

FOR SALE
640 W Memorial Drive
Dallas, GA



Atlanta MSA | Strong Store Sales | NN+ Lease | (2) 5-Year Renewal Options Remaining

DISCLAIMER

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Broker of Record

Neal Jernigan

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GA license number 108177

OC&A
OSWALD COOKE & ASSOCIATES



DOLLAR GENERAL®

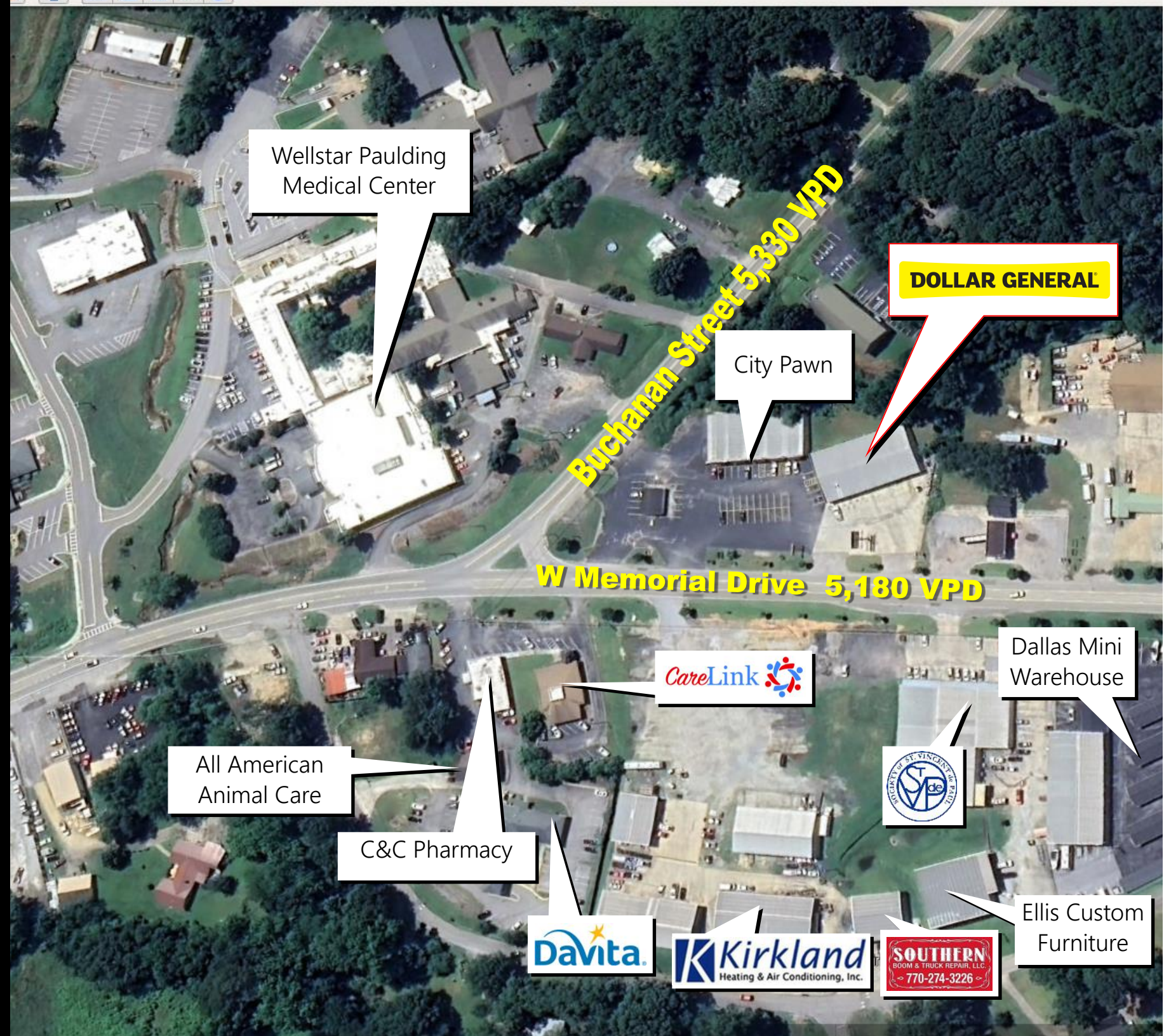
640 W MEMORIAL DRIVE

DALLAS, GA

PRICE	\$861,040
CAP RATE	7.5%
TOTAL NOI	\$64,578
DOLLAR GENERAL NOI	\$62,378
BILLBOARD NOI	\$2,200
	*See broker for details
LEASE EXPIRATION	2027
LEASE TYPE	NN+ Lease
RENTAL INCREASES	10% every 5th during options
RENEWAL OPTIONS	(2) 5-Year Options
BUILDING SIZE	9,000 SF
YEAR BUILT	2004
LOT SIZE	0.98 Acres
MUNICIPALITY	Paulding County
GUARANTOR	Corporate

HIGHLIGHTS

- 32 Minutes from Atlanta
- 51,000+ Population (5-Mile Radius)
- Initial Lease 2005 - 2015 , Renewed 2015 – 2020
- Renewed for 7 Years in 2020 showing commitment to the location
- (2) 5-Year Renewal Options Remaining
- Strong store sales
- Parking lot repaved, New HVAC, Roof in good condition
- 26% Population Growth 2010-2023 (5 Mile Radius)
- \$93,586 Average Household Income (5 Mile Radius)



AERIAL

Hershel Jones Middle School

Wellstar Paulding Medical Center

All American Animal Care



Downtown Dallas



Dallas Elementary

278

278



DOLLAR GENERAL

Paulding County Offices



278



DOLLAR GENERAL®



Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **19,000+** locations in **44** states
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **16** distribution centers; **coast to coast**
- More than **157,000** employees
- Ranked **#91** on the [Fortune 500](#) list as of June 2021
- Included on *Fortune's 2020 World's Most Admired Companies* list
- Awarded *Mass Market Retailer's 2020 Retailer of the Year Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19
- National and Private Brands
- Value-conscious and convenience seeking customers





End of 3rd Quarter 2023 Reports

- Same-store sales growth in the range of a decline of approximately 1.0% to flat.
- 3,110 real estate projects in the United States, including 990 new store openings, 2,000 remodels, and 120 store relocations.
- Net Sales Increased 2.4% to \$9.7 Billion
- Year-to-Date Cash Flows From Operations of \$1.4 Billion
- For fiscal year 2024, the Company plans to execute approximately 2,385 real estate projects, including approximately 800 new store openings, 1,500 remodels, and 85 store relocations.

* Source: www.dollargeneral.com

DOLLAR GENERAL®

 19,147 Stores

 47 States

 BBB/Stable

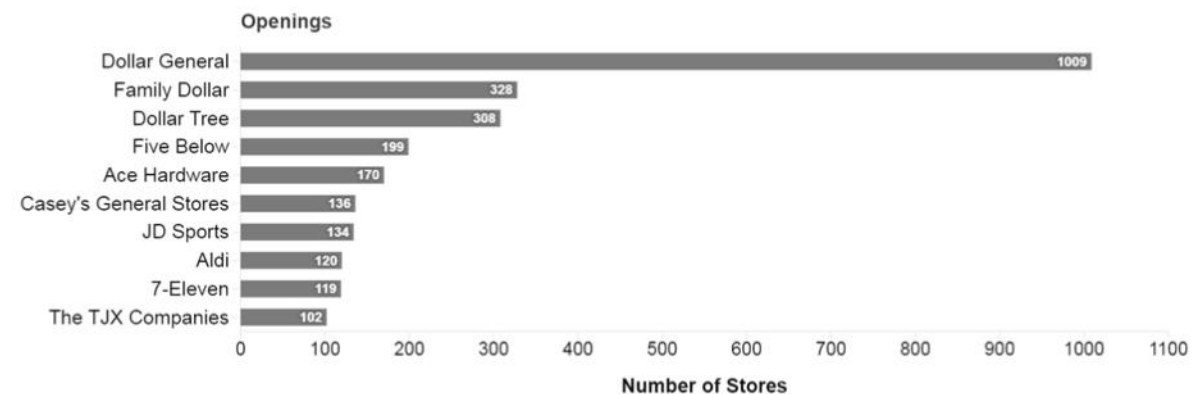
 \$37.8 B in 2022 Revenue

NYSE | DG

Dollar General is the largest dollar store chain in the United States operating approximately 19,147 stores in 47 states. The company offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Founded in 1939 by Cal Turner, Dollar General is headquartered in Goodlettsville, TN and is a Fortune 500 company, ranking #106 as of 2022. Dollar General has a Standard & Poor's investment grade credit rating of BBB/Stable and has reported same-store sales growth for 33 consecutive years. During fiscal year 2022, the company opened 1,039 new stores, remodeled 1,795 stores, and relocated 127 stores.

The company plans to execute 3,170 real estate projects in fiscal 2023, including 1,050 new store openings, 2,000 remodels, and 120 store relocations. Dollar General reported a total revenue of \$37.8 billion, a net income of \$2.41 billion, and a net worth in excess of \$6.8 billion as of February 3, 2023.

Top 10 Retailers With Most Openings Year-to-Date

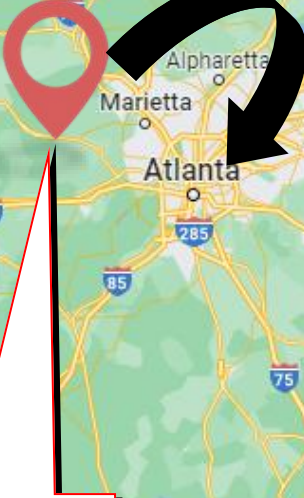


Source: Coresight Research, November 2023
Chart: Nicole Shih

VICINITY



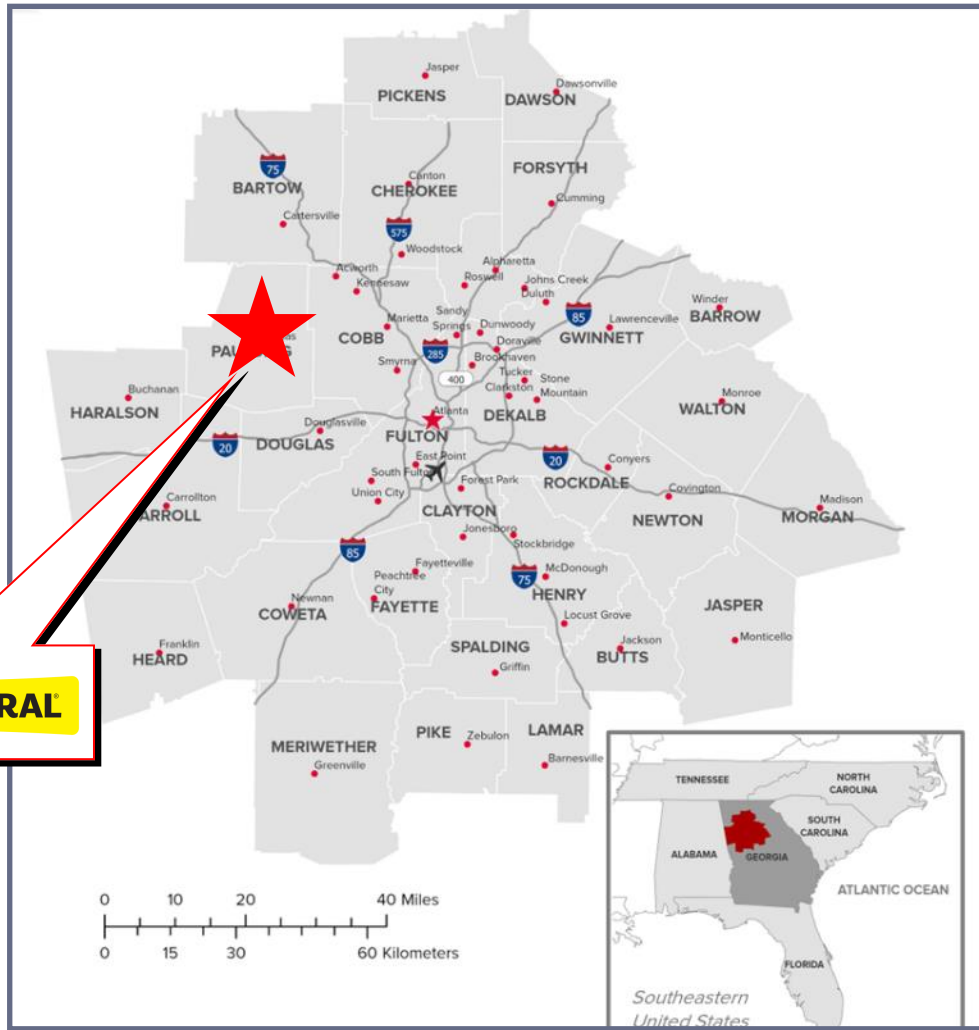
32 Miles to Atlanta



DOLLAR GENERAL

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	4,104	20,503	51,177
Households	1,425	7,213	17,870
Owner Occupied Housing	48	514	2,018
Renter Occupied Housing	16	376	1,076
Average Household Income	\$81,770	\$83,535	\$93,586
Population Growth (2010-2023)	14.83%	20.85%	26.13%
Traffic Count	Memorial Hwy 5,180 VPD		



DOLLAR GENERAL

- #1 Busiest global airport putting 80% of US Metros within a 2-hour flight.
- #1 state for doing business 10 consecutive years (Area Development Magazine)
- 31 fortune 500/1000 businesses are headquartered here
- #3 highest concentration of Inc. 5000 companies in the country.
- 4 out of 5 residents have chosen to relocate here.
- 57 Colleges and universities in the region, including four top HBCUs
- #5 Moving destination in the country

Atlanta Beltline

Circling Atlanta is a paved trail for dog-walking, running, roller skating and biking lined with restaurants, shops and more.

Largest Aquarium

The Georgia Aquarium is the only Aquarium in the world to house the largest fish, the whale shark.

Home to Major Corporations

From the most recognized soda brand to the largest home improvement retailer in the world, Atlanta is the origin of companies like The Coca-Cola Company, UPS, Delta Air Lines, The Home Depot and Chick-fil-A.

Chattahoochee River

Take a stroll along the walkways, raft leisurely through the rocky shoals with friends, fish the misty waters as the sun comes up, or have a picnic on a Sunday afternoon. It's all possible within our region.

Centennial Olympic Park

Located at the center of downtown Atlanta is Georgia's historical legacy of the 1996 Summer Olympic Games. The landmark is decorated with sculptures, spacious greenery, gardens and the one-of-a-kind Olympic Ring Fountain.

Silver Comet Trail

The 61.5-mile-long trail extends from the outskirts of Atlanta to the Alabama and Georgia state line. The Silver Comet Trail is the second-longest paved trail in the United States.

ABOUT DALLAS



Dallas is located in the Atlanta metro area in the heart of Paulding County. It serves as the county seat of Paulding County, and is located approximately 30 miles northwest of downtown Atlanta. Dallas was incorporated on February 8, 1854. The City was named under George M. Dallas of Pennsylvania, who served as Vice President under President James K. Polk.

The City of Dallas has retained the charm of simpler times, with a vibrant downtown friendly community, strong on southern hospitality. Our visitors love to make this their starting point to ride the Silver Comet Trail, a rails-to-trail paved path taking cyclists all the way to the Alabama state line in one direction, and to Atlanta in the other.

With a quaint, historic downtown, visitors can enjoy shopping and be entertained at the renovated Dallas Theater. Our town has some of the best preserved Civil War trenches in the county.

Information courtesy of: <https://www.dallasga.gov/community>



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