



LEGACY

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1342 PINE ST, UNADILLA, GA 31091

DOLLAR GENERAL

FOR SALE \$363,792 | 10.0% CAP

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DOLLAR GENERAL®UNADILLA, GA

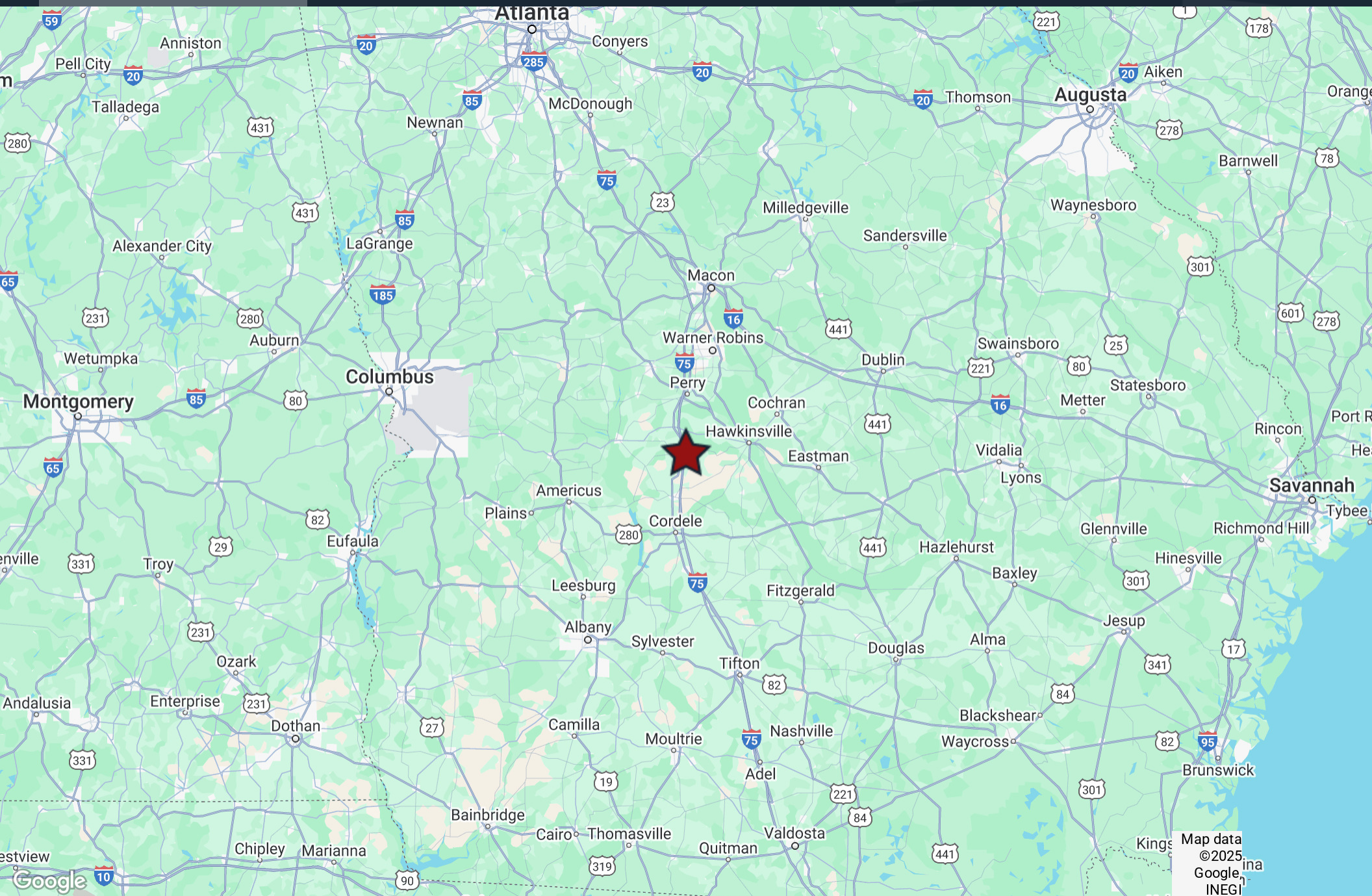
- **Single Tenant Freestanding Dollar General** Located in Unadilla, GA
- **Demographics** - 2,000+ People Reside within 3 Mile Radius of Site
- **Dollar General (NYSE: DG)**, Ranked #128 on the Fortune 500, Reported Revenues North of \$39 Billion for FY2023, Representing a 7.56% Increase Year-Over-Year
- **Affluent Area** - Average Household Income Nearly Exceeds \$80,000 within 3 Mile Radius of Site
- **Dollar General Holds an Investment Grade Credit Rating** of "BBB" With S&P and a Positive/Stable Outlook
- **Essential Retailer** - Internet, Pandemic, and Recession Resistant Tenant

PROPERTY DETAILS

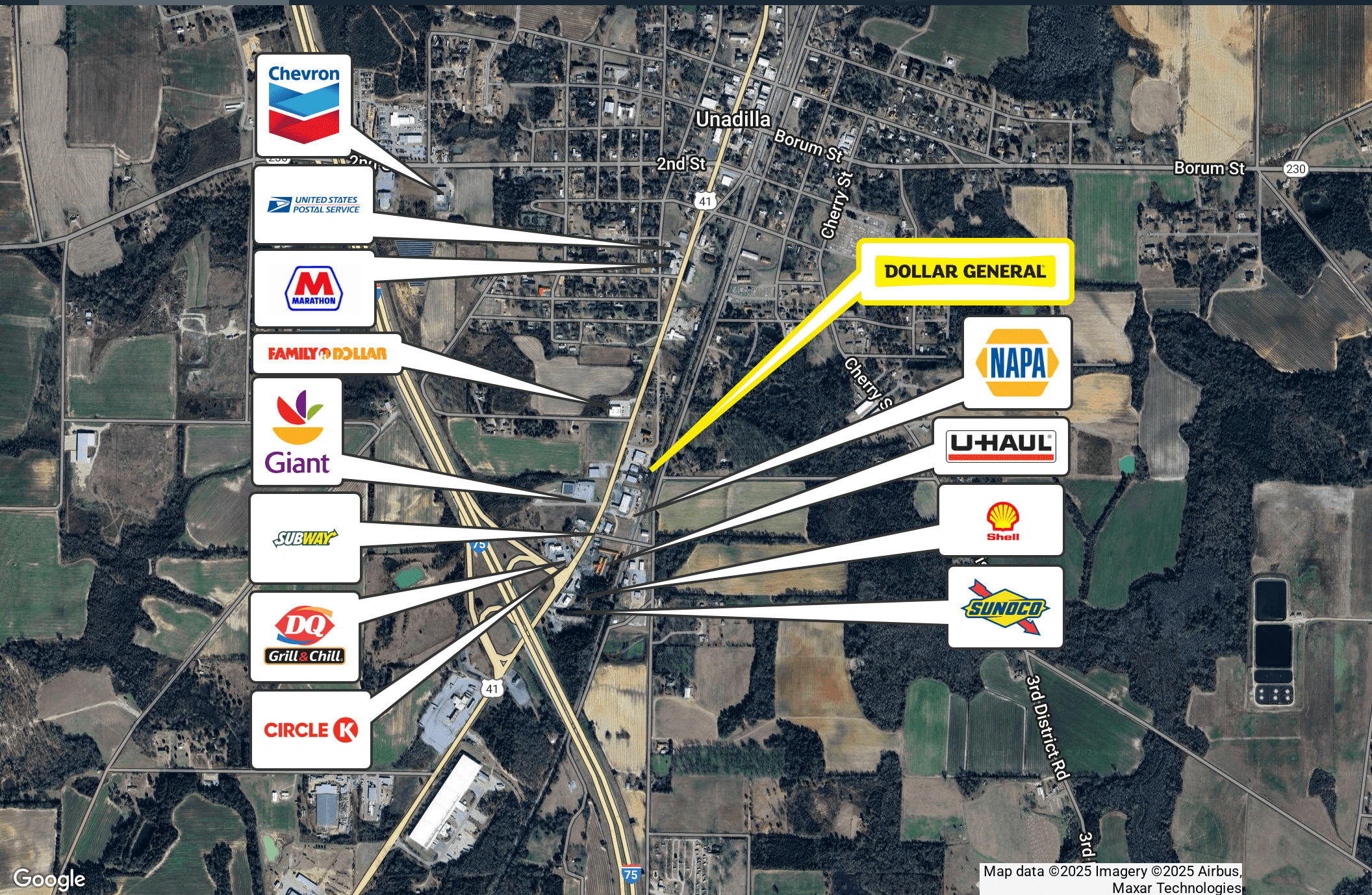
Building Area:	11,000 SF
Land Area:	1.5 Acres
Year Built:	1967
Guarantor:	Corporate
Price:	\$363,792
Cap Rate:	10.0%
Price (PSF):	\$33.07

LEASE OVERVIEW

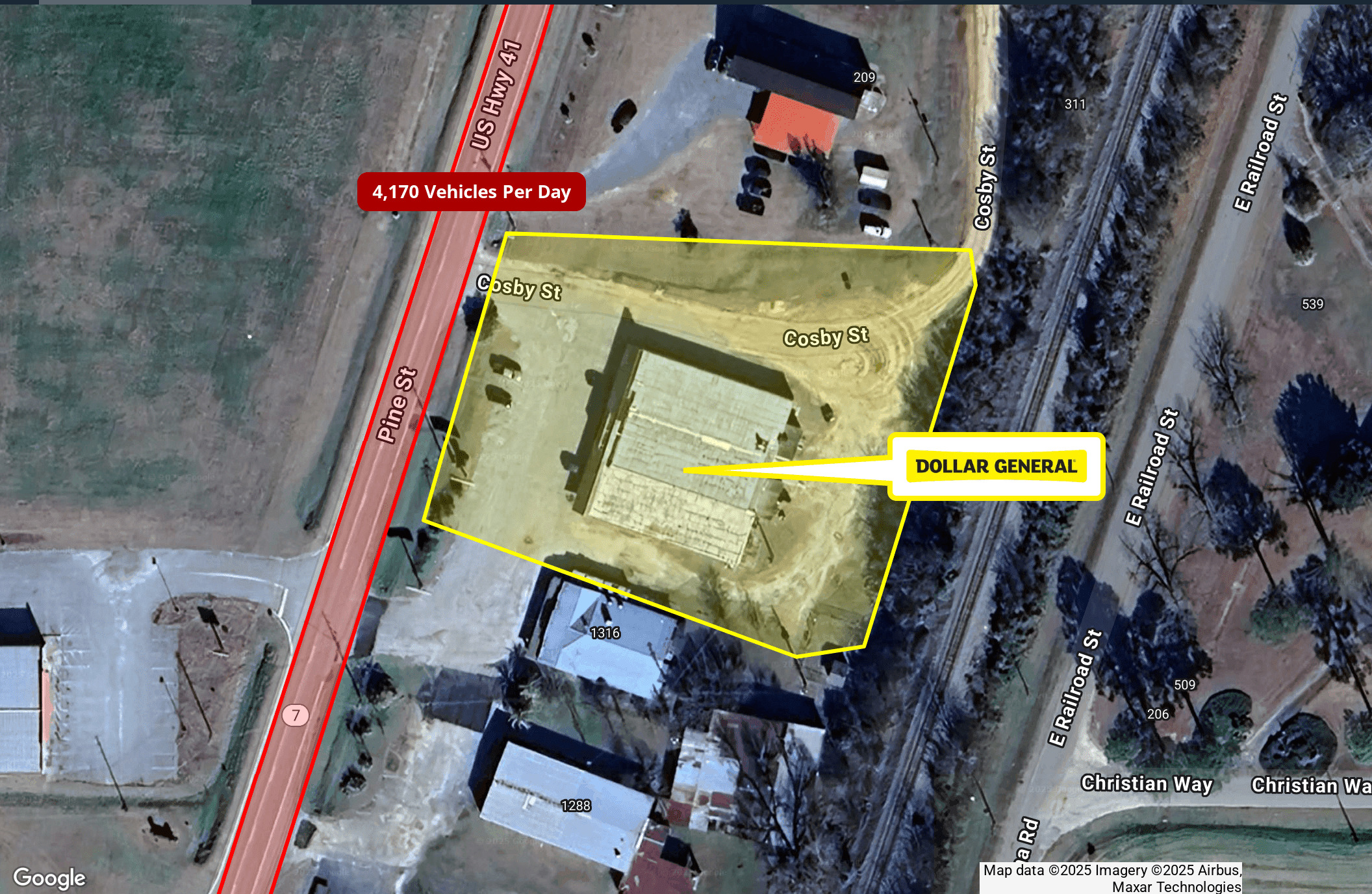
Remaining Lease Term:	5.5 Years
Rent Commencement:	7/26/1999
Lease Expiration:	8/31/2030
NOI:	\$36,379.20
Lease Type:	NN
Scheduled Rent Increases:	10% Per Option
Options & Increases:	(1) 5 Year
Parking Lot:	Landlord
Property Taxes/Insurance:	Tenant Reimburses
CAM:	Tenant Reimburses \$1000 per year
Roof & Structure:	Landlord
HVAC:	Tenant < \$500



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DOLLAR GENERAL

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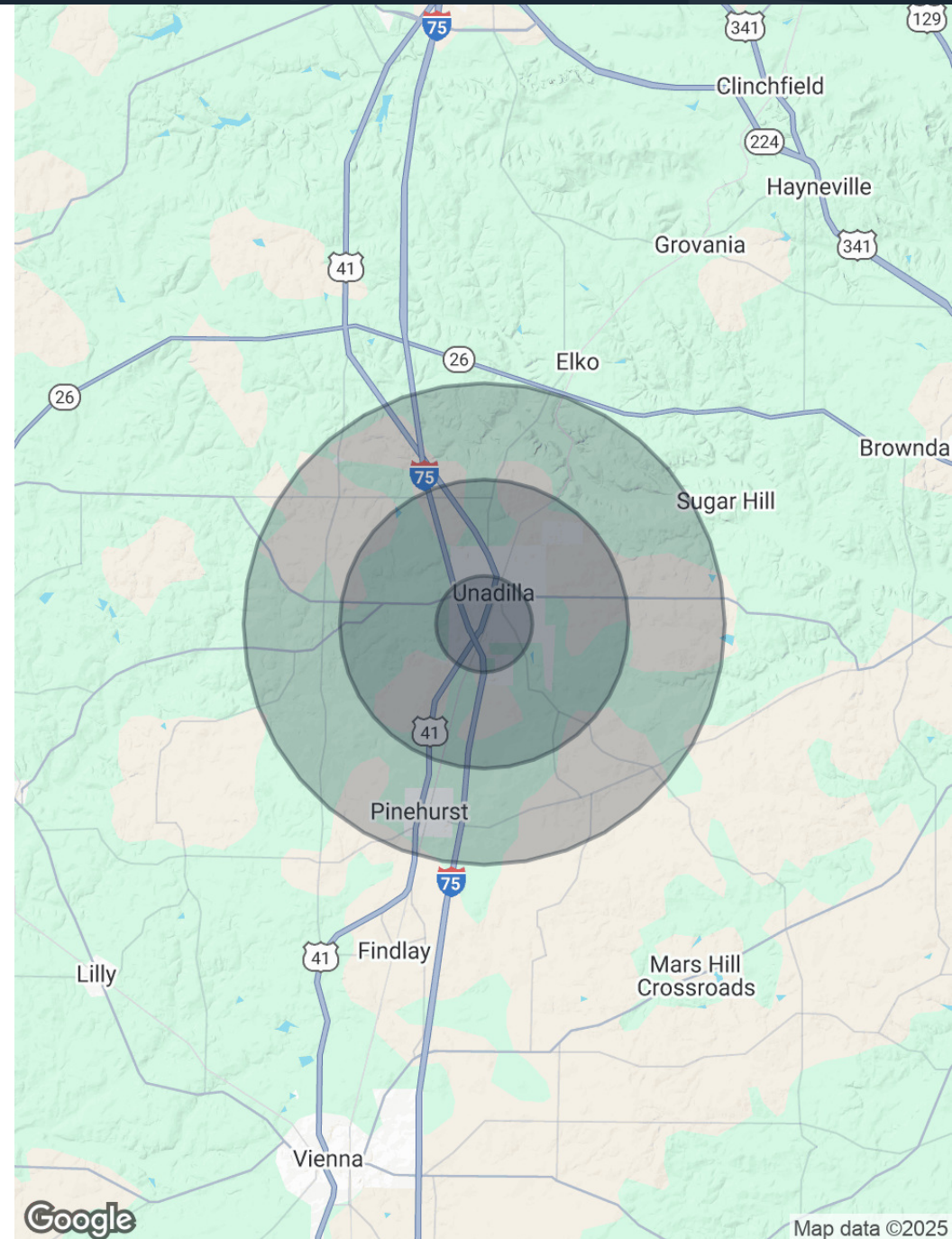
DEMOGRAPHICS MAP & REPORT

1342 PINE ST | UNADILLA, GA 31091

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	717	2,147	3,292
Average Age	42	43	43
Average Age (Male)	41	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	188	533	919
# of Persons per HH	3.1	3.8	3.5
Average HH Income	\$74,816	\$79,702	\$87,059
Average House Value	\$121,258	\$122,714	\$134,424

Demographics data derived from AlphaMap





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