



**±2 MILES FROM DOLLAR GENERAL
DISTRIBUTION CENTER**

RARE EARLY 5-YR EXTENSION | ±10 MINUTES FROM 158-ACRE MIXED USED DEVELOPMENT | FUNDAMENTALLY LOW BASE RENT

DOLLAR GENERAL

3440 GA-42, STOCKBRIDGE, GA 30281

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DESIRABLE MARKET – ATLANTA, GA MSA ADVANTAGE

- Extremely dense residential market: Over 34,985 people within a 3-mile radius and over 88,296 people within a 5-mile radius; two high schools within a 10-minute drive with a population of over 2,500 students and staff.
- The subject property is strategically located on N. Henry Boulevard with traffic counts of approximately 16,600 vehicles per day.
- The site is within close proximity to State Highway 138 (42,800 VPD) and Eagles Landing Parkway (29,980 VPD) which are two primary thoroughfares traveling through the town of Stockbridge. The asset is positioned with easy access to multiple major retail corridors.
- Stockbridge is less than 25 miles from Atlanta and is part of the Atlanta, GA MSA, the 5th largest MSA in the United States.
- New construction: The Bridges at Jodeco, a 158-acre mixed-use development in Henry County Georgia, located off I-75. Featuring best-in-class grocery, shopping, dining, and entertainment along with new multi-family units, townhomes, and senior living. National retail tenant mix includes Costco, Sprouts, first-ever multi-story Chick-fil-A, Starbucks, Chipotle, Whataburger, and Valvoline. Over 850 multifamily developments are currently under construction which includes apartments, townhomes, and senior housing.
- Major Industrial Distribution Market: Over 2.2 MM SF of Class A industrial warehouses with major retailers that include Dollar General, Carter's and Goodyear.
- Close proximity to robust medical center: Sitting just 7 minutes away from Piedmont Henry Hospital, which is recognized as a 5-star hospital by the Georgia Department of Public Health in 2016, Piedmont Henry is a 259-bed with more than 1,600 employees and medical staff with over 700 physicians.

TENANT & LEASE STRUCTURE

- Dollar General has an investment grade bond rating of 'BBB/Stable' by Standard & Poor's.
- The lease is corporately guaranteed and is NN with landlord responsibilities limited to the roof, parking lot, structure, and HVAC.
- Fundamental base rent of \$9.44 PSF.
- The base term currently has nine (9) years left after a recent early lease extension form Dollar General which demonstrate their commitment to this site.

CATEGORY LEADING TENANT

- Dollar General operates over 20,000 convenient, easy-to-shop stores in 48 states
- Dollar General is expected to complete 2,385 real estate-related projects this year. That includes opening 800 more new stores, remodeling 1,500 locations, and relocating 85 stores.
- Company rankings & accolades
 - #108 on the Fortune 500 list for 2023
 - Fortune's most admired companies (2020, 2022, 2023)
 - #393 on the Fortune 500 Global (2023)
 - #17 on the National Retail Federations' Top 100 Retailers List (2023)
 - #22 on Brand Finance's Retail Report (2023)

FINANCIAL OVERVIEW

DOLLAR GENERAL



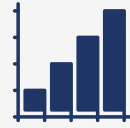
\$1,174,000

LIST PRICE



\$85,113

NOI



7.25%

CAP RATE



±9,014 SF

GLA



±1.14 AC

LOT SIZE



2004

YEAR BUILT

TENANT SUMMARY

Tenant Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Original Lease Term	10 Years
Lease Commencement Date	August 7, 2003
Lease Expiration Date	July 31, 2033
Term Remaining on Lease	±9 Years
Increase(s)	8% in Option Period
# of Options	One, 5-Year Option

ANNUALIZED OPERATING DATA

LEASE YEAR	CAP	INCREASE	ANNUAL RENT
Current - July 31, 2033	7.25%	-	\$85,113.00
Option 1	7.83%	8.00%	\$91,922.64

FINANCING INQUIRIES

For financing options reach out to:

Chad Plumly
+1 (404) 348-4873
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AERIAL MAP



SITE PLAN



42

± 11,200 VPD



LOADING SPACES

OFFICES

DOLLAR GENERAL

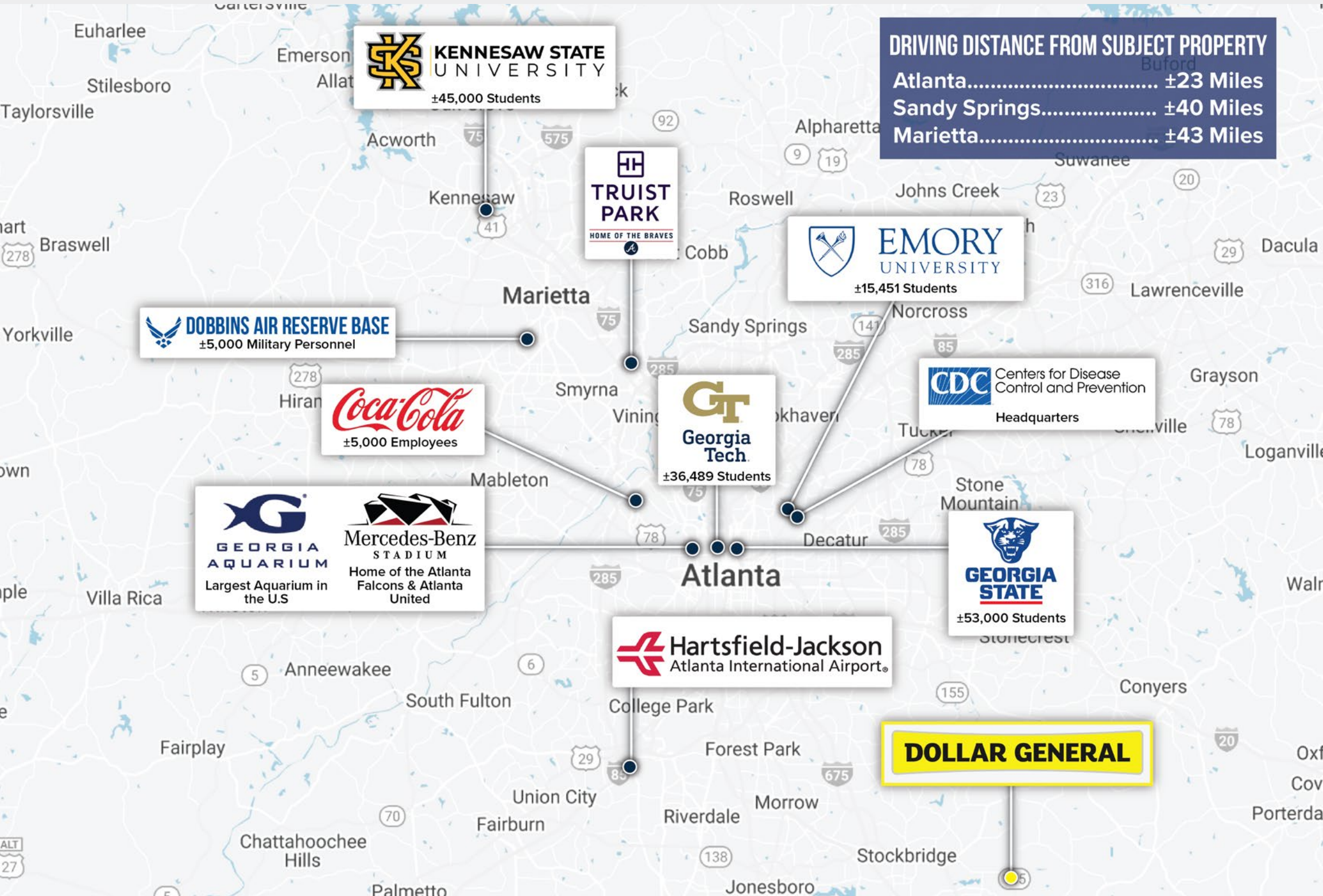
± 9,014 SF

RESTROOM

STOCK ROOM



REGIONAL MAP





DOLLAR GENERAL

Dollar General is a chain of discount stores in the United States. Founded in 1939, it has since become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,000 stores in 46 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS

Goodlettsville, TN

YEAR FOUNDED

1939

OF LOCATIONS

20,000+ stores across 48 states

WEBSITE

dollargeneral.com



19,986 STORES

IN 48 STATES & MEXICO

Source: 2023 Dollar General Annual Report



- Dollar General Stores
- Popshelf Stores
- Distribution Centers
- Fresh Distribution Centers
- Combination Distribution Centers
- Regional Hub Distribution Centers

AREA OVERVIEW

DOLLAR GENERAL

STOCKBRIDGE, GA

Stockbridge, GA, a charming city located in Henry County, offers a blend of suburban tranquility and modern convenience. Known for its picturesque landscapes and family-friendly atmosphere, Stockbridge boasts a mix of historic charm and contemporary amenities. The city features a variety of parks, local businesses, and community events that foster a strong sense of belonging among residents. Its proximity to major highways and Atlanta provides easy access to urban opportunities while maintaining a peaceful, small-town feel. With its growing residential developments and commitment to community engagement, Stockbridge presents a welcoming environment for both families and professionals.

TOP ATTRACTIONS

The city has a variety of attractions that cater to diverse interests, from historical sites and outdoor activities to dining and shopping.

STOCKBRIDGE AMPHITHEATER

A key cultural venue, this outdoor amphitheater hosts a variety of events, including concerts, theatrical performances, and community festivals. Its spacious and scenic setting makes it a popular spot for entertainment and gathering.

PANOLA MOUNTAIN STATE PARK

A natural retreat featuring hiking and biking trails, picnicking areas, and the striking Panola Mountain. The park provides a perfect escape into nature with beautiful views and outdoor activities.

STOCKBRIDGE CITY HALL AND HISTORIC DOWNTOWN

The downtown area offers a charming glimpse into the city's history with local shops, eateries, and periodic community events that highlight Stockbridge's heritage.

**2022 REGIONAL EXCELLENCE AWARD
FOR LIVABLE CENTER**
- ATLANTA REGIONAL COMMISSION

ECONOMY

Stockbridge, GA, has seen notable economic growth driven by its strategic location near Atlanta and expanding residential developments. The city's economy is supported by a mix of retail, service industries, and real estate, reflecting a thriving commercial sector and increased consumer spending. Recent developments in infrastructure and community amenities have bolstered its appeal, attracting new businesses and residents. Stockbridge's commitment to fostering a favorable environment for small businesses and entrepreneurs further enhances its economic vitality, contributing to a steady and diverse economic landscape.

TOP COBB COUNTY EMPLOYERS



AREA DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	2,442	32,089	81,361
2020 Census	3,389	34,598	90,892
2024 Estimate	3,604	35,736	94,201
2029 Projection	3,832	36,863	97,706
Annual Growth 2010-2020	38.78%	7.82%	11.71%
Annual Growth 2020-2024	6.34%	3.29%	3.64%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	885	11,667	29,131
2020 Census	1,274	12,565	32,653
2024 Estimate	1,348	13,046	33,967
2029 Projection	1,425	13,498	35,318
Annual Growth 2010-2020	43.95%	7.70%	12.09%
Annual Growth 2020-2024	5.81%	3.83%	4.02%

INCOME	1-MILE	3-MILE	5-MILE
Income < \$15,000	109	1,028	2,008
Income \$15,000 - \$24,999	147	851	2,017
Income \$25,000 - \$34,999	136	1,071	2,839
Income \$35,000 - \$49,999	188	1,635	4,517
Income \$50,000 - \$74,999	339	2,529	6,500
Income \$75,000 - \$99,999	200	2,234	5,786
Income \$100,000 - \$124,999	92	1,386	3,847
Income \$125,000 - \$149,999	50	871	2,346
Income \$150,000 - \$199,999	43	727	2,114
Income \$200,000 - \$249,999	14	280	841
Income \$250,000 - \$499,999	22	334	883
Income \$500,000+	7	100	270
Average Household Income	\$69,865	\$85,713	\$88,891
Median Household Income	\$56,692	\$68,903	\$71,341

EDUCATION	1-MILE	3-MILE	5-MILE
Less than High School Diploma	124	457	1,016
High School Graduate	115	908	2,326
College or Associate's Degree	28	422	896
Bachelor's Degree or Higher	5	348	1,391

COMMUTE TIME	1-MILE	3-MILE	5-MILE
Less than 15 Minutes	279	3,103	6,976
15 - 29 Minutes	738	6,253	16,190
30 - 44 Minutes	316	3,871	10,364
45 - 59 Minutes	192	2,056	6,100
60 or more Minutes	79	1,777	4,441
Avg Travel Time to Work (Min)	29	32	33

EMPLOYMENT CLASS	1-MILE	3-MILE	5-MILE
Class of Worker	1,690	18,989	48,988
For-Profit Private Workers	1,046	12,407	32,473
Non-Profit Private Workers	27	726	2,334
Local Government Workers	335	2,651	5,271
State Government Workers	130	736	2,258
Federal Government Workers	18	656	1,957
Self-Employed Workers	134	1,799	4,645
Unpaid Family Workers	0	14	50
In Armed Forces	21	149	220

OCCUPATION CLASSIFICATION	1-MILE	3-MILE	5-MILE
White Collar	1,000	11,182	28,462
Blue Collar	389	4,444	12,632
Service and Farming	301	3,364	7,893

ATLANTA, GA

Atlanta is the capital of and the most populous city in the state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States with over 5.9 million residents.

Atlanta is the most-visited destination in the state of Georgia. It offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to four professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, and Atlanta United FC. All of which bring over 50 million people visit Atlanta annually.

#17 BEST CITY IN THE FOR YOUNG PROFESSIONALS IN AMERICA

- Niche, 2024

#1 CITY TO START A CAREER

- GPB, 2024

ATLANTA ECONOMY

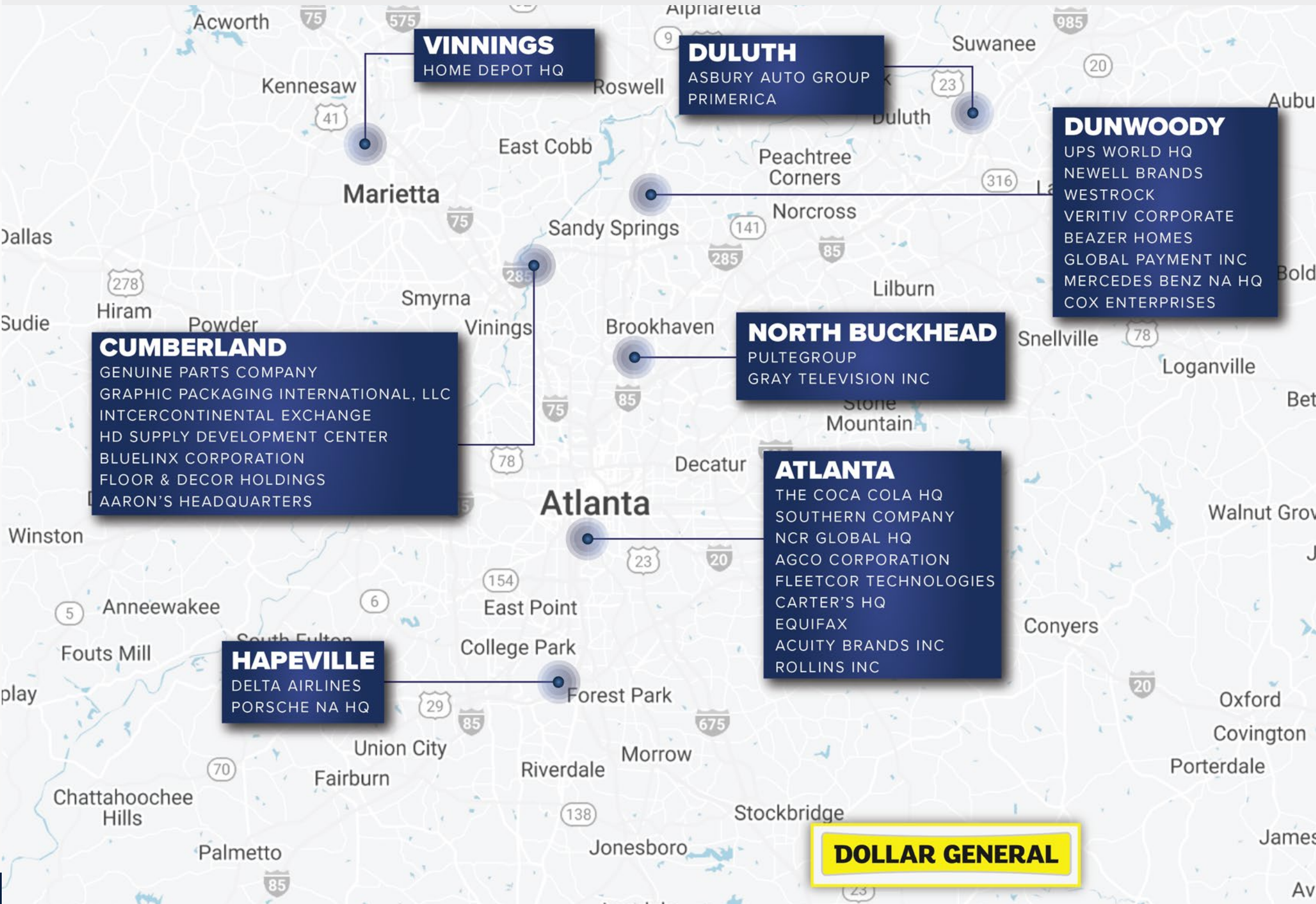
Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. **ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.**

Metro Atlanta is a thriving ecosystem for entrepreneurs, new businesses and education. Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. **THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE AND HAVE HIGH CONTRIBUTIONS TO THE STATE'S ECONOMY.**

With a GDP of \$270 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. **HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000)**, metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Global headquarters include the following:



EMPLOYER MAP



LEASE ABSTRACT

DOLLAR GENERAL

TENANT: Dolgencorp, LLC

GUARANTOR: Dollar General Corporation (Corporate)

LEASE COMMENCEMENT: August 7, 2003

UTILITIES: Lessor shall connect all utilities (except for phone service) in the demised premises prior to the lessee possession date. Lessee will transfer utilities into lessee's name and will be responsible for the payment of the same ten (10) days after lessor provides lessee with account and meter information on exhibit E, utility information sheet, attached hereto and made a part of hereof, or on the lessee possession date, whichever is the later to occur. Lessee shall have the right to select and change its utility service providers, and shall pay for all utilities used by it in the demised premises during the term of this lease and any renewal periods thereof.

ASSIGNMENT & SUBLETTING: Except as provided below, lessee may not assign or sublet the demised premises without the prior written consent of the lessor. Lessor covenants that its consent shall not be unreasonably withheld. Following any subletting or assignment, the originally named lessee herein shall not be relieved from any of the terms and conditions of this lease. After such subletting or assignment, the word lessee as used herein shall mean any such subtenant or assignee.

MAINTENANCE: Lessor shall maintain at its cost and expense in good condition and all perform all necessary maintenance, repair, and replacement to the exterior of the premises including, but not limited to, the roof, all paved areas, foundation, structural floors, exterior and load bearing walls, exterior utility lines and pipes, and all other structural portions of the building during the term of this lease and any renewal periods. Lessee shall maintain and repair all plate glass windows and doors except when caused by latent defects, or lessor, its agents, employees, or contractors.

PARKING AREA MAINTENANCE: Tenant agrees to pay landlord, as tenant's sole reimbursement to landlord for its cost of care and maintenance on the parking lot, three hundred eighty and 00/100 (\$380.00) dollars per month during the extended term, and four hundred seventeen and 92/100 (\$417.92) dollars per month during the option period, if exercised. Care and maintenance shall include lighting, cleaning (defined as a monthly cleaning), snow removal, striping, and repairs.

REAL ESTATE TAXES: Lessor shall pay at its cost and expense all taxes, assessments (including special assessments), and charges of a similar nature which may be levied by any governmental entity with respect to the demised premises. Lessee shall pay at its cost and expense all personal property taxes and assessments which may be levied by any governmental entity with respect to lessee's merchandise inventory, trade fixtures, or business operations.

INSURANCE: At all times lessee occupies the demised premises, lessee shall, at its sole cost and subject to the terms of this lease, carry and maintain general liability with general aggregate amount and per occurrence limit insurance insuring lessee against claims for injury, wrongful death, or property damage occurring in the demised premises with limits of not less than \$2,000,000 per occurrence and an aggregate of \$5,000,000.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3440 GA-42, Stockbridge, GA 30281** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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A photograph of a Dollar General store at night. The store has a dark brown roof and a large sign that reads "DOLLAR GENERAL" in yellow and blue letters. Several cars are parked in the lot in front of the store. The background shows trees and a dark sky.

DOLLAR GENERAL

DOLLAR GENERAL

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