

# FOR SALE

DOLLAR GENERAL  
2586 Hwy 101 S  
Villa Rica, Georgia 30180



**EXCLUSIVE**  
— REALTY —



## INVESTMENT HIGHLIGHTS

- 9,026 sq. ft. Dollar General Store
- Retail Freestanding Building on 1.7 Acres of Land
- No Landlord Responsibility
- Lease Expires 2026
- Built in 2011
- Corporate Guaranteed Lease
- NNN Lease
- The median home value within a one mile radius exceeds \$168,000

PRICE:	\$1,354,841
CAP RATE:	6.9%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 YEAR
OPTIONS:	4 (5) YEAR OPTIONS

**FOR MORE INFO CONTACT: STEVE SAGMANI**

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,014 SF Dollar General store located in Villa Rica, Georgia. The property has a NNN Lease with zero Landlord responsibility. The lease has 4 (5) year options. The lease is corporately guaranteed by Dollar General Corp.

The five mile average household income exceeds \$76,000 per year, making this location ideal for a Dollar General. The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.



## INVESTMENT SUMMARY

LIST PRICE:	\$1,354,841
CURRENT NOI:	\$93,484
INITIAL CAP RATE:	6.9%
BUILDING SIZE:	9,026 sq. ft.
LAND ACREAGE:	1.7 acres
ZONING:	Commerical
YEAR BUILT:	2011
TENANT:	Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING:	Tenant Responsibility
LEASE START DATE:	02/21/2011
LEASE EXPIRATION DATE:	02/21/2026
LEASE TERM REMAINING:	5 Years
OPTIONS:	4 (5) Year Options
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollar-general.com">www.dollar-general.com</a>

## FOR MORE INFORMATION CONTACT:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## TENANT PROFILE



**DOLLAR  
GENERAL®**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 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.

## TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
Average HH Income	\$94,075	\$82,077	\$76,627	Total Population	619	7,770	23,528
Median Home Value	\$168,823	\$155,891	\$150,164	2026 Population Projection	688	8,397	25,270

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Villa Rica, (Spanish, Italian, and Portuguese translation: Rich Village) is a city in Carroll and Douglas counties in the U.S. state of Georgia. Located near downtown Atlanta, a decision to develop housing on a large tract of land led to a major population boom at the turn of the 21st century: the population was 4,134 at the 2000 census; it had grown by 238%, to 13,956, at the 2010 census; and is estimated at 16,058 in 2019, nearly quadrupling its population in just 19 years.

The location which was to become Villa Rica was originally settled in 1826 along what is now Dallas Highway. This land was ceded by the Creek people in 1825 with the second Treaty of Indian Springs signed by Chief William McIntosh. In 1826, farmers and gold miners arrived in the area from Pennsylvania, New Jersey and Delaware to what was then known as "Hixtown" (named after a local tavern operator, incorporated in 1830). One mile south was Chevestown, owned by Allison Cheeves. Hixtown and Chevestown moved to Villa Rica's present location in 1882 when the railroad was built. Many of the original structures were physically moved to the new site (now known as the North Villa Rica Commercial Historic District) by rolling them on logs pulled by horses. The city was incorporated as Villa Rica in 1881. The name Villa Rica is derived from the Spanish for "rich village", and the city's name change was done to help promote the gold that had been found in the area.



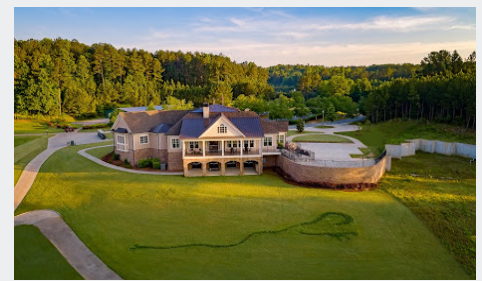
### Pure Mountain Gold Museum

Land Lot 206, known as Pine Mountain, was drawn by Robert Fleming of Jefferson County as part of the Second Georgia Land Lottery in 1826. The first mining town to spring up in the area was known as Hixtown. It was located about one mile northeast of the present downtown area. It was changed to Villa Rica (Spanish for "City of Riches" because of the gold) in 1832.



### Clinton Nature Preserve

This 200-acre park contains nature trails and open exploration areas along with the Carnes Cabin, a pre-Civil War residence, which is listed on the National Register of Historic Places. The park was donated to Douglas County by Ms. Annie Mae Clinton and is required by Ms. Clinton's will to remain in its natural state as much as possible.



### The Frog Golf Club

Designed by legendary golf course architect Tom Fazio, the parkland-style, 18-hole championship public golf course at The Frog Golf Club opened in 1998 to high acclaim. The Frog is recognized among the top courses in Georgia and is located just 40 miles from downtown Atlanta off I-20 in Villa Rica.



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