



The Kase Group
Real Estate Investment Services

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FAMILY DOLLAR
NET-LEASE OFFERING
2434 Georgia 300, Cordele, GA



Family Dollar
2434 Georgia 300, Cordele, GA

PROPERTY INFORMATION

PROPERTY SUMMARY

This offering presents a newly constructed, 10-year net-leased Family Dollar in Cordele, Georgia, priced at \$1,440,000 with an attractive 8.75% cap rate on \$126,000 in annual net operating income. The lease structure is NN, providing minimal landlord responsibilities, and is supported by a corporate guarantee, offering investors durable and predictable cash flow from a nationally recognized credit tenant.

The initial 10-year lease term runs through February 28, 2034, and includes four 5-year renewal options with \$0.50/SF rent increases in each option period, creating long-term income stability and built-in rental growth.

Located at 2434 Highway 300 South in Cordele, Georgia, the asset benefits from excellent visibility and access along Highway 300, a well-traveled commercial corridor. The site is positioned within an established retail area and serves a strong local customer base.

Family Dollar
2434 Georgia 300, Cordele, GA

PROPERTY HIGHLIGHTS

- **New 10-year net lease with minimal landlord responsibilities**
- **Corporate guarantee from Family Dollar providing stable cash flow**
- **Four 5-year renewal options with \$0.50/SF rent increases**
- **Prime location near Highway 300 and I-75 with strong traffic exposure**
- **Attractive 8.75% cap rate with long-term, stable income**



OFFERING SUMMARY



OFFERING SUMMARY	
Property Address	2434 Hwy 300 S Cordele, GA
Price	\$1,440,000
Net Operating Income	\$126,000
Cap Rate	8.75%
Building SF	10,598
Lease End	2/28/2034
Lease Type	NN
Options	Four 5-Year Renewal Options
Rent Increases	\$0.50/SF Every 5 Years in Renewal Options

Family Dollar
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HANNAH BRANCH RD

FAMILY DOLLAR

2434 GEORGIA 300
CORDELE, GA



GEORGIA-FLORIDA PKWY

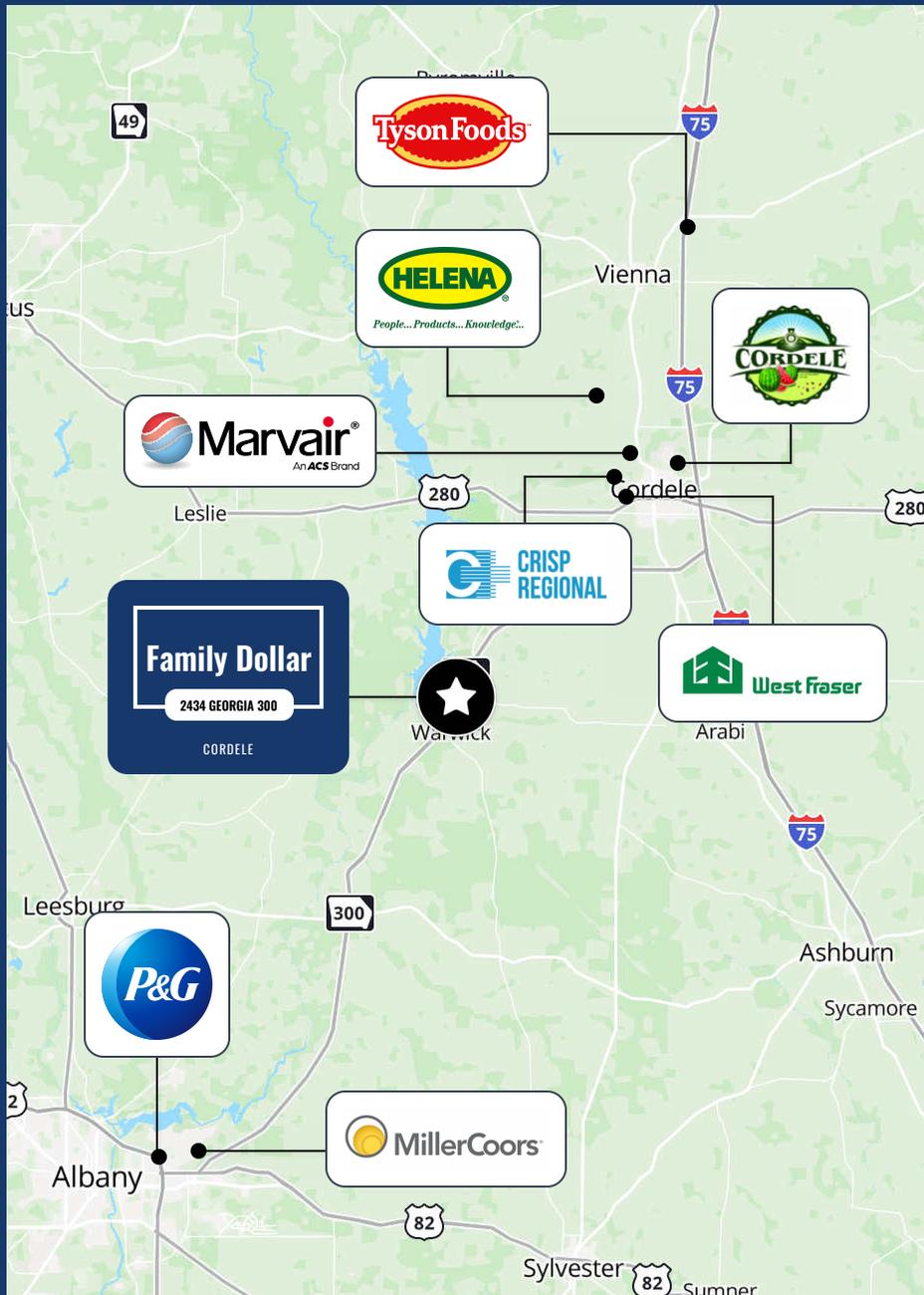


AREA MAP



Family Dollar
2434 Georgia 300, Cordele, GA

MAJOR EMPLOYERS



The Cordele market is anchored by a diverse and resilient employment base, which helps mitigate investment risk by reducing dependence on any single industry. The local economy is strengthened by a robust manufacturing and logistics sector, featuring major national and international corporations such as Tyson Foods, Procter & Gamble, Molson Coors, and the West Fraser OSB mill. These companies provide a substantial and stable source of jobs, supporting long-term economic growth. In addition to this industrial core, the local economy is further supported by the non-cyclical healthcare and public sectors. Crisp Regional Hospital and the City of Cordele are two of the area's largest and most dependable employers, offering consistent employment opportunities in essential services. The combination of these established companies and industries underpins long-term economic stability, fostering a strong and reliable tenant demand profile for well-located assets. This diverse economic foundation ensures that Cordele remains an attractive and secure market for both businesses and investors.

Employer	Industry	Employees	Distance
Crisp Regional Health Services	Healthcare	1,100	12.7 mi
Tyson Foods	Food Processing	1,000	24.4 mi
Procter & Gamble	Manufacturing	800	25.9 mi
MillerCoors	Manufacturing	800	22.4 mi
City of Cordele	Government	200	12.3 mi
Helena Agri-Enterprises	Agriculture	200	15.0 mi
West Fraser	Manufacturing	200	10.9 mi
Marvair	Manufacturing	200	13.7 mi

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