

DOLLAR GENERAL

JAKIN, GA

SINGLE-TENANT TRIPLE-NET INVESTMENT

DOLLAR GENERAL



OFFERING MEMORANDUM

Marcus & Millichap

OFFERING SUMMARY

Offering Price \$1,085,000

Annual Rent \$81,336

Cap Rate 7.50%

PROPERTY INFO

Address 1197 J Q Harvey River Road
Jakin, GA 39861

Building Size 9,100 SF

Year Built 2018

Lot Size 2.06 Acres

Tenant Trade Name Dollar General

Lease Guarantor Corporate

Lease Type Absolute NNN

CAM, Tax, Insurance
Roof & Structure Tenant Responsible

Original Lease Term 15 Years

Rent Commencement September 01, 2018

Lease Expiration August 31, 2033

Term Remaining on Lease 7+ Years

Increases 10% Increases in Options

Options Remaining 5x5 Years



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

Within 40 Minutes of a Major Regional Hub | Close Proximity to County Seat

- Jakin is located in southwest Georgia in Early County, positioned along U.S. Highway 84 near the Georgia–Alabama state line. The town sits approximately 20 miles from the county seat of Blakely and about 25–30 miles east of Dothan, the region’s primary employment, healthcare, and retail center.
- Located roughly 35 minutes from Dothan Regional Airport, .5 hours from Tallahassee, and about 1 hour and 45 minutes from the Gulf Coast in Panama City.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities-Tenant responsible for roof & structure.
- 7+ years remaining on base lease term with options periods remaining.
- The lease features 10% rental increases in each of the five, five-year option periods, with potential for lease ending 2058.

No Immediate Competition | Rural Hwy Location | Regional Colleges Nearby

- This is the only general merchandise/every day needs store in the immediate area and within a 5-mile radius.
- The property benefits from strong accessibility along regional highway corridors connecting Jakin to nearby communities including Blakely and Donalsonville.
- Several higher-education institutions are located within roughly 60–90 miles of the area, including Albany State University, Florida State University in Tallahassee, and Troy University, contributing to the broader regional economic activity and workforce presence.

POPULATION

	3 mile	5 mile	10 mile
2020 Population	604	1,336	8,044
2025 Population	699	1,498	7,918
2029 Population Projection	712	1,530	7,887
Median Age	47.9	47.5	44.1

HOUSEHOLDS

	3 mile	5 mile	10 mile
2020 Households	253	556	3,285
2025 Households	293	623	3,217
2029 Household Projection	300	638	3,206
Owner Occupied Households	233	501	2,284
Renter Occupied Households	67	137	922
Avg Household Size	2.4	2.4	2.4
Total Specified Consumer Spending	\$6.8M	\$15.5M	\$88M

INCOME

	3 mile	5 mile	10 mile
Avg Household Income	\$61,352	\$59,982	\$67,700
Median Household Income	\$41,250	\$41,442	\$50,386
< \$25,000	92	219	924
\$25,000 - 50,000	71	132	676
\$50,000 - 75,000	68	121	504
\$75,000 - 100,000	18	52	332
\$100,000 - 125,000	8	25	216
\$125,000 - 150,000	18	39	338

LEASE SUMMARY & RENT SCHEDULE

Tenant: Dollar General

Guaranty: Corporate

Rent Commencement Date: September 01, 2018

Lease Expiration Date: August 31, 2033

Lease Type: Absolute NNN

Remaining Firm Lease Term: 7+ Years

Option Periods: Five, Five-Year with 10% Rental Increases

Roof & Structure: Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – August 31, 2033	\$6,778	\$81,336	7.50%
<i>OPTION 1: September 01, 2033 thru August 31, 2038</i>	\$7,456	\$89,472	8.25%
<i>OPTION 2: September 01, 2038 thru August 31, 2043</i>	\$8,202	\$98,424	9.07%
<i>OPTION 3: September 01, 2043 thru August 31, 2048</i>	\$9,022	\$108,264	9.98%
<i>OPTION 4: September 01, 2048 thru August 31, 2053</i>	\$9,924	\$119,088	10.98%
<i>OPTION 5: September 01, 2053 thru August 31, 2058</i>	\$10,917	\$131,004	12.07%

TENANT SUMMARY

Founded in 1939 and headquartered in Goodlettsville, Dollar General is one of the largest discount retailers in the United States. The company operates more than 20,000 stores across 48 states, primarily serving rural and suburban communities with convenient access to affordable everyday essentials. Dollar General offers a broad assortment of merchandise including consumables, packaged and fresh food, snacks, health and beauty products, cleaning supplies, basic apparel, and seasonal items. Consumables typically account for the majority of sales, providing strong recurring customer traffic and consistent store performance.

Dollar General Corporation is publicly traded on the New York Stock Exchange and employs more than 180,000 people nationwide. Through disciplined expansion and a focus on value-oriented consumers, the company has maintained a long-term growth strategy that includes opening hundreds of new locations annually.

Dollar General's strong brand recognition, essential-goods product mix, and extensive national footprint position the company as a stable and reliable tenant in the single-tenant net lease sector.



DOLLAR GENERAL

\$40.61 B

ANNUAL REVENUE

BBB

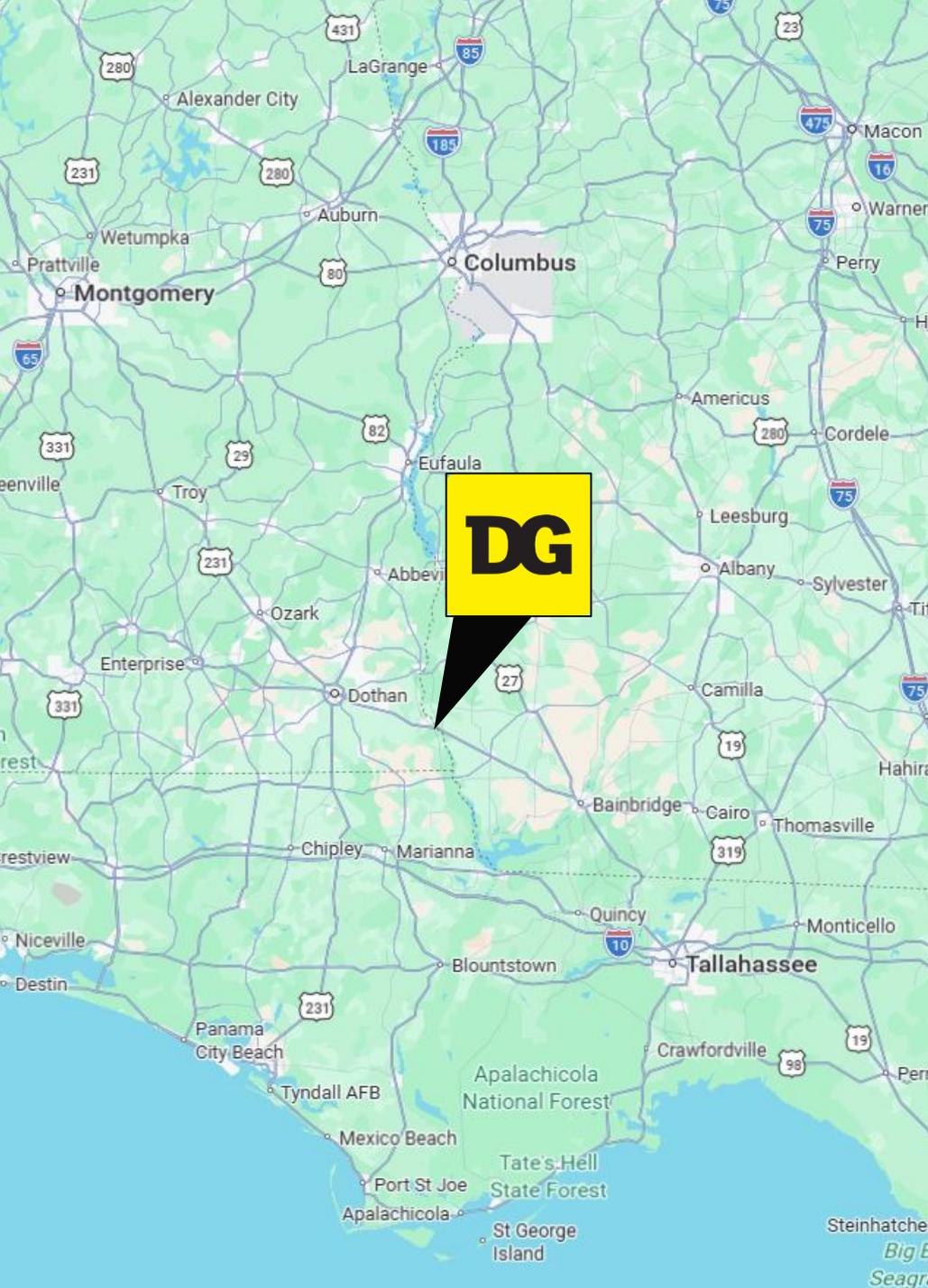
S&P CREDIT RATING

20,000+

LOCATIONS

GOODLETTSVILLE, TN

HEADQUARTERS



Jakin, GA

The town of Jakin is a small rural community located in southern Early County in Southwest Georgia. Situated along U.S. Route 84, Jakin provides convenient regional connectivity, located approximately 7 miles from Donalsonville, 21 miles from the county seat of Blakely, and about 26 miles from Dothan, a key regional employment and retail hub. This location allows residents of the surrounding rural areas to access daily necessities and services within a convenient drive-time.

Jakin serves as a local commercial center for the surrounding agricultural region, where farming and timber production remain central to the local economy. Early County is known for its strong agricultural base, with peanuts, timber, and related processing operations playing a major role in regional employment. The broader county economy is supported by a mix of agriculture, manufacturing, healthcare, and education employers, providing a stable economic foundation for local residents.

Due to its position along a primary regional highway and its role as a service hub for surrounding farms and rural households, Jakin provides an essential retail node for everyday goods and necessities.

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DOLLAR GENERAL

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