



REPRESENTATIVE IMAGE SHOWN



## NEW Upgraded NNN Dollar General

Manor, GA

ASKING PRICE:

**\$ 1,864,178**

ASKING CAP:

6.75%

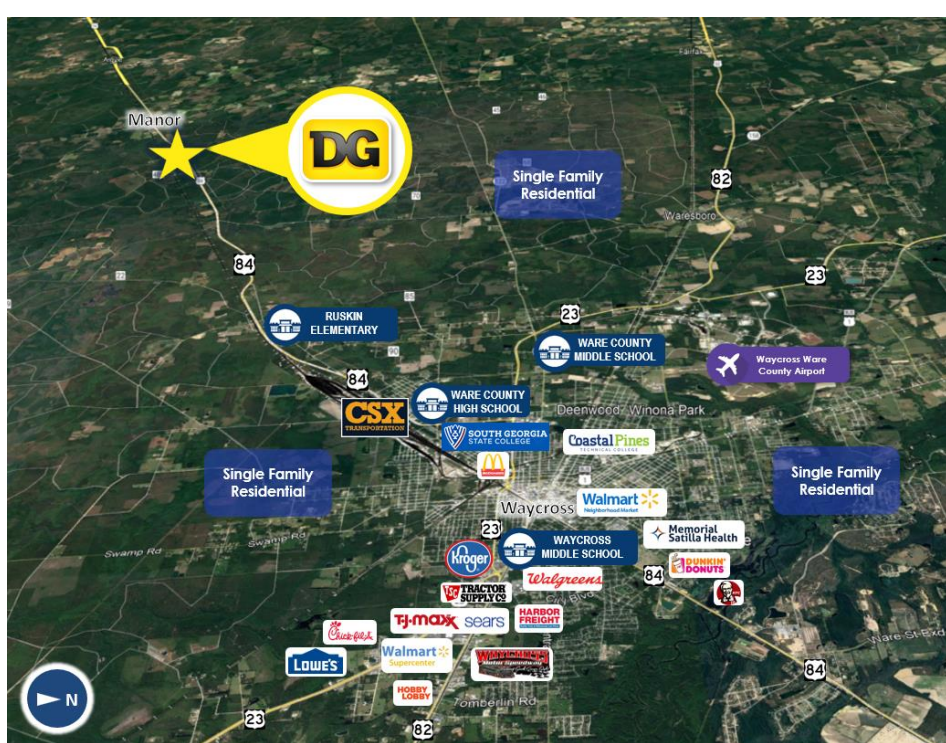
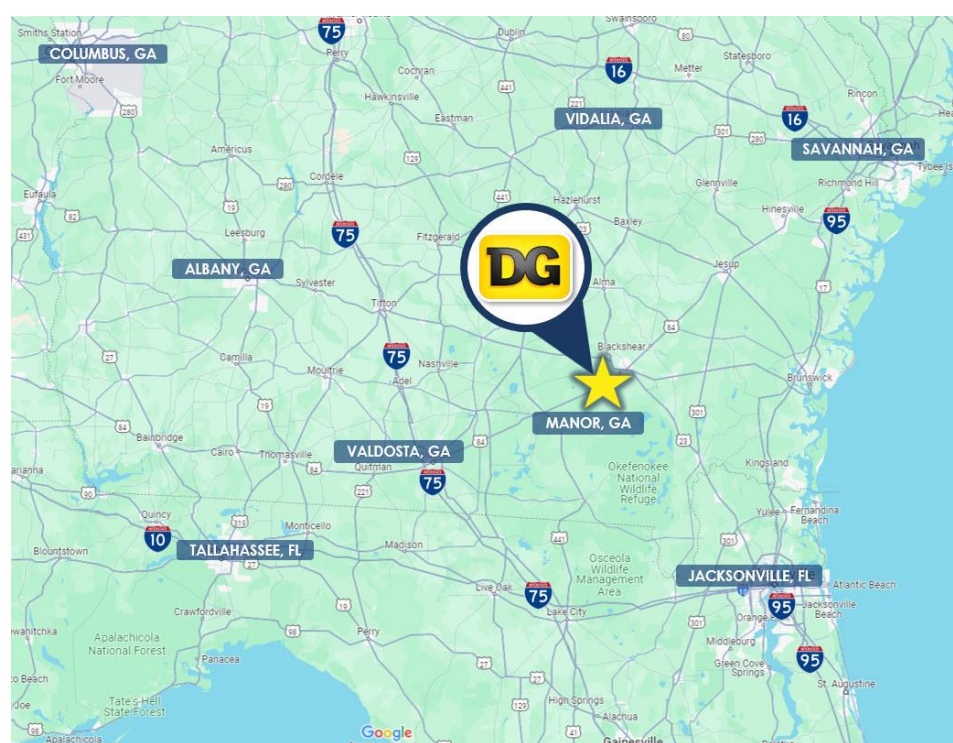
### SUMMARY

YEAR BUILT:	2024
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

### HIGHLIGHTS

- Freestanding Dollar General Store
- Absolute NNN Corporate Backed Lease
- New 2024 Construction
- Upgraded Storefront
- **Five (5) – Five (5) Year Option Periods with 5% Guaranteed Rental Increases Every 5 Years during Initial Term and in each Option Period**
- Average Household Income exceeds \$124,478 Within a 3-Mile Radius of Site
- Located along US - 84, a major north-south thoroughfare between Waycross and Valdosta
- Limited Competition in Immediate Surrounding Market Should Equate to Strong Store Sales Performance
- Conveniently located 15 miles to Waycross, GA

### PHOTOS



### FOR MORE INFORMATION

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