

DOLLAR GENERAL
MARKET™



REPRESENTATIVE PROPERTY

4869 W MAIN ST, HOBOKEN, GA 31542

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INVESTMENT HIGHLIGHTS

4869 W Main St, Hoboken, GA 31542

- Brand New 2024 Construction Delivering in July | Dollar General's Market store prototype offering fresh produce.
- Relocation site from a location a few parcels to the West | The existing location ranks 3,201 out of 16,787 stores nationally according to Placer.ai (Top 20%).
- Over 7,300 cars pass the site each day | This accounts for everyone within 5 miles of the site passing the store multiple times each day.
- Dollar General offers a diverse range of products, including household essentials like cleaning supplies, paper products, and personal care items. It also provides a selection of grocery and food items, snacks, beverages, and basic apparel. The stores typically have a compact layout and emphasize value pricing.
- Tenant is the Nation's largest discount retailer with over 19,800 locations in 48 states | Ranked 108 on the Fortune 500 list in 2023.
- Continued growth for fiscal year 2023 net sales increased 2.2% to \$38.7 Billion.

\$2,514,462 | **6.50% Cap Rate**

 NOI
\$163,440

 LOT SIZE
1.9 Acres

 YEAR BUILT
2024

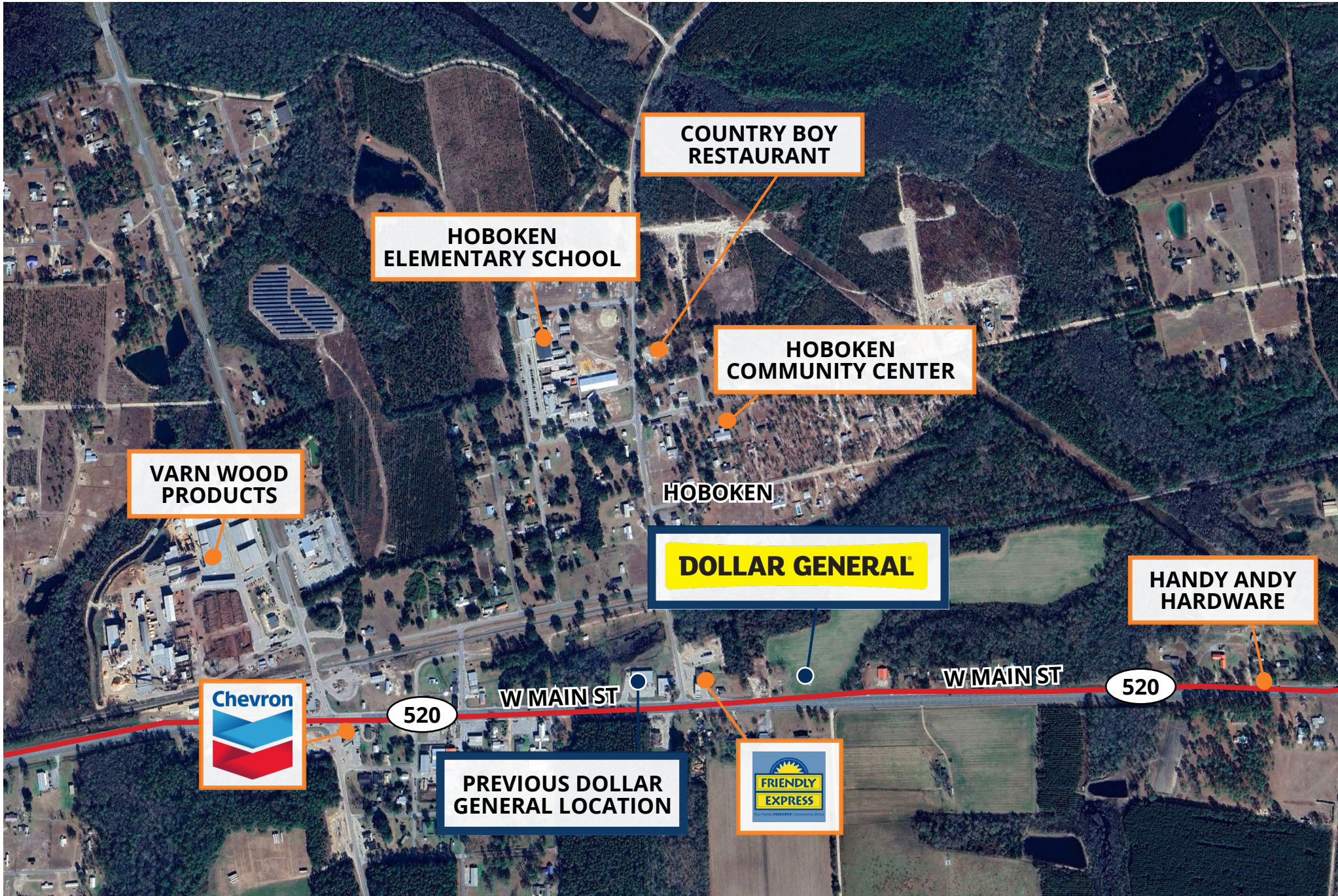
 LEASE TERM
15 Years

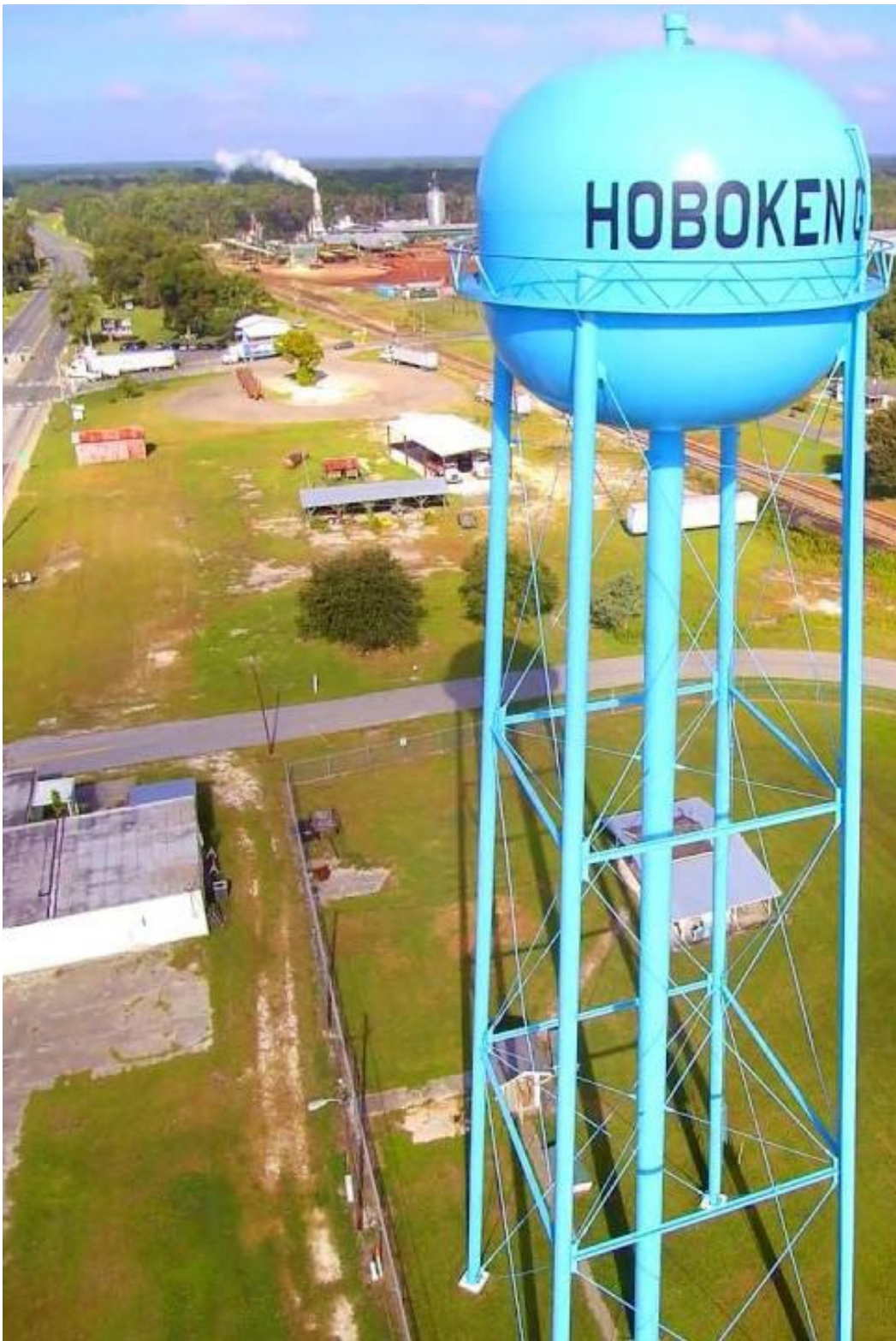
 BUILDING SIZE
12,480 SF

 LEASE TYPE
NNN

AERIAL OVERVIEW

4869 W Main St, Hoboken, GA 31542





LOCATION OVERVIEW

Hoboken is a small town located in Brantley County, Georgia, United States. It's situated in the southeastern part of the state, close to the Florida border. As of my last update, it's a relatively small community with a population just under 500 people.

Like many small towns in Georgia, Hoboken has a quiet, rural atmosphere. It's known for its close-knit community and Southern charm. Agriculture is an important part of the local economy, with farming being a significant activity in the surrounding area.

One notable aspect of Hoboken is its proximity to the Okefenokee Swamp, a vast and unique wilderness area known for its wildlife and scenic beauty. The swamp offers opportunities for outdoor recreation, including boating, fishing, and birdwatching.

Agriculture plays a significant role in Brantley County's economy, with crops such as peanuts, cotton, corn, soybeans, and timber being major contributors. Many residents are involved in farming, and the county's fertile land supports a variety of agricultural activities. With abundant forestland, forestry and timber-related industries are important in Brantley County. Timber harvesting, processing, and related businesses provide employment opportunities and contribute to the local economy.

HOBOKEN, GEORGIA



Population
480



Average HH
Income
\$60,595



Median List
Price
\$247,500



TENANT OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 19,147 discount stores in 47 states, and 143,000 employees, located primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #106. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$38.7 billion in 2023. Dollar General also has 17 distribution centers in 16 states. Since 2017, DG has opened stores in Idaho, Wyoming, and Washington. As of early 2024, DG does not have stores in two states: Alaska and Hawaii. Dollar Generals rolled out its new popshelf concept is focused on non-consumables and the "treasure hunt" experience similar to HomeGoods. There are currently 80 standalone popshelf locations, with plans to have 150 operating by FYE22; the long term goal is 1,000 by FYE25. DGX is a small format store (about 2,000 to 3,000 square feet), designed for urban areas to appeal to millennials. While there are only 29 DGX stores currently, DG believes there is a market for about 1,000.



Revenue
\$38.7B
(2023)



of Locations
19,400+



Headquarters:
Goodlettsville, TN

THE OFFERING

4869 W Main St, Hoboken, GA 31542

Price:	\$2,514,000
Cap Rate	6.50%
Net Operating Income	\$163,440
Gross Leasable Area:	±12,480 SF
Lot Size:	1.9 Acres
Year Built:	2024

Lease Summary

Tenant Trade Name:	Dollar General
Initial Lease Term:	15 Years
Lease Type:	NNN
Roof/Structure Responsibility:	Tenant
Rent Commencement Date:	~7-25-2024
Expiration Date:	7/31/2039
Remaining on Lease Term:	±15 Years
Increases:	5%, Every Five Years
Renewal Options:	Five, Five-Year Options

The subject property is a 2024 construction ±12,480 square foot Dollar General Market located in Hoboken, Georgia.

Dollar General Market signed a fifteen-year triple net lease with five, five-year options to extend at 5% increases. Dollar General (NYSE: DG), a publicly traded company with an investment grade credit rating of "BBB" by Standard & Poor's, has a market cap of \$33.35 billion and an annual revenue north of \$38.7 billion.

ANNUALIZED OPERATING DATA

Base Lease Years	Monthly	Yearly	Increases
Years 1 - 5	\$13,620.00	\$163,440.00	5%
Years 6 - 10	\$14,301.00	\$171,612.00	5%
Years 11 - 15	\$15,016.05	\$180,192.60	5%
Option 1 (Years 16-20)	\$15,766.85	\$189,202.23	5%
Option 2 (Year 21-25)	\$16,555.20	\$198,662.34	5%
Option 3 (Year 26-30)	\$17,382.95	\$208,595.46	5%
Option 4 (Year 21-25)	\$18,252.10	\$219,025.23	5%
Option 5 (Year 26-30)	\$19,164.71	\$229,976.49	5%

FINANCING OPTIONS

Approximate Rate	6.75%
Loan to Value	65%
Fixed Term	5 Year
Amortization	25 Year
MMCC Fee	1.00%
Lender Fee	0.50%

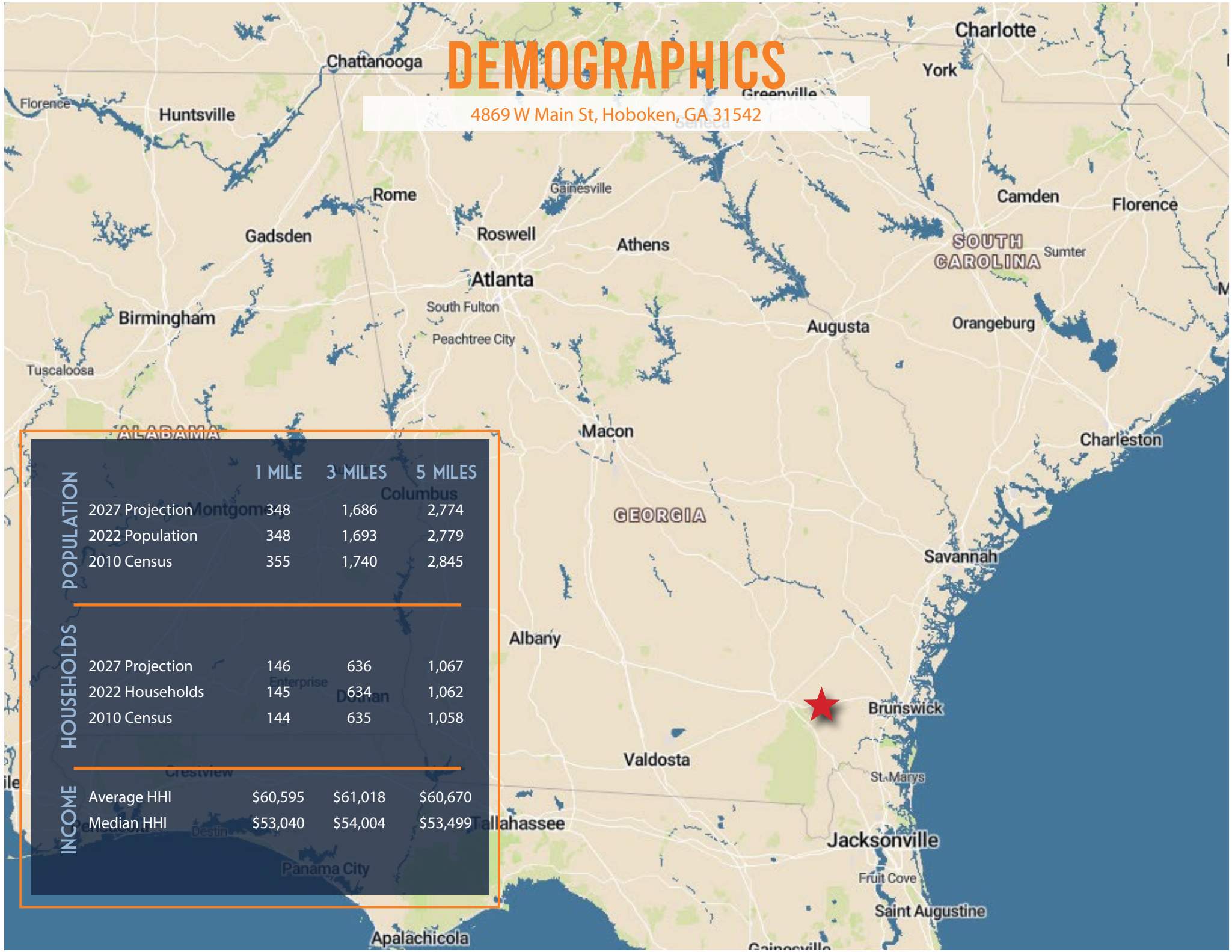
MARCUS & MILLICHAP CAPITAL CORPORATION

Call for Details

DEMOGRAPHICS

4869 W Main St, Hoboken, GA 31542

	1 MILE	3 MILES	5 MILES	
POPULATION	2027 Projection	348	1,686	2,774
	2022 Population	348	1,693	2,779
	2010 Census	355	1,740	2,845
HOUSEHOLDS	2027 Projection	146	636	1,067
	2022 Households	145	634	1,062
	2010 Census	144	635	1,058
INCOME	Average HHI	\$60,595	\$61,018	\$60,670
	Median HHI	\$53,040	\$54,004	\$53,499



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