

NET LEASE INVESTMENT OFFERING

HARRISON
CAPITAL ADVISORS



DOLLAR GENERAL MARKET STORE

Plainville, Georgia

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COMPANY OVERVIEW

About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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42+ YEARS

COMBINED COMMERCIAL
REAL ESTATE EXPERIENCE

\$850M+

IN CLOSED TRANSACTIONS

75+

NATIONAL TENANT BRANDS
REPRESENTED

INVESTMENT OVERVIEW

PROPERTY

DOLLAR GENERAL
"MARKET" STORE

ADDRESS

3400 ROME RD. SW, PLAINVILLE,
GA 30733

COUNTY

GORDON COUNTY

ZONING

COMMERCIAL

HIGHLIGHTS

- DG "Market" Store
- 15 YR NNN Lease w/ Corporate Guaranty by Dolgencorp, LLC
- Located in the Heart of Town w/ 15,400 VPD on Rome Road SW
- Close Proximity to Interstate 75 and 70 miles from Atlanta, GA
- Excellent Location Relo "Market" Store Showing Commitment to the Area
- Dollar General has over 20,900 Stores in 48 States; 34 Distribution Centers
- S&P BBB Investment Grade Credit \$40.6 Billion in Sales in Fiscal 2024
- Perfect 1031 Exchange Property
- DG Ranked #112 on Fortune 500 List

PROPERTY HIGHLIGHTS

12,687
SQUARE FEET

2.89
ACRES

40
PARKING SPACES



CONSTRUCTION

2024 Construction; Metal Over Steel Frame
Bldg. w/Masonry Trim Accents

INFORMATION

This Dollar General relo "Market" store is located on the main thoroughfare that runs through Plainville. Dollar General closed the store next to this one to open a bigger store to support the area. This store is the "Market" prototype concept size which is a larger store with added cooler/freezer space to accommodate the growing demand for fresh meat and vegetables. This location is 70 miles north of Atlanta and located 7 miles from Interstate 75.

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LEASE INFORMATION

TENANT	DOLGENCORP, LLC W/ DOLLAR GENERAL CORPORATE GUARANTY
ANNUAL RENT	\$176,064
CURRENT RENT START DATE	5/1/2024
LEASE EXPIRATION DATE	4/30/2039
ORIGINAL LEASE TERM	FIFTEEN (15) YEARS; 5% INCREASES EVERY FIVE (5) YEARS
RENEWAL OPTIONS	FIVE (5), FIVE (5) YR OPTIONS WITH 5% INCREASES
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	NONE (TAXES REIMBURSED UPON PAID TAX RECEIPT)

\$2,608,355

PURCHASE PRICE | 6.75% CAP RATE



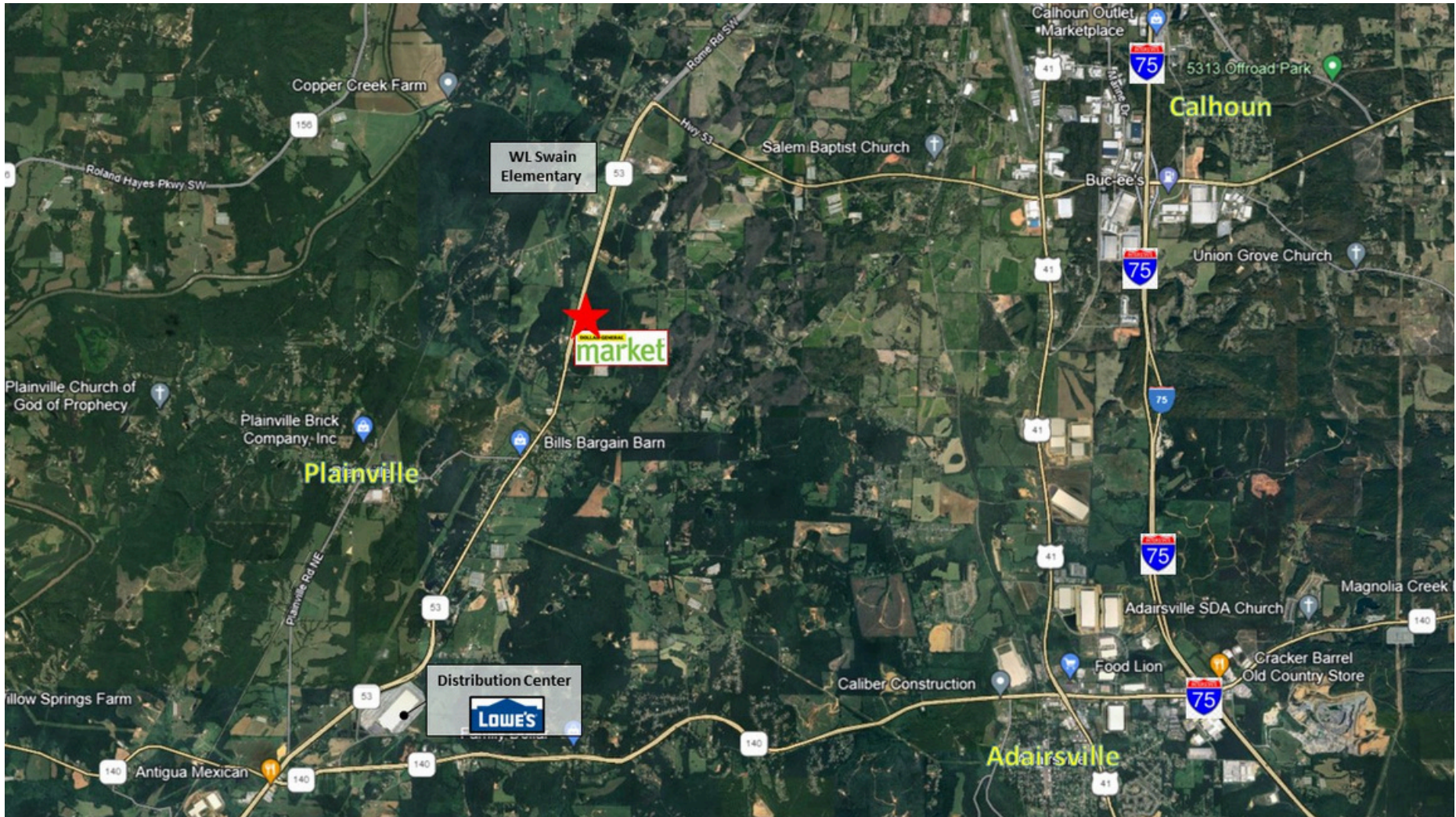
RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	5/1/2024	4/30/2029	\$176,064	
YEARS 6-10	5/1/2029	4/30/2034	\$184,867	5%
YEARS 11-15	5/1/2034	4/30/2039	\$194,111	5%
OPTION 1	5/1/2039	4/30/2044	\$203,816	5%
OPTION 2	5/1/2044	4/30/2049	\$214,007	5%
OPTION 3	5/1/2049	4/30/2054	\$224,707	5%
OPTION 4	5/1/2054	4/30/2059	\$235,943	5%
OPTION 5	5/1/2059	4/30/2064	\$247,740	5%

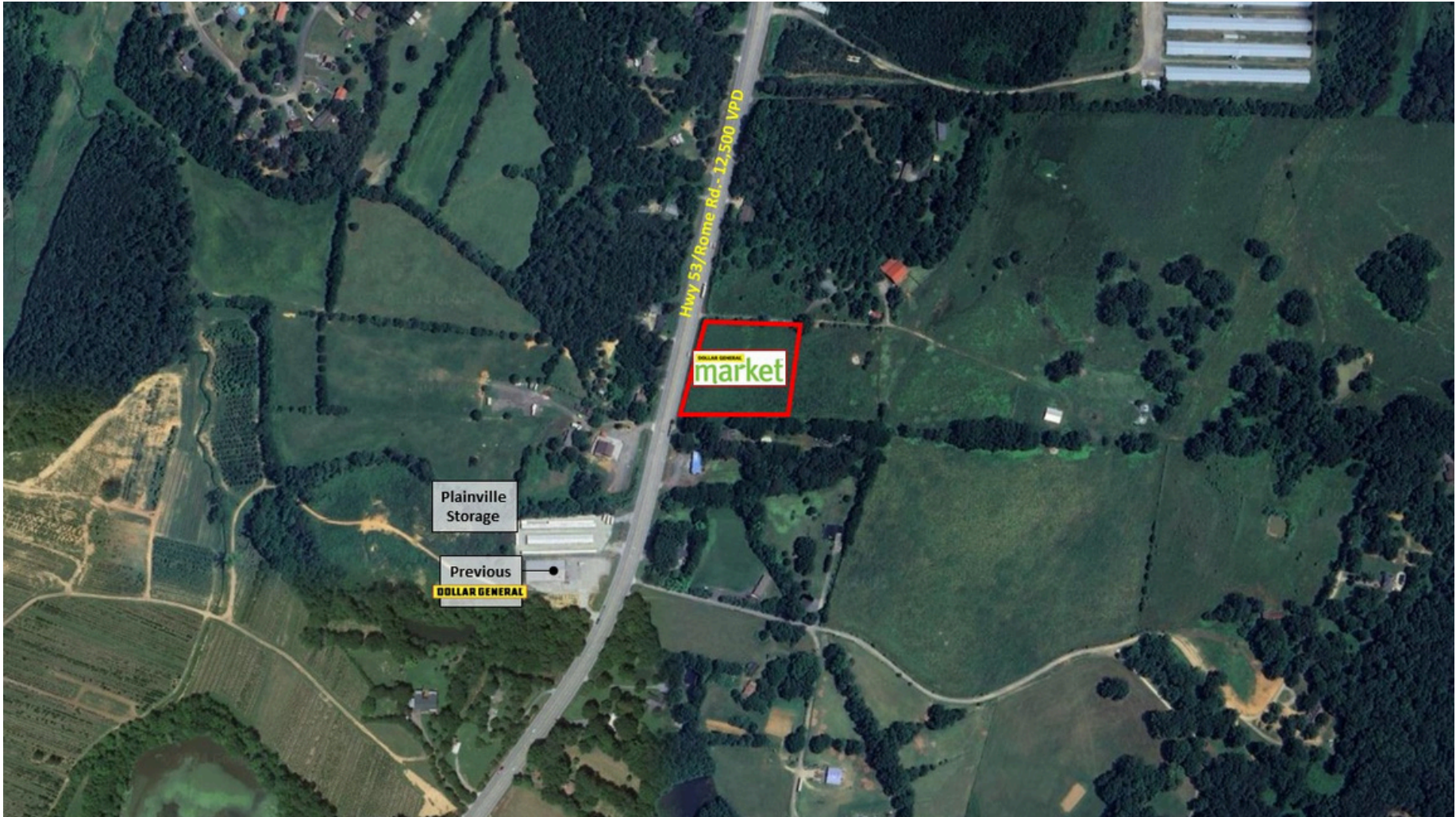
LOCAL AERIAL MAP

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LOCAL AERIAL MAP



SITE PLAN



PLAINVILLE, GEORGIA

Plainville is located in southwestern Gordon County. The southern border of the town is the Floyd County line. Georgia State Highway 53 passes 1.5 miles east of the city, leading northeast 8 miles to Calhoun, the Gordon County seat, and southwest 14 miles to Rome. Plainville is situated in the Ridge-and-Valley region of northwest Georgia, about 3 miles east of a bend in the Oostanaula River, an area known as "the Bend". Atlanta, GA is located 70 miles south of Plainville and 7 miles from Interstate 75.



SMALL TOWN CHARM



CONVENIENT LOCATION



FAMILY FRIENDLY

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 PROJECTION	901	4,928	12,041
2025 POPULATION	898	4,763	11,847
2020 POPULATION	866	4,647	11,199
2010 POPULATION	783	4,208	10,798
GROWTH RATE 2010-2020	1.01%	1.00%	0.39%
GROWTH RATE 2020-2024	0.75%	0.47%	1.24%
GROWTH RATE 2024-2029	0.34%	0.68%	0.72%

HOUSEHOLDS

2025 TOTAL HOUSEHOLD	338	1,762	4,381
2030 PROJECTED TOTAL HOUSEHOLDS	343	1,833	4,569
2010-2020 ANNUAL RATE	1.08%	1.08%	0.73%
2020-2025 ANNUAL RATE	0.82%	0.55%	1.36%
2025-2030 ANNUAL RATE	0.48%	0.79%	0.84%

AVERAGE INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$50,222	\$54,265	\$55,940
2025 AVERAGE HOUSEHOLD INCOME	\$67,514	\$72,160	\$74,880

TENANT SUMMARY

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

2025 FAST FACTS

- \$42.7 billion in sales in fiscal 2025 an increase of 5.2% over 2024
- Operating profit was \$2.2 billion in fiscal 2025
- Company reported net income of \$1.5 billion and diluted earnings per share \$6.85
- Over 20,893 retail stores as of December 2025
- 34 distribution centers throughout United States
- Ranked #111 on the Fortune 500 list as of 2025
- Included in Fortune's 2023 list of most admired companies

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DISCLAIMER

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EXCLUSIVELY OFFERED BY:

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