



OFFERING MEMORANDUM



DOLLAR GENERAL

CLOUDLAND (ROME MSA), GA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

REPRESENTATIVE

OFFERING SUMMARY

DOLLAR GENERAL

TBD GA-48, CLOUDLAND (ROME MSA), GA

THE OFFERING

\$1,892,000

PRICE

6.60%

CAP

NOI	\$124,872
RENTABLE SQ FT.	9,100
YEAR BUILT	2025
LOT SIZE (AC)	3.94
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR ENTITY	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	October 2025
LEASE EXPIRATION DATE	September 2040
TERM REMAINING ON LEASE	15 years
RENT INCREASES	5% increases every 5 years in lease and options
NUMBER OF OPTIONS	Five, 5-Year Options
TENANT RESPONSIBILITY	Taxes, Insurance, Utilities, Maintenance, Roof, Structure, Parking Lot, HVAC
LANDLORD RESPONSIBILITY	100% No Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1-5	\$124,872	6.60%
YEARS 6-10	\$131,112	6.93%
YEARS 11-15	\$137,664	7.28%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$144,552	7.64%
YEARS 21-25 (OPTION 2)	\$151,776	8.02%
YEARS 26-30 (OPTION 3)	\$159,372	8.42%
YEARS 31-35 (OPTION 4)	\$167,340	8.84%
YEARS 36-40 (OPTION 5)	\$175,704	9.29%



INVESTMENT HIGHLIGHTS

15 YEAR CORPORATE NNN LEASE WITH RENT INCREASES IN INITIAL TERM

- The subject property has a new corporate guaranteed NNN lease with 5% rent increases every 5 years.
- Tenant is 100% responsible for all expenses, including parking lot, taxes, insurance, roof, and structure.
- There are 5% rent increases in each of the five, 5-year option periods.

2025 NEW CONSTRUCTION NORTH GEORGIA DOLLAR GENERAL

- This store is open and rent commenced in October 2025.

SUB \$2 MILLION PRICE POINT

- This Dollar General has a lower rent of \$124,872, which equates to a sub \$2M price point.

ROME, GA MSA | LARGEST CITY IN NORTHWEST GA

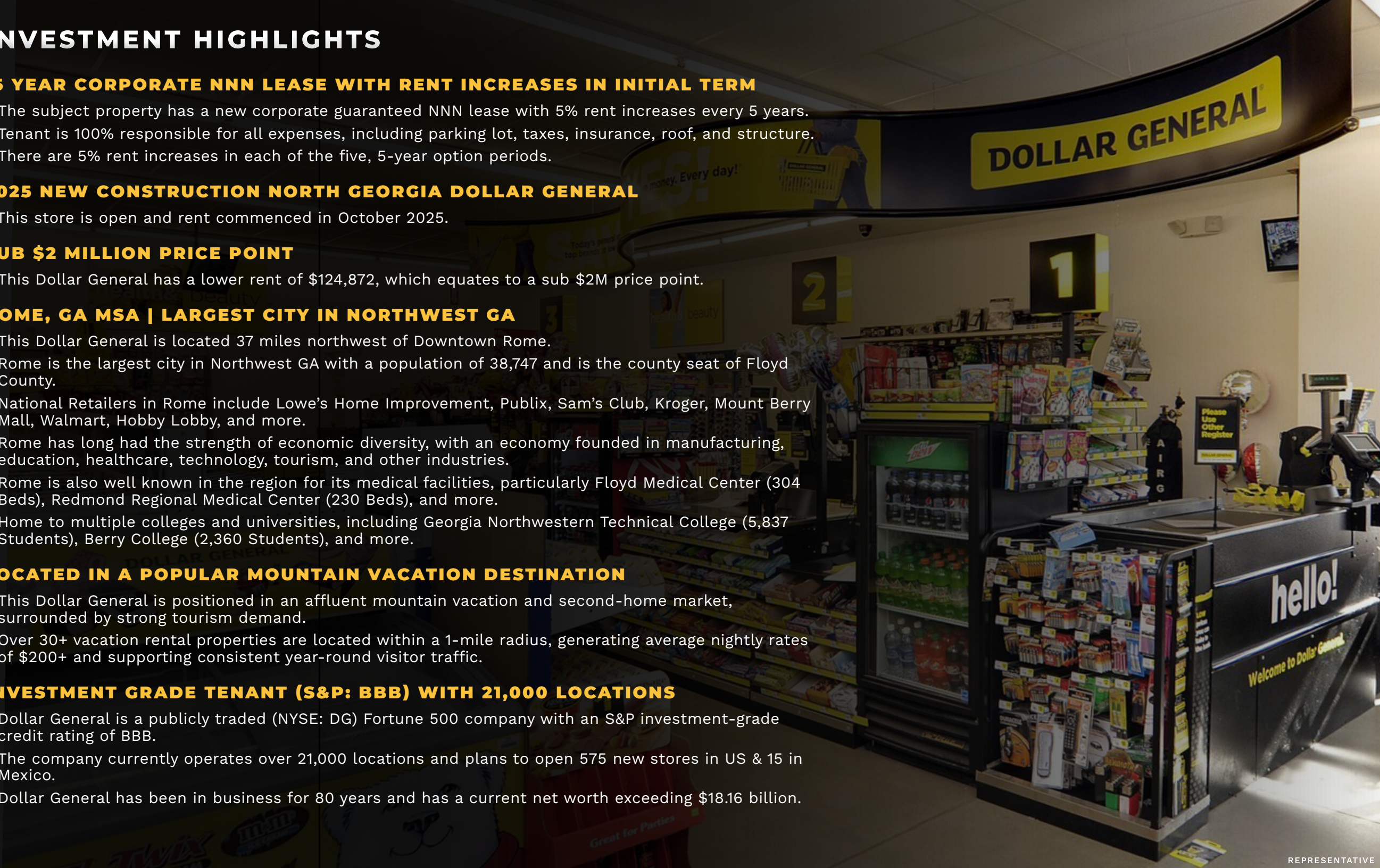
- This Dollar General is located 37 miles northwest of Downtown Rome.
- Rome is the largest city in Northwest GA with a population of 38,747 and is the county seat of Floyd County.
- National Retailers in Rome include Lowe's Home Improvement, Publix, Sam's Club, Kroger, Mount Berry Mall, Walmart, Hobby Lobby, and more.
- Rome has long had the strength of economic diversity, with an economy founded in manufacturing, education, healthcare, technology, tourism, and other industries.
- Rome is also well known in the region for its medical facilities, particularly Floyd Medical Center (304 Beds), Redmond Regional Medical Center (230 Beds), and more.
- Home to multiple colleges and universities, including Georgia Northwestern Technical College (5,837 Students), Berry College (2,360 Students), and more.

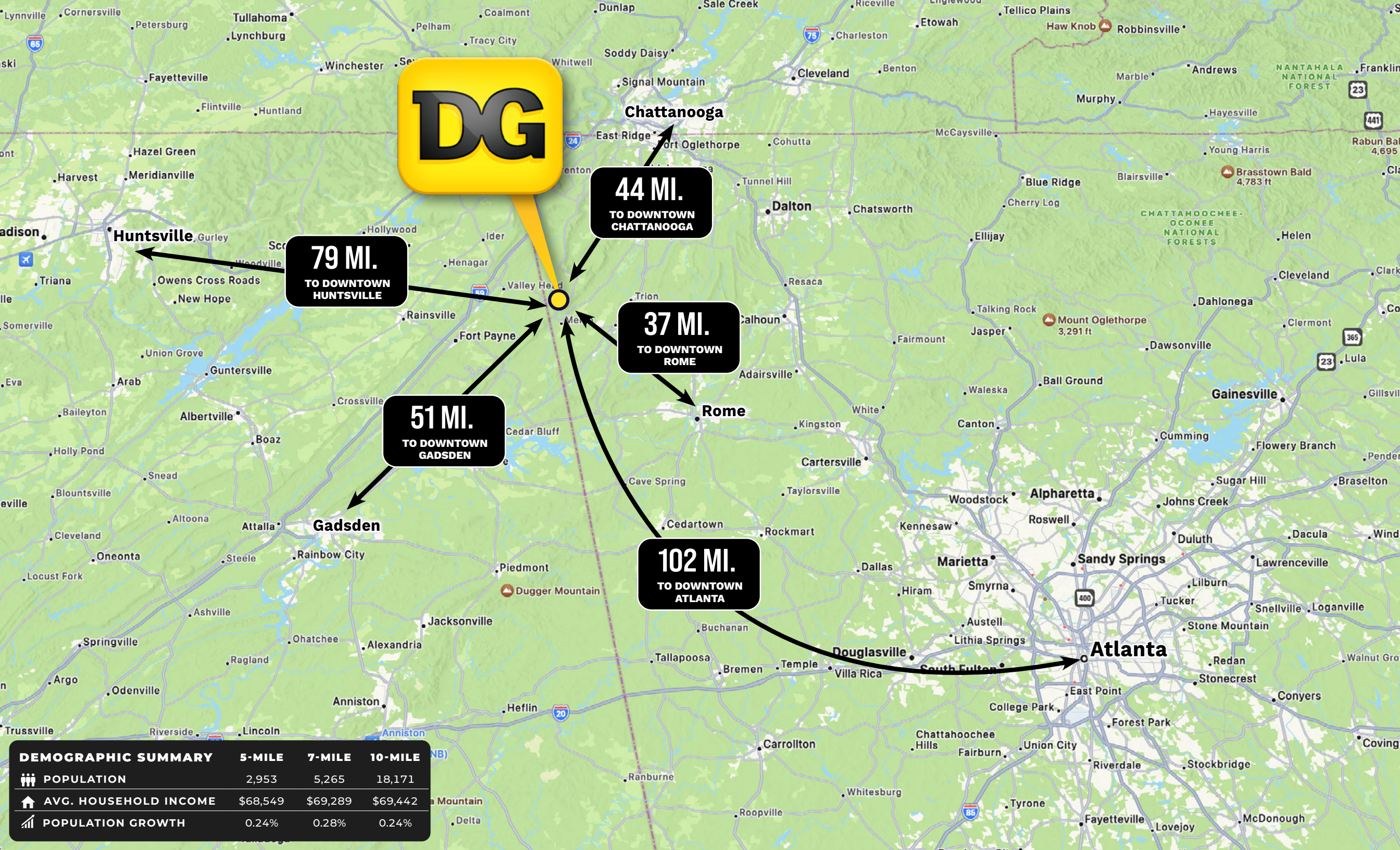
LOCATED IN A POPULAR MOUNTAIN VACATION DESTINATION

- This Dollar General is positioned in an affluent mountain vacation and second-home market, surrounded by strong tourism demand.
- Over 30+ vacation rental properties are located within a 1-mile radius, generating average nightly rates of \$200+ and supporting consistent year-round visitor traffic.

INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATIONS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment-grade credit rating of BBB.
- The company currently operates over 21,000 locations and plans to open 575 new stores in US & 15 in Mexico.
- Dollar General has been in business for 80 years and has a current net worth exceeding \$18.16 billion.





DG

44 MI.
TO DOWNTOWN
CHATTANOOGA

79 MI.
TO DOWNTOWN
HUNTSVILLE

37 MI.
TO DOWNTOWN
ROME

51 MI.
TO DOWNTOWN
GADSDEN

102 MI.
TO DOWNTOWN
ATLANTA

DEMOGRAPHIC SUMMARY			
5-MILE	7-MILE	10-MILE	
POPULATION	2,953	5,265	18,171
AVG. HOUSEHOLD INCOME	\$68,549	\$69,289	\$69,442
POPULATION GROWTH	0.24%	0.28%	0.24%



MOUNT VERNON
Division of Protection

1,700 Employees
\$640M Annual Revenue

ingles home FARMERS FURNITURE CVS pharmacy Auto Zone DOLLAR TREE
U-HAUL MARVIN'S TRUIST
SUBWAY PAPA JOHN'S Bojangles WAFFLE HOUSE Little Caesars

DISTRIBUTION CENTERS
HILLMAN AI Distribution
PPCFLEX Homegrown Family Foods baltarugs

LOWE'S
DISTRIBUTION CENTER

CLOUDLAND TRADE CENTER
BJ'S FOOD MART

Walmart

CLOUDLAND
Hwy 48
3,860 VPD

SUMMERVILLE

SHOWA
Always Innovating. Never Imitating.
DISTRIBUTION CENTER

MOHAWK
INDUSTRIES, INC.

62 Employees
\$10.8B+ Annual Revenue

MOUNT BERRY MALL 922.5K VISITS/YR

belk Dunham's claire's
AÉROPOSTALE Buckle HOT TOPIC CATO
DOLLAR TREE HIBBETT SPORTS SENIORS SHOE DEPT. ENCORE
RACK ROOM SHOES THE CHILDREN'S PLACE AMERICAN EAGLE OUTFITTERS Chick-fil-E ZAXBY'S

airbnb
30 AIRBNBS IN 1 MILE RADIUS

≈ \$1,443 Avg. Per Week
\$206.14 Avg. Per Night

TRY-ON TUFFERS
SMITH
IRONWORKS

SUZUKI

200 Employees
\$37B+ Annual Revenue

B BERRY
COLLEGE
2,400 STUDENTS

Publix

Ball

\$11.8B Annual Revenue

GEORGIA
ALABAMA

Hwy 114
2,440 VPD

NR

\$0.78B Annual Revenue

Advent Health
Redmond
230-BEDS HOSPITAL

GE
DISTRIBUTION CENTER

Coosa Country Club

THE HOME DEPOT

Walmart **sam's club**
LOWE'S **planet fitness** **OLLIE'S** **HARBOR FREIGHT TOOLS**

SHORTER
UNIVERSITY
1,410 STUDENTS

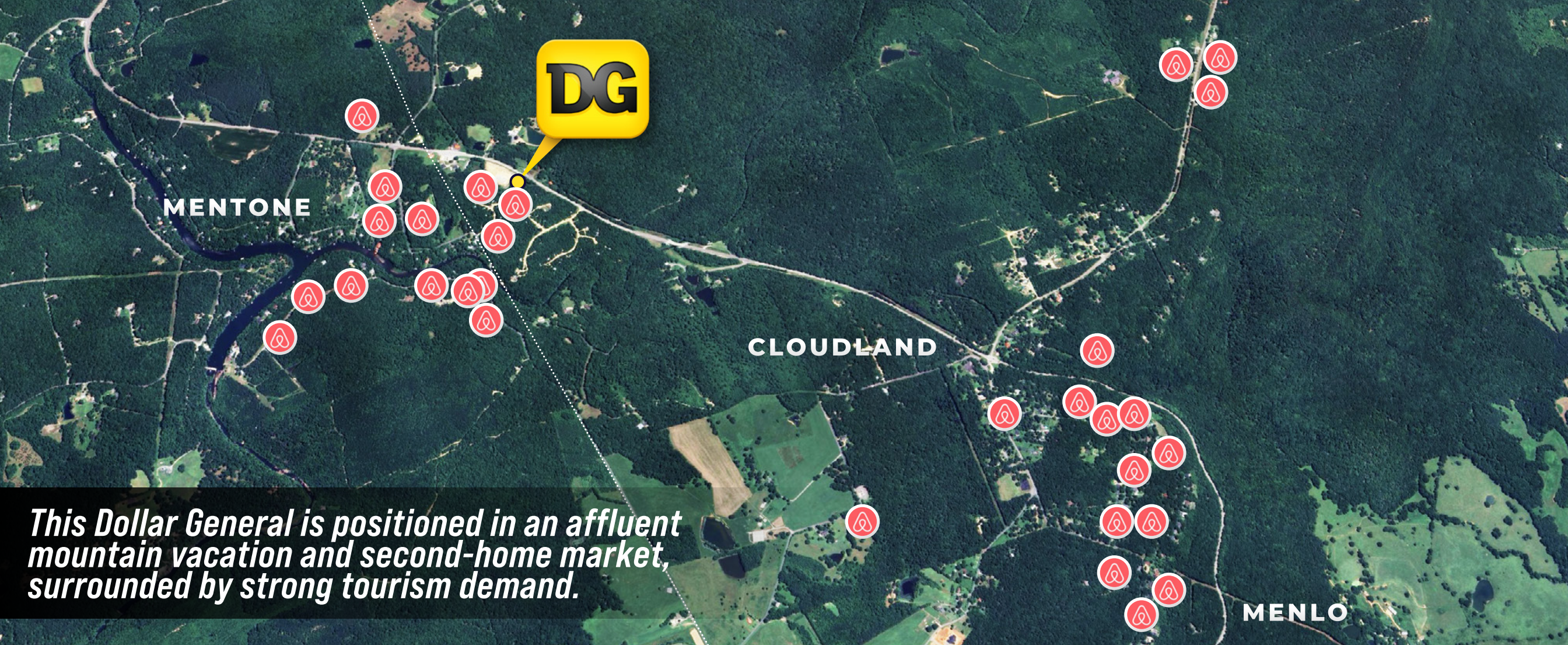
Alabama Hwy
7,050 VPD

International Paper

\$18.6B Annual Revenue

RIVERBEND SHOPPING CENTER 3.7M VISITS/YR

Kroger **Bath & Body Works** **HIBBETT SPORTS** **ULTA BEAUTY** **SALLY BEAUTY**
BARNES & NOBLE **TJ-maxx** **Talbots** **Panera BREAD**



This Dollar General is positioned in an affluent mountain vacation and second-home market, surrounded by strong tourism demand.



30
AIRBNB'S
IN 1 MILE
RADIUS

\$1,443
AVG. PER
WEEK STAY

PROPERTY	TYPE	LOCATION	★	Avg. 5 Night
Mentone's Family Retreat	Cabin	Mentone	4.86	\$5,663
Legacy on the Lake	Home	Mentone	5	\$3,850
Mountain Grove at Cloudland	Home	Cloudland	4.94	\$3,451
Riverfront Home	Home	Mentone	4.86	\$2,029
Cloudland Retreat	Home	Menlo	4.93	\$1,990
The Shire	Cottage	Mentone	4.88	\$1,901
Cabin directly on Little River	Cabin	Mentone	4.89	\$1,806
Cozy Lakeside Cabin	Cabin	Mentone	4.72	\$1,765
Cozy mountain hideaway	Cabin	Menlo	4.9	\$1,567
Lake Front & Access	Home	Mentone	5	\$1,354
Lookout Mountain Luxury	Home	Menlo	4.92	\$1,316
Tiny home	Tiny home	Menlo	5	\$1,263
Whitetail Ridge	Cabin	Mentone	4.83	\$1,197

PROPERTY	TYPE	LOCATION	★	Avg. 5 Night
Boho Mountain Cottage	Cottage	Menlo	5	\$1,150
Riverfront Hot Tub Dock	Cabin	Mentone	4.93	\$1,077
Menthone cabin	Tiny home	Mentone	4.87	\$987
Pool River Kayaks Trails	Tiny home	Menlo	4.87	\$965
Tiny Cabin on Lookout Mountain	Tiny home	Menlo	5	\$908
Secluded Ridgetop Hideaway	Cabin	Menlo	4.96	\$902
Riverfront Home	Tiny home	Mentone	4.83	\$872
Moon River	Tiny home	Mentone	4.87	\$862
Tiny Home	Tiny home	Mentone	4.72	\$789
Cricket by the Creek	Tiny home	Menlo	4.89	\$787
The Spruce Room	Room	Cloudland	4.78	\$774
Cloudland Homestead	Guesthouse	Menlo	4.93	\$729
The Maple Room	Room	Cloudland	4.78	\$708



 Hwy 48
3,860 VPD



30 AIRBNBS IN 1 MILE RADIUS

 **≈ \$1,443**
↑↑↑ Avg. Per Week

 **\$206.14**
Avg. Per Night

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



REPRESENTATIVE

BBB
S&P CREDIT RANKING
INVESTMENT GRADE

DG
PUBLICLY
TRADED

\$54.4 B
TOTAL NET
WORTH

83
YEARS IN
BUSINESS

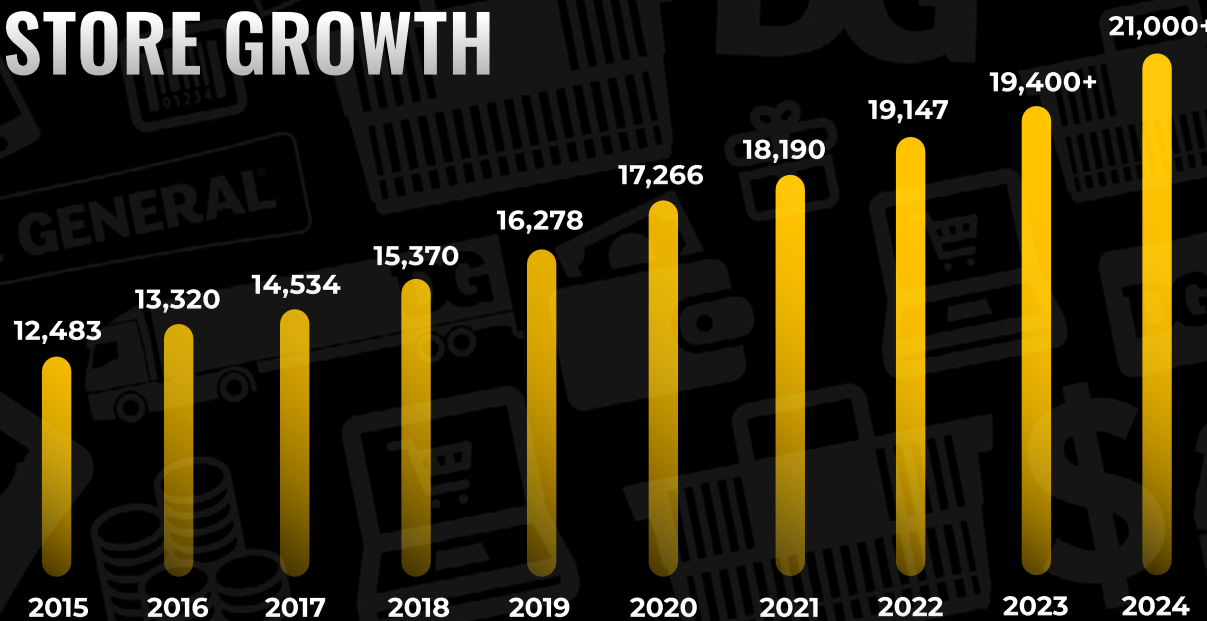
21,000+
STORES IN
48 STATES

750
NEW STORES
PLANNED FOR 2025

21,000+ STORES IN 48 STATES



STORE GROWTH



[illegible]

CONSTRUCTION PROGRESS



DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2030 Projected Population	2,960	5,280	18,215
2025 Estimated Population	2,953	5,265	18,171
Population Growth	0.24%	0.28%	0.24%
2020 Census Population	2,987	5,327	18,411
2010 Census Population	2,956	5,306	18,867

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2025 Estimate Population	2,001	3,514	15,667

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2030 Projected Households	1,353	2,422	7,573
2025 Estimated Households	1,346	2,408	7,513
Household Growth	0.47%	0.55%	0.80%
2020 Census Households	1,338	2,390	7,431
2010 Census Households	1,283	2,319	7,495

HOUSEHOLD INCOME	5-MILE	7-MILE	10-MILE
2025 Est. Average HH Income	\$68,549	\$69,289	\$69,442
2025 Est. Median HH Income	\$62,953	\$63,575	\$64,187

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2025 Estimate			
\$200,000 or More	4.52%	4.10%	3.49%
\$150,000 - \$199,999	1.66%	2.25%	3.50%
\$100,000 - \$149,999	9.21%	10.63%	10.17%
\$75,000 - \$99,999	10.26%	10.02%	10.56%
\$50,000 - \$74,999	19.79%	19.96%	21.13%
\$35,000 - \$49,999	16.07%	16.47%	13.86%
\$25,000 - \$34,999	12.78%	12.53%	10.63%
\$15,000 - \$24,999	13.47%	12.38%	13.13%
\$10,000 - \$14,999	4.98%	5.20%	6.49%
Under \$9,999	7.26%	6.47%	7.04%

OCCUPIED HOUSING UNITS	5-MILE	7-MILE	10-MILE
2030 Projected			
Owner Occupied Housing Units	60.79%	60.96%	61.85%
Renter Occupied Housing Units	14.01%	14.38%	21.63%
Vacant	25.20%	24.67%	16.52%
2025 Estimate			
Owner Occupied Housing Units	60.83%	60.96%	61.77%
Renter Occupied Housing Units	14.00%	14.39%	21.68%
Vacant	25.17%	24.65%	16.55%
2020 Estimate			
Owner Occupied Housing Units	60.92%	60.93%	61.57%
Renter Occupied Housing Units	13.92%	14.43%	21.84%
Vacant	25.16%	24.63%	16.59%

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 12333 GA-48, Cloudland (Rome MSA), GA 30731 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser _____ acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation _____
Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____