



WILLINGHAM
COMMERCIAL

DOLLAR GENERAL STNL INVESTMENT

300 Camellia Blvd., Marshallville, GA 31057



Representative Photo

8.25% CAP Rate

\$922,000

In-Demand Absolute NNN Investment

- +/- 9,100 SF Pre-Engineered Metal Free-Standing Retail Building With Concrete Block Front Exterior Located On +/- 1.168 Acres
- 15-Yr Absolute NNN lease Commenced August 12, 2015
- Four 5-Year Options With 10% Escalations Per Option
- Macon County Parcel ID 5009B 0001A

Robbie Romeiser
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In
Association
with:

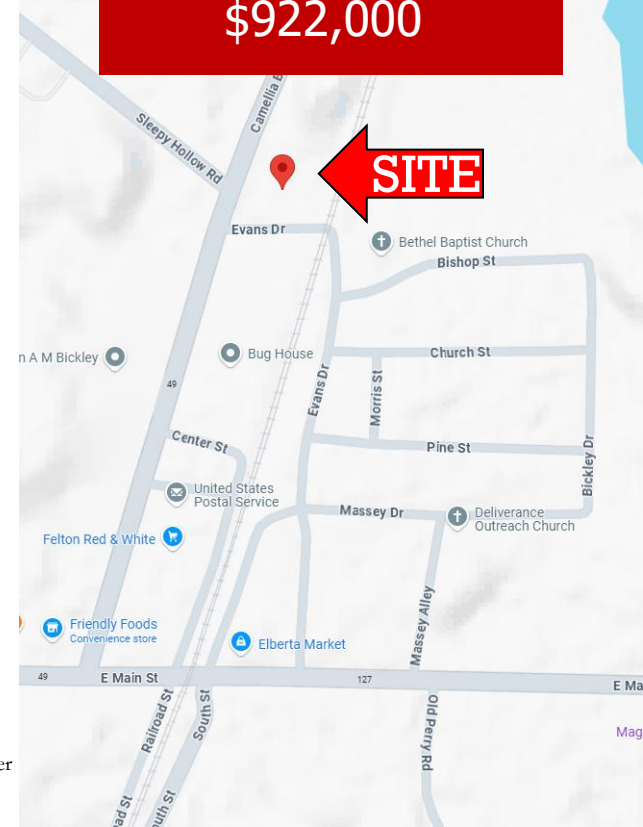


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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

3744 Walton Way Ext., Augusta, GA 30907

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Investment Overview

Dollar General

Address	300 Camellia Blvd., Marshallville, GA 31057
Price	\$922,000
CAP Rate	8.25%
Year Built	2015
Building Size	+/- 9,100
Lot Size	+/- 1.168 acres
Ownership	Fee Simple
Base Rent	\$76,071.60

Year	Annual Rent	Monthly Rent	CAP Rate
Current – 8/31/2030	\$76,071.60	\$6,339.30	8.25%
Option 1	\$83,678.76	\$6,973.23	9.08%
Option 2	\$92,046.64	\$7,670.55	9.98%
Option 3	\$101,251.30	\$8,437.61	10.98%
Option 4	\$111,375.24	\$9,281.27	12.08%

Tenant Summary

Tenant Trade Name	Dollar General
Tenant	Dolgencorp, LLC
Guarantor	Dollar General Corporation
Ownership	Fee Simple
Lease Type	Absolute NNN
Roof and Structure	Tenant
CAM, Taxes and Insurance	Tenant
Lease Term	15 Years
Lease Commencement Date	August 12, 2015
Lease Expiration Date	August 31, 2030
Increases	10% Every 5 Years
Renewal Options	Four, 5-Year Renewal Options
Headquartered	Goodlettsville, TN
Number of Locations	20,000+ in 48 States
S&P Credit Rating	BBB
Web Site	www.dollargeneral.com

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Tenant Information

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Dollar General commands a chain of more than 20,000 stores in 48 states. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low-, middle-, and fixed-income shoppers.

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country's largest small-box discount retailer.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 111th within the Fortune 500 Companies as of May 2024. Fiscal 2023 net sales were \$38.7 billion with cash flows from operations at \$2.4 billion.



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Aerial Annotation Map



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Area Location Map



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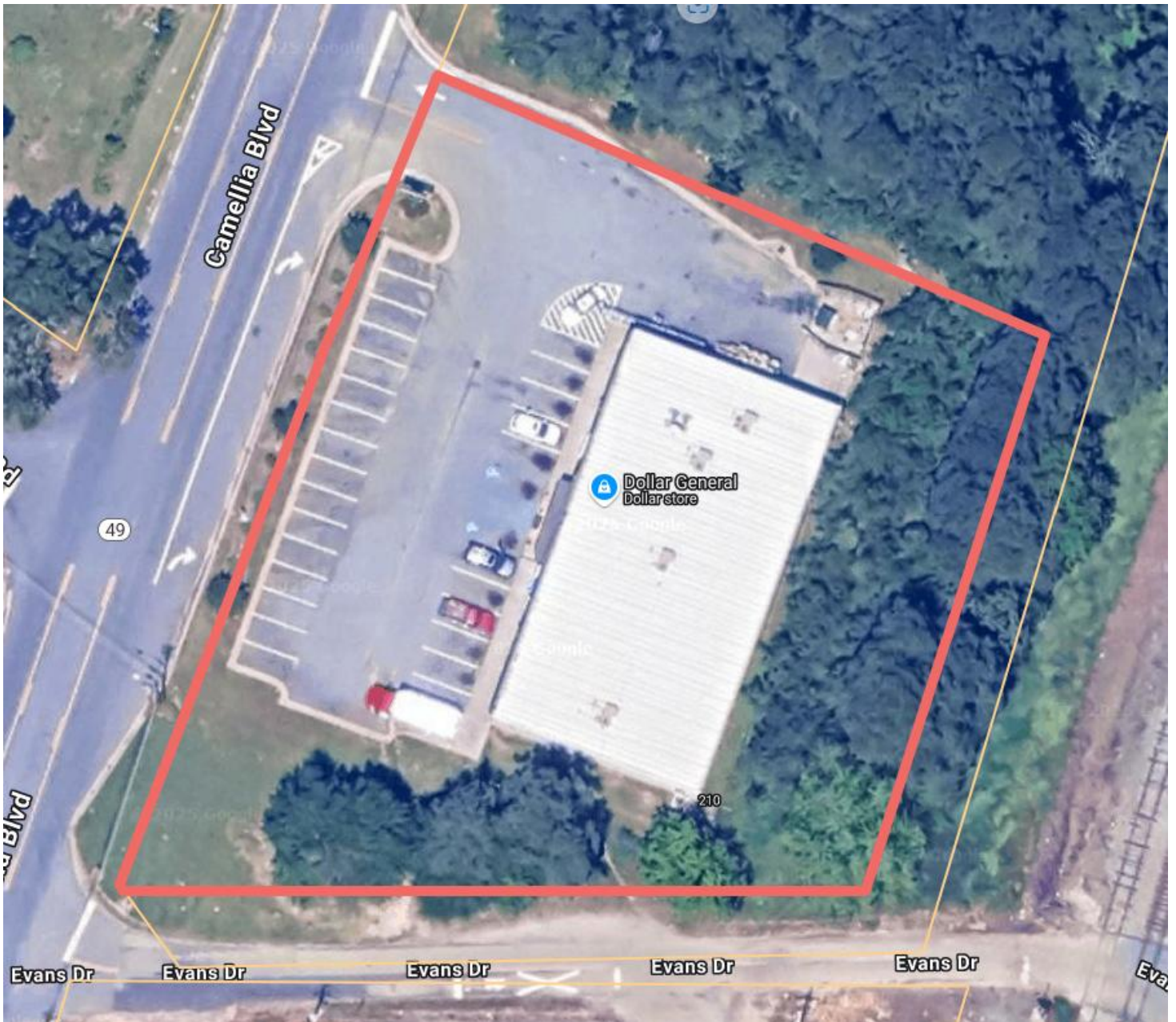


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Aerial



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GIS – Boundary Map (Approx. Dimensions)



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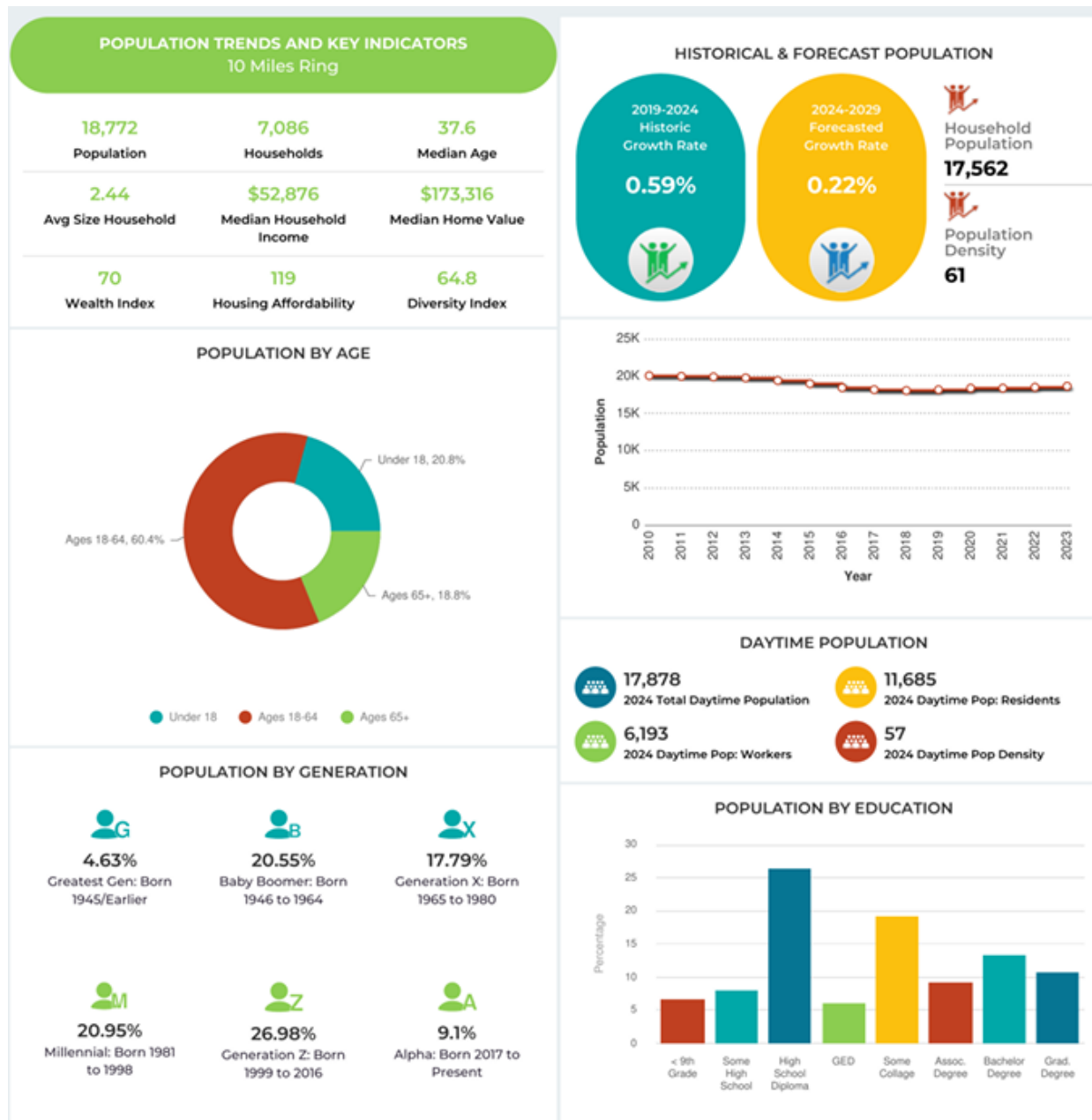


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Demographics 10-Mile (Provided by ESRI)



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