

DOLLAR GENERAL

HORTENSE, GA

SINGLE-TENANT TRIPLE-NET INVESTMENT

DOLLAR GENERAL



OFFERING MEMORANDUM

Marcus & Millichap

OFFERING SUMMARY

Offering Price \$1,150,000

Annual Rent \$86,160

Cap Rate 7.50%

PROPERTY INFO

Address 5206 Hwy 32 W
Hortense, GA 31543

Building Size 7,500 SF

Year Built 2018

Lot Size 1.51 Acres

Tenant Trade Name Dollar General

Lease Guarantor Corporate

Lease Type Absolute NNN

CAM, Tax, Insurance
Roof & Structure Tenant Responsible

Original Lease Term 15 Years

Rent Commencement August 01, 2018

Lease Expiration July 31, 2033

Term Remaining on Lease 7+ Years

Increases 10% Increases in Options

Options Remaining 5x5 Years



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

Less than 1 Hour from Atlantic Coastline | Growing Coastal Corridor

- The property benefits from regional tourism, port activity, and interstate travel throughout Southeast Georgia and Northeast Florida.
- Hortense benefits from close proximity to Georgia's Atlantic coastline and the broader Coastal Georgia region, which includes popular destinations within the Golden Isles such as Brunswick, St. Simons Island, Jekyll Island, and Cumberland Island.

Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities-Tenant responsible for roof & structure.
- 7+ years remaining on base lease term with renewal option periods remaining.
- The lease features 10% rental increases in each of the five, five-year renewal option periods.

No Immediate Competition | Only General Store in the Area | Hwy Intersection Location

- This is the only general merchandise/every day needs store in the immediate area and within a 5-mile radius.
- The property benefits from being located at the intersection of two main highways in Hortense; Georgia Hwy 31 and US-301.

POPULATION	3 mile	5 mile	10 mile
2020 Population	1,158	1,616	6,015
2025 Population	1,179	1,647	6,162
2029 Population Projection	1,211	1,693	6,348
Median Age	38.5	38.7	39.6

HOUSEHOLDS	3 mile	5 mile	10 mile
2020 Households	439	612	2,271
2025 Households	447	624	2,328
2029 Household Projection	459	641	2,398
Owner Occupied Households	370	518	1,886
Renter Occupied Households	89	122	512
Avg Household Size	2.6	2.6	2.6
Total Specified Consumer Spending	\$12.8M	\$17.9M	\$66.3M

INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$38,335	\$40,657	\$49,512
Median Household Income	\$21,822	\$22,355	\$32,668
< \$25,000	292	384	1,054
\$25,000 - 50,000	61	86	405
\$50,000 - 75,000	41	65	363
\$75,000 - 100,000	12	21	205
\$100,000 - 125,000	13	24	143
\$125,000 - 150,000	8	12	62

LEASE SUMMARY & RENT SCHEDULE

Tenant: Dollar General

Guaranty: Corporate

Rent Commencement Date: August 01, 2018

Lease Expiration Date: July 31, 2033

Lease Type: Absolute NNN

Remaining Firm Lease Term: 7+ Years

Option Periods: Five, Five-Year with 10% Rental Increases

Roof & Structure: Tenant Responsible

RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – July 31, 2033	\$7,180	\$86,160	7.50%
<i>OPTION 1: August 01, 2033 thru July 31, 2038</i>	\$7,898	\$94,776	8.24%
<i>OPTION 2: August 01, 2038 thru July 31, 2043</i>	\$8,688	\$104,256	9.07%
<i>OPTION 3: August 01, 2043 thru July 31, 2048</i>	\$9,556	\$114,672	9.97%
<i>OPTION 4: August 01, 2048 thru July 31, 2053</i>	\$10,512	\$126,144	10.97%
<i>OPTION 5: August 01, 2053 thru July 31, 2058</i>	\$11,563	\$138,756	12.07%

TENANT SUMMARY

Founded in 1939 and headquartered in Goodlettsville, Dollar General is one of the largest discount retailers in the United States. The company operates more than 20,000 stores across 48 states, primarily serving rural and suburban communities with convenient access to affordable everyday essentials. Dollar General offers a broad assortment of merchandise including consumables, packaged and fresh food, snacks, health and beauty products, cleaning supplies, basic apparel, and seasonal items. Consumables typically account for the majority of sales, providing strong recurring customer traffic and consistent store performance.

Dollar General Corporation is publicly traded on the New York Stock Exchange and employs more than 180,000 people nationwide. Through disciplined expansion and a focus on value-oriented consumers, the company has maintained a long-term growth strategy that includes opening hundreds of new locations annually.

Dollar General's strong brand recognition, essential-goods product mix, and extensive national footprint position the company as a stable and reliable tenant in the single-tenant net lease sector.



DOLLAR GENERAL

\$40.61 B

ANNUAL REVENUE

BBB

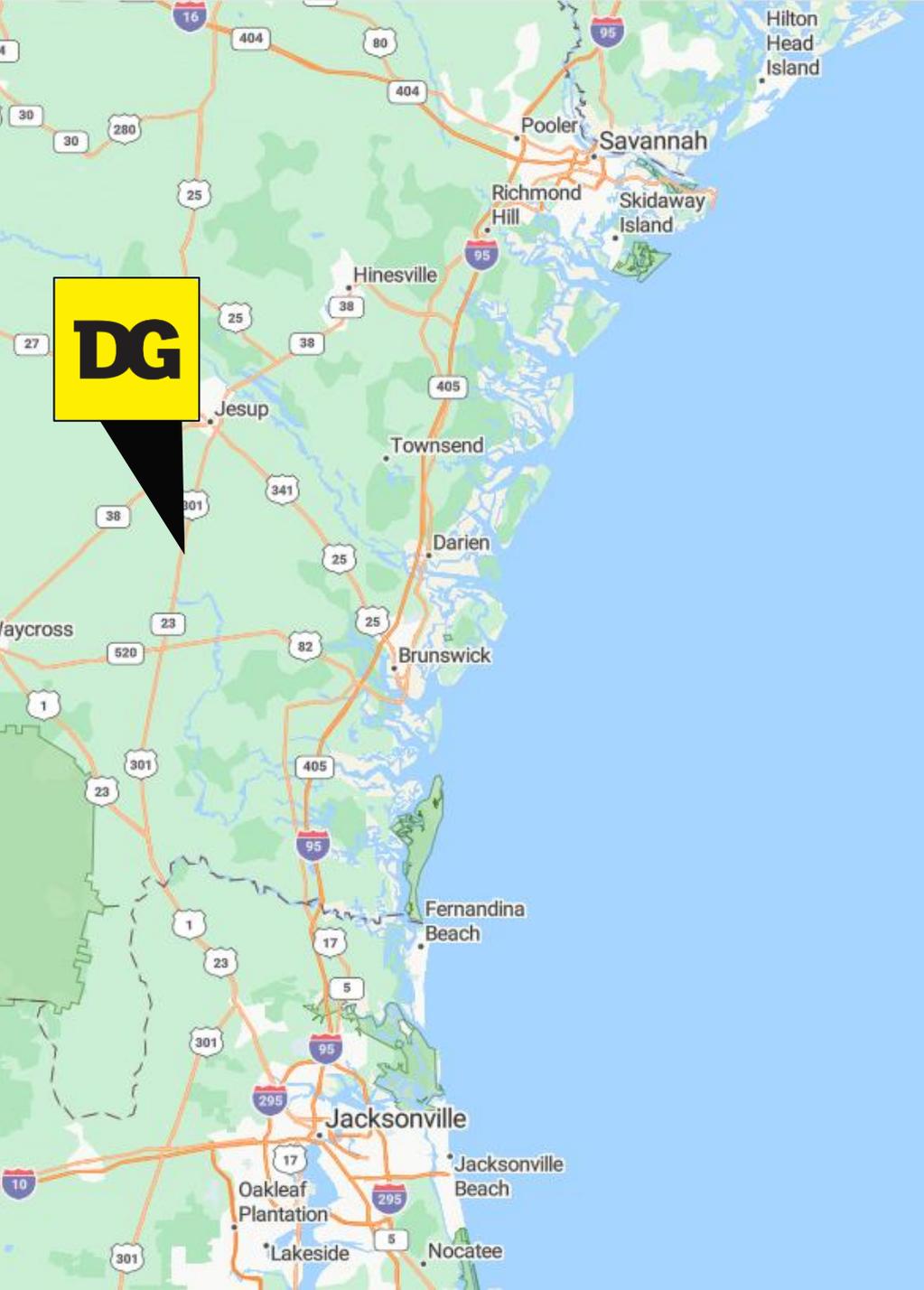
S&P CREDIT RATING

20,000+

LOCATIONS

GOODLETTSVILLE, TN

HEADQUARTERS



Hortense, GA

Hortense is a small rural community located in Brantley County in southeastern Georgia. Positioned along U.S. Highway 301 and Georgia State Route 32, the community provides regional connectivity to surrounding employment centers and coastal markets. Hortense is located approximately **75 miles south of Savannah** and about **70 miles north of Jacksonville**, offering convenient access to both major Southeast coastal cities.

Hortense is a census-designated place with a population of approximately 250–300 residents, reflecting the small-town character typical of many rural communities across southeastern Georgia. The area is characterized by low population density, stable homeownership, and a strong local community base, with most residents living in single-family homes.

The surrounding region is largely supported by agriculture, timber, small businesses, and commuting employment within nearby cities such as Brunswick and Jesup. Hortense benefits from its location along a regional highway corridor, which serves both local residents and pass-through traffic traveling between inland Georgia and the Georgia coast.

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DOLLAR GENERAL

EXCLUSIVELY LISTED BY:

Jordan Klink

Senior Managing Director
Marcus & Millichap
Phone: 317-218-5316
Cell: 317-250-6734
Email: Jordan.Klink@marcusmillichap.com

Kahlil Barnard

Senior Managing Director
Marcus & Millichap
Phone: 317-218-5313
Cell: 317-513-5922
Email: Kahlil.Barnard@marcusmillichap.com

John Leonard
Broker of Record
1100 Abernathy Rd.
NE Bldg. 500, Ste. 600
Atlanta, GA 30328
P: (678) 808-2700
Lic. # 252904

Marcus & Millichap