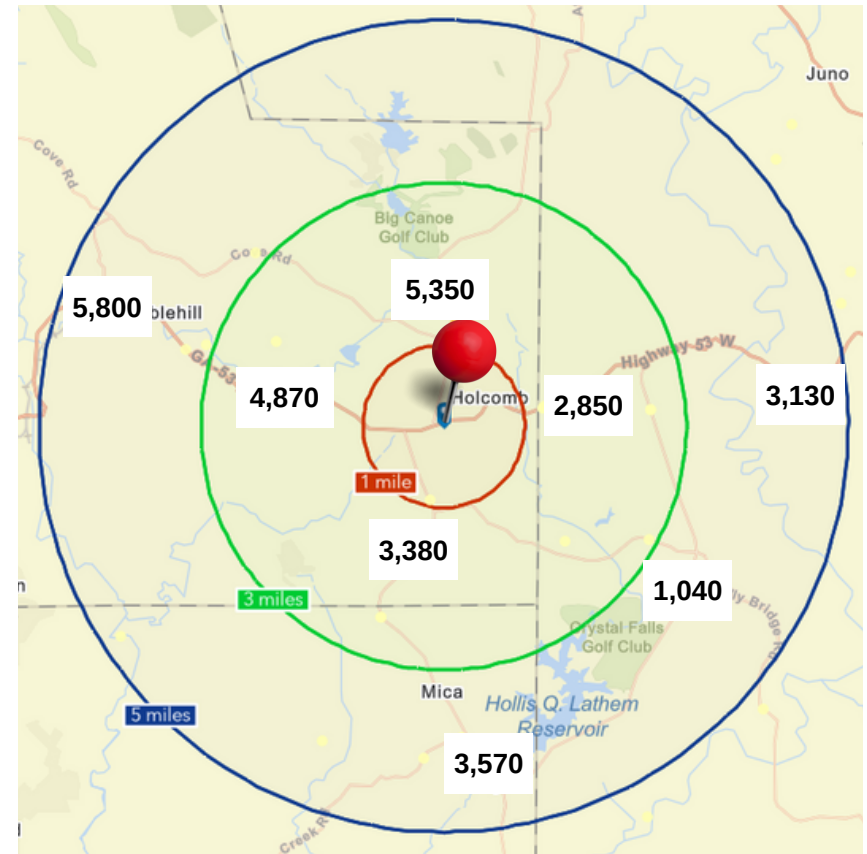
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius

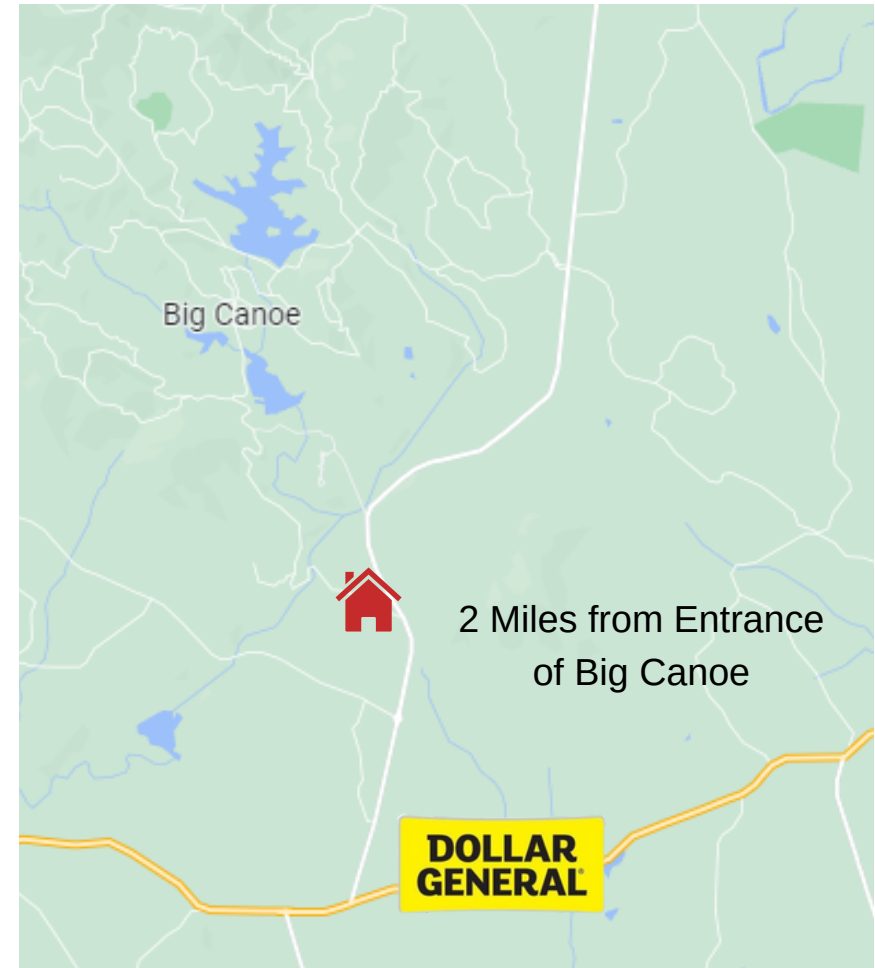


## Store Photos



## 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](http://www.dollargeneral.com).

