



DOLLAR GENERAL

1106 W JACKSON ST, THOMASVILLE, GA 31792





Alec Marks
Net-Lease Advisor
(404) 905-2364
Alec@Tri-Oak.com

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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.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Top-Performing Dollar General** – Strong store-level performance reflects established customer demand and consistent activity. More info available upon request
- **Upgraded, Larger-Format Store** – Larger-format design and upgraded construction distinguish the property from many traditional Dollar General locations.
- **Relocation Store** – Dollar General relocated directly across the street from its prior location, reinforcing the tenant's commitment to this established trade area.
- **Investment-Grade Credit** – Dollar General Corporation maintains an S&P BBB credit rating.
- **Strong Surrounding Demographics** – Supported by a sizable nearby population base, attractive household incomes, and an established Thomasville trade area.

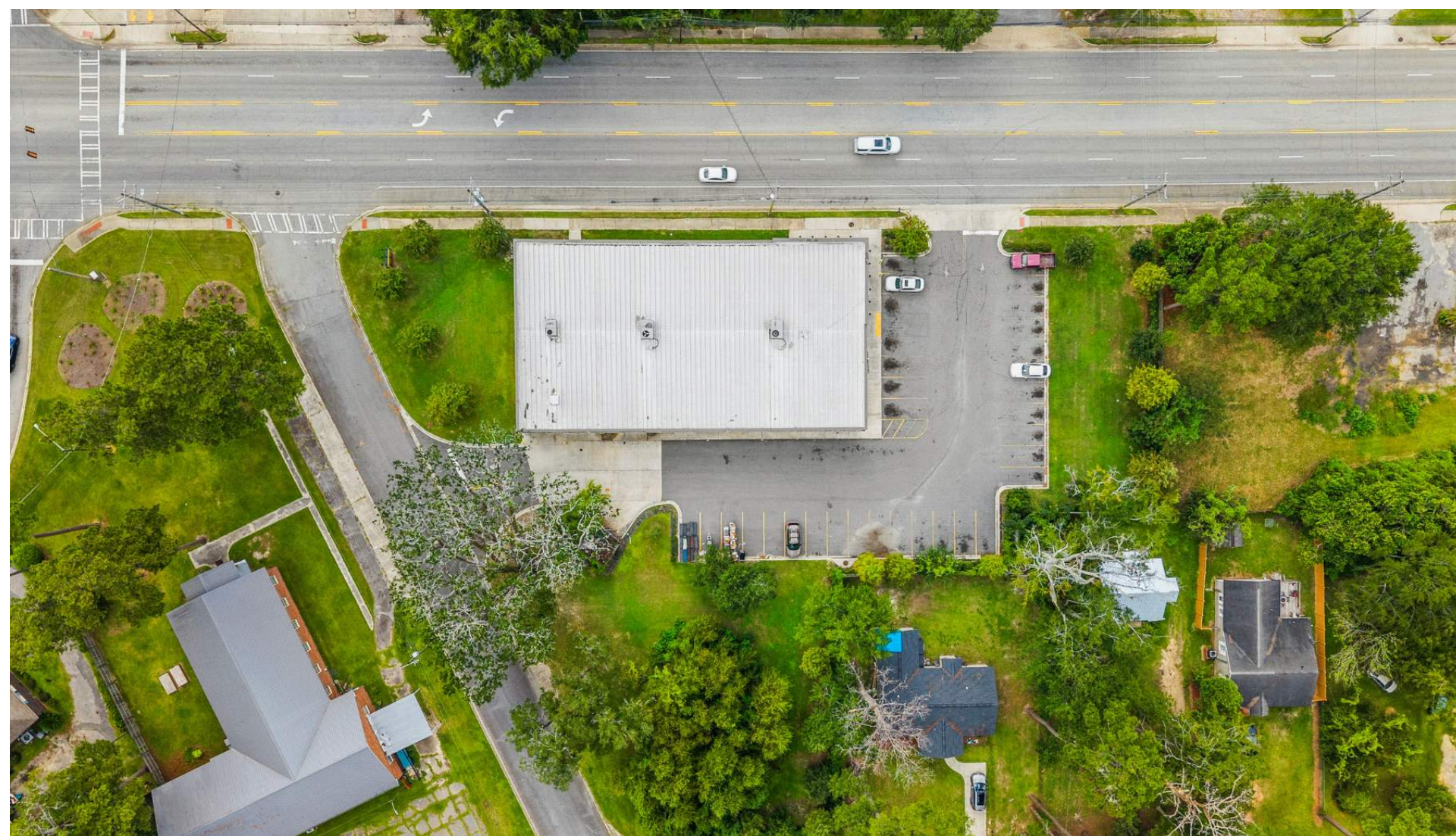
5 | OFFERING SUMMARY

LIST PRICE:	\$1,500,529
CAP RATE:	6.80%

NOI:	\$102,036
LEASE START:	12/01/2020
LEASE END:	12/31/2035
TERM REMAINING:	9.31 Years
OPTIONS:	Five, 5 Year Options
INCREASES:	10% Rent Increases
BUILDING SIZE:	10,729 Square Feet
LOT SIZE:	1.3 Acres
YEAR BUILT:	2020
LEASE TYPE:	NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple





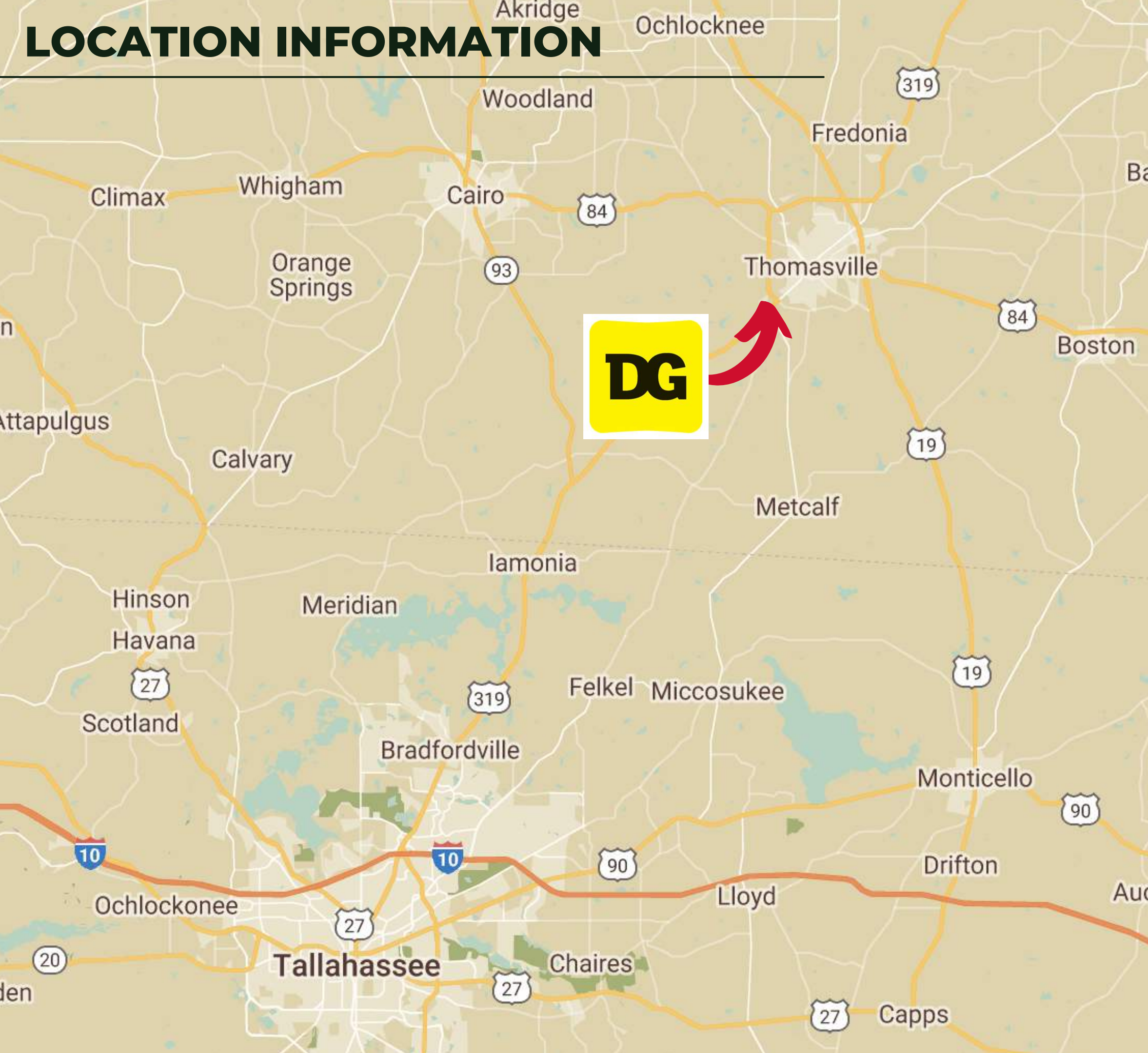




Company:	Dollar General Corporation
Year Founded:	1939
Locations:	19,986+
Annual Sales (2025):	\$42.7 billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

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



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2026 Population	3,722	19,322	28,968
2031 Projection	3,853	19,617	29,642
Annual Growth 2020-2026	0.98%	0.53%	0.78%
Annual Growth 2026-2031	0.69%	0.30%	0.46%
HOUSEHOLDS			
2026 Households	1,507	7,960	11,844
2031 Projection	1,564	8,088	12,142
INCOME			
AVG. Household Income	\$65,444	\$81,731	\$83,773



13,000+ VPD
along W Jackson St

bealls TJ-maxx ups TACO BEL

Chick-fil-A TSC TRACTOR SUPPLY CO

Walmart Supercentre Wendy's McDonald's DQ

OLLIE'S GOOD STUFF CHEAP CVS pharmacy

Thomasville High School

Domino's Pizza Auto Zone

NAPA PAPA JOHN'S

Downtown Thomasville

SUBJECT PROPERTY

Thomas University

STARBUCKS COFFEE Publix verizon

WHATABURGER ZAXBY'S LONGHORN STEAKHOUSE KFC

SEVEN BREW IHOP LOWE'S

TRUIST CIRCLE K

9 | LOCATION OVERVIEW - Thomasville, GA



Thomasville, Georgia, is the county seat of Thomas County and serves as an important commercial and employment center for southwest Georgia. The local economy is diverse, with healthcare, manufacturing, retail, education, and government services providing a substantial portion of area employment. Healthcare is particularly significant, anchored by Archbold Memorial Hospital, while Thomasville also maintains a strong manufacturing base that includes food processing, boiler and industrial equipment production, and other specialized manufacturing. Flowers Foods, a major producer of packaged bakery products, is headquartered in Thomasville and represents the area’s longstanding connection to food production and manufacturing.

Tourism, hospitality, agriculture, and small business activity also contribute significantly to Thomasville’s economy. The city is known for its historic downtown, Victorian architecture, restaurants, shops, cultural attractions, and the surrounding Red Hills region, which has a longstanding tradition of quail hunting and outdoor recreation. Thomas County recorded approximately \$86.8 million in visitor spending in 2023, directly supporting 892 tourism-related jobs. Downtown Thomasville continues to serve as an economic hub as well, attracting private investment and supporting locally owned retail, dining, and service businesses. Together, the city’s combination of healthcare, manufacturing, tourism, agriculture, education, and regional retail provides Thomasville with a relatively diversified economic base.



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