

DOLLAR GENERAL

719 S Davis St, Nashville, GA 31639



OFFERING SUMMARY

Sale Price:	\$1,034,482
Cap Rate:	7.25%
NOI:	\$75,000
Year Built:	2003
Building Size:	16,500 SF
Renovated:	2020
Price / SF:	\$62.70

PROPERTY OVERVIEW

Dollar General For Sale – Nashville, GA. Exceptional investment opportunity! This 16,500 sq. ft. Dollar General is perfectly situated on a 1.85-acre lot just south of downtown Nashville. Boasting a solid Net Operating Income (NOI) of \$75,000, this property is set to deliver even greater returns with a 10% rent increase scheduled for 2025.

PROPERTY HIGHLIGHTS

- 16,500 SF free-standing building
- Prime location in Nashville
- Priced well below replacement cost
- Rent is below market rate

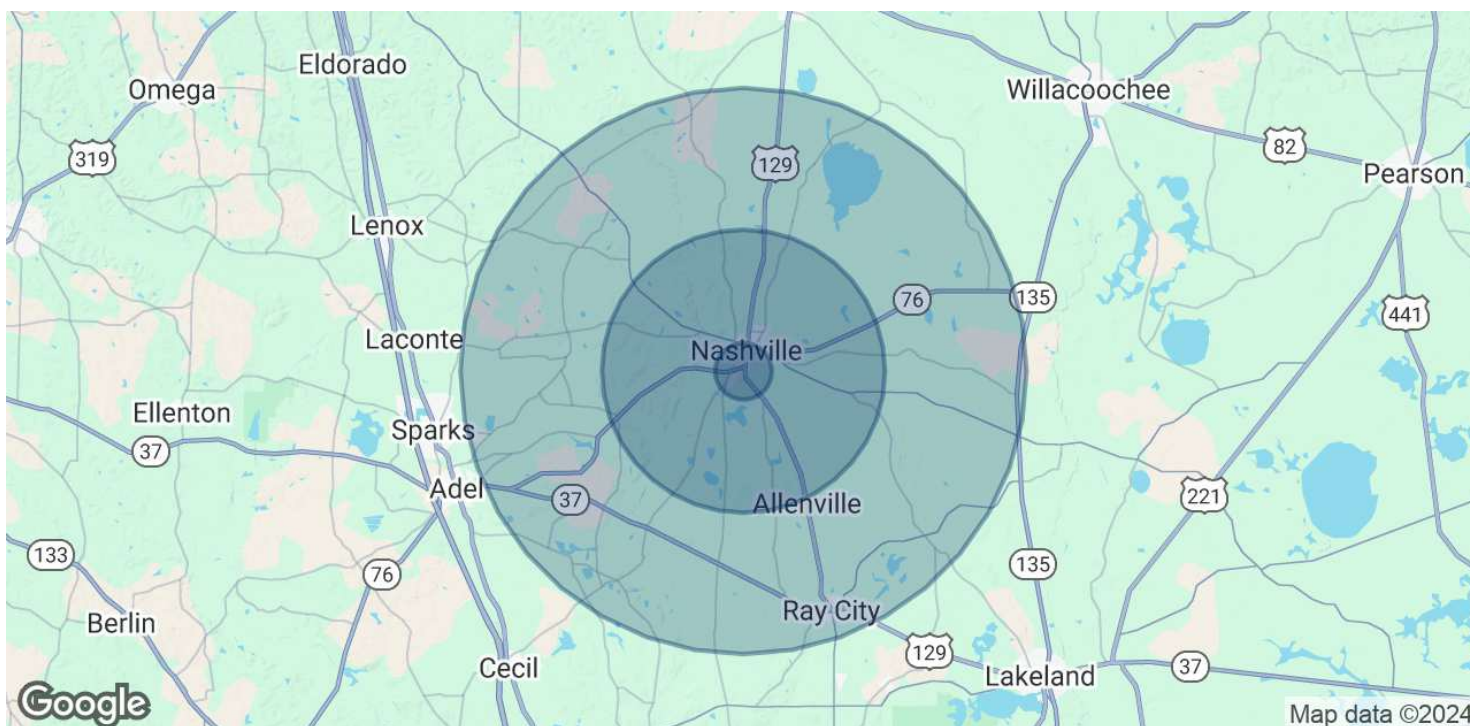
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	192	4,238	18,747
Average Age	41.2	40.0	37.5
Average Age (Male)	36.7	36.5	36.1
Average Age (Female)	43.9	43.0	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	72	1,610	7,044
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$41,613	\$40,039	\$43,410
Average House Value	\$79,308	\$81,304	\$98,246

2020 American Community Survey (ACS)

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WALTER KELLEY

Commercial Broker

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DISCLAIMER*

Walter Kelley, an owner of the property located at 719 S Davis St, Nashville, GA, is also serving as the acting broker for this transaction.

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