

DOLLAR GENERAL FOR SALE



1301 West Screven Street, Quitman, GA 31643

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PROPERTY DETAILS & HIGHLIGHTS



Property Type	Retail
Property Subtype	Free Standing Building
Building Size	8,686 SF
Lot Size	0.86 Acres

Exclusive Realty is pleased to present this 8,686 SF Dollar General store located in Quitman, Georgia. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of “BBB” and this is classified as investment grade. Dollar General has exercised all of their options to extend at this location, demonstrating commitment to the site.



- Dollar General is ranked 106 on the Fortune 500 Company List
- Dollar General has a \$48 Billion market cap: DG:NYSE
- 8,686 square feet on 0.86 acres of land
- Tenant has exercised all 3 of their options demonstrating commitment to the site
- NN Lease/Minimal Landlord Responsibility
- Corporate Guaranteed Lease
- Below Average Price/SF and Rent/SF



INVESTMENT SUMMARY

Sale Price

\$455,260

OFFERING SUMMARY

Net Operating Income (NOI)	\$33,006.40
Cap Rate	7.25%
Tenant	Dollar General
Lease Type	NN
Taxes & Insurance	Tenant Responsibility
CAMs	Tenant Responsibility
Roof & Structure	Landlord Responsibility
Parking Lot	Landlord Responsibility
Lease Commencement Date	02/01/2001
Lease Expiration Date	01/31/2026
Term Remaining	2.75 Years
Options	None Remaining
Increases	N/A
Lease Guarantor	Dollar General Corporation

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Building Size	8,686 SF
Lot Size	0.86 Acres
Parking Lot	Concrete
Zoning	Commercial
Vehicles Per Day	13,854

**DOLLAR
GENERAL®**



TENANT PROFILES

The Dollar General logo is displayed in a yellow rounded rectangle with a grey drop shadow. The text "DOLLAR GENERAL" is written in a bold, black, sans-serif font. A registered trademark symbol (®) is located to the right of the word "GENERAL".

TENANT OVERVIEW

Company:	Dollar General, Inc.
Founded:	1939
Locations:	19,000+
Total Revenue:	\$34.22 Billion
Net Worth:	\$45.94 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT SUMMARY

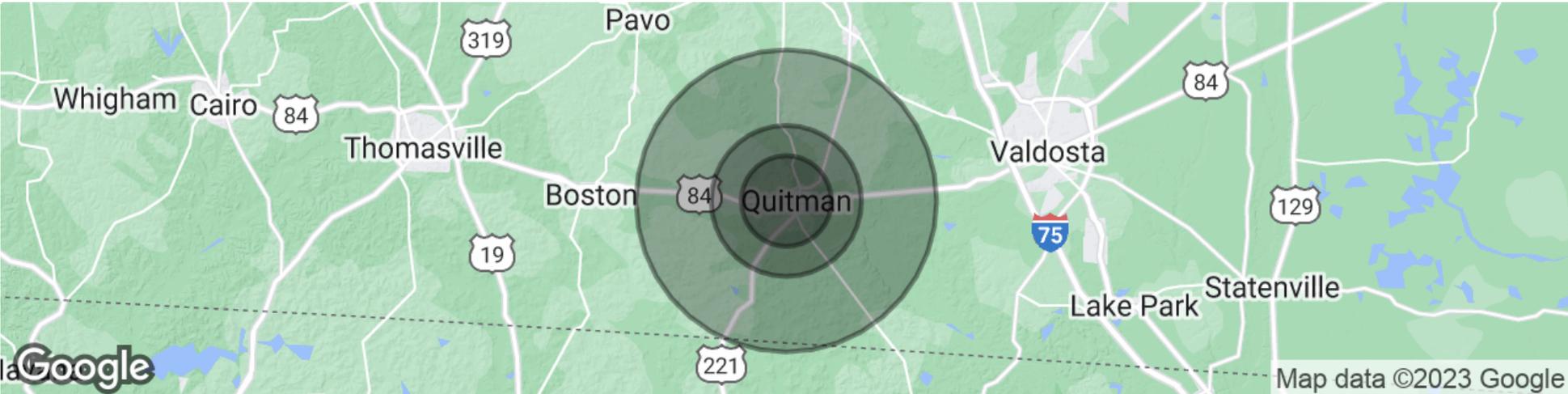
Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of March 2023, Dollar General operates more than 19,000 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As it continues to expand and grow, the company remains committed to its mission of providing convenient and affordable products to its customers, particularly those living in rural and suburban areas.

TENANT HIGHLIGHTS

- Over 19,000 stores in the United States
- Deemed "Essential Business"
- Dollar General has over 160,000 Employees
- Ranked #106 on the Fortune 500 Company List
- Launching a new retail concept - Popshelf - designed to appeal to Consumers with more disposable income
- Ranked #360 in the Global 2000 in Forbes 2022



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,761	5,796	10,171
Average Age	39.4	38.9	42.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,639	2,526	5,006
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$56,890	\$58,529	\$63,707
Average House Value	\$111,976	\$125,650	\$129,362

* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



PARCEL AND TRAFFIC COUNTS



1301 West Screven Street, Quitman, GA 31643



LOCATION / CITY SUMMARY



★ Designed by TownMapsUSA.com

LOCATION DESCRIPTION

This Dollar General is highly visible and well positioned on Screven Street (Highway 84) which sees 13,854 cars per day. The ten mile population from the site exceeds 10,000, while the three mile average household income exceeds \$56,890 per year, making this location perfect for a Dollar General.

Quitman, situated to the west of Valdosta in the southwest region of Georgia, became an incorporated town on December 19, 1859, and currently serves as the county seat of Brooks County. This delightful town is celebrated for its bountiful heritage, historic residences and estates, and thriving agriculture, which constantly incorporates innovative techniques. Visitors to Quitman can enjoy the multitude of community events and festivals that celebrate the cultural significance of the area.

Quitman is popularly known as the Camellia City due to the copious amounts of these plants grown locally, as well as its connection with Betty Sheffield, the First Lady of Camellias. It is also distinguished for having one of the largest historic districts per capita in the state of Georgia, with the Quitman Historic District comprising primarily of brick buildings from the late 19th and early 20th centuries in the commercial district, and a diverse array of mainly wooden frame homes from various eras and styles in the residential area.

Quitman's economy is driven predominantly by farming and the automobile industry, with Cass Burch Automotive Group's Dodge Chrysler Jeep & Ram and Chevrolet dealerships located in the downtown region.



MEET THE TEAM



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