



**DOLLAR GENERAL**<sup>®</sup>

1701 Kings Chapel Rd | Perry, GA 31069



INTERACTIVE OFFERING MEMORANDUM

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**EXCLUSIVELY LISTED BY:**



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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION HIGHLIGHTS

- Brand new 2023 build-to-suit construction for Dollar General
- Premium construction building (no metal sides)
- ±13.75 years remaining on an initial 15-year abs NNN lease
- Dollar General PLUS concept (larger ±10,640 SF building)
- DG PLUS concepts confirm that the tenant is projecting above average sales volume for this location
- Absolute NNN lease with zero management responsibilities
- Corporately guaranteed lease from Dollar General Corporation
- Five, 5-year renewal options, all of which include an attractive 10% rental increase

- 3-mile population of ±18,993 residents
- 5-mile population of ±30,284 residents
- Estimated population growth of 7.13% over the next 5-year (1-mile radius)
- Average household income of \$100,971

## TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future



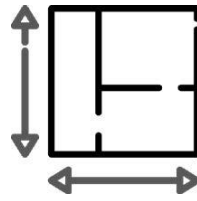
## FINANCIAL OVERVIEW



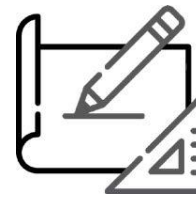
**\$2,029,894**  
PRICE



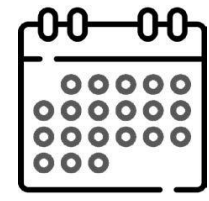
**6.65%**  
CAP RATE



**±10,640 SF**  
GLA



**±1.81 AC**  
LOT SIZE



**2023**  
YEAR BUILT

### TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	7/31/2023
Lease Expiration Date	7/31/2038
Term Remaining on Lease	±13.75 Years
Increase	10% In Options
Options	Five, 5-Year

### ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 7/30/2028	\$11,249.00	\$134,988.00	-	6.65%
Option 1	\$12,373.90	\$148,486.80	10%	7.32%
Option 2	\$13,611.29	\$163,335.48	10%	8.05%
Option 3	\$14,972.42	\$179,669.03	10%	8.85%
Option 4	\$16,469.66	\$197,635.93	10%	9.74%
Option 5	\$18,116.63	\$217,399.52	10%	10.71%



**Walmart** Supercenter  
**TSC TRACTOR SUPPLY CO.**

**CIRCLE K**  
**Publix**  
**SUBWAY**  
**Starbucks**  
**MARCO'S**  
**McDonald's**  
**MAVIS DISCOUNT TIRE**

**PERRY HIGH SCHOOL**  
 1,478 STUDENTS

**LONGHORN STEAKHOUSE**  
**ZAXBY'S**  
**MARATHON**  
**McDonald's**

**6 model**  
**BURGER KING**  
**Wendy's**  
**Waffle House**  
**KFC**  
**ihop**  
**CAPTAIN D'S**  
**COOK-OUT**  
**SUBWAY**

**DOLLAR GENERAL**

**Kroger**  
**ROSS DRESS FOR LESS**  
**FIREHOUSE SUBS**  
**bealls OUTLET**  
**Red Lobster**  
**planet fitness**

**CVS pharmacy**  
**Walgreens**  
**Dominos PIZZA**

**NAPA**  
**SHERWIN WILLIAMS**  
**ACE Hardware**  
**Advance Auto Parts**

**HOUSTON LAKE RD ± 11,050 VPD**

**MORNINGSIDE ELEMENTARY SCHOOL**  
 503 STUDENTS

**HOUSTON HEALTHCARE - PERRY**  
 45 BEDS

**Orleans**  
 on Carroll Street  
**Trattoria di Napoli**  
 ITALIAN RESTAURANT

# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring  $\pm 10,640$  sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



## THE OFFERING

### PROPERTY NAME

**DOLLAR GENERAL**

### Property Address

1701 Kings Chapel Rd, Perry, GA 31069

### SITE DESCRIPTION

#### Year Built

2023

#### GLA

$\pm 10,640$  SF

#### Type of Ownership

Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 170,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**20,000+**

# AREA OVERVIEW

## Perry, GA

Perry, Georgia, is a city with a long-standing history and a welcoming atmosphere. Established in the early 19th century, Perry served as a vital stop for travelers due to its convenient location along historic routes.

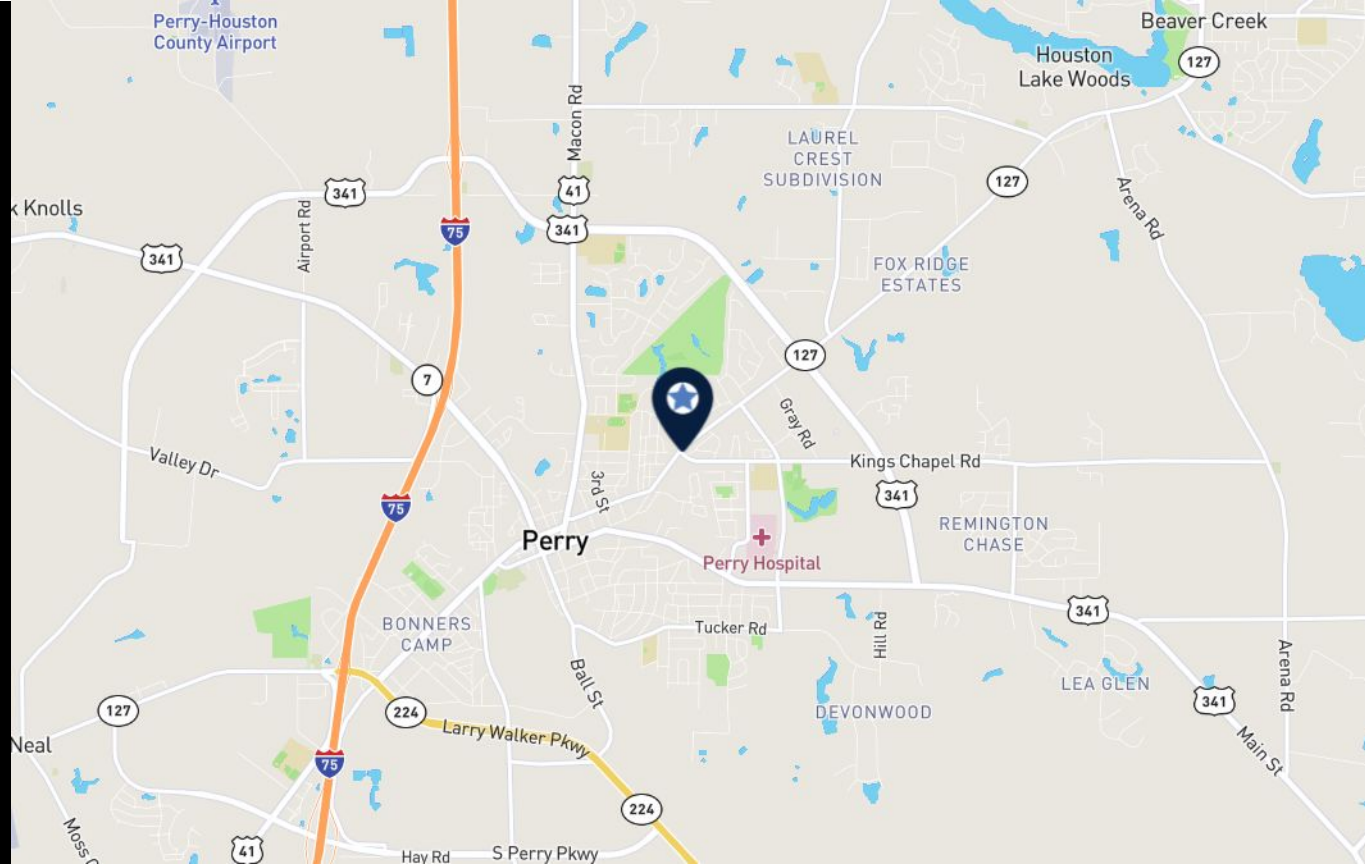
Today, its historic downtown area showcases the city's heritage with well-preserved buildings and landmarks. Visitors can explore unique shops, restaurants, and cultural events that celebrate the city's past while embracing modern life.

One of Perry's key attractions is the Georgia National Fairgrounds and Agricenter which draws visitors from across the state and beyond. The fairgrounds host a wide range of events throughout the year, including the Georgia National Fair, livestock shows, and festivals that highlight the region's agricultural heritage.

In addition to these large-scale events, the city offers outdoor recreational opportunities with parks and nearby nature areas providing residents and visitors a chance to enjoy the outdoors.

Perry's economy benefits from its strategic position along the I-75 corridor, making it a hub for tourism, agriculture, and manufacturing.

The city's location has attracted businesses that support both the local community and travelers passing through. Combined with its vibrant culture, history, and range of attractions, Perry continues to grow while preserving its character.



# DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	8-MILE
Five-Year Projection	20,261	32,292	75,096
Current Year Estimate	18,993	30,284	70,797
2020 Census	18,334	28,406	67,174
Growth Current Year-Five-Year	6.67%	6.63%	6.07%
Growth 2020-Current Year	3.60%	6.61%	5.39%
HOUSEHOLDS	3-MILE	5-MILE	8-MILE
Five-Year Projection	8,024	12,463	28,236
Growth Current Year-Five-Year	8.76%	8.60%	7.83%
Growth 2020-Current Year	6.73%	7.74%	7.43%
Current Year Estimate	7,378	11,476	26,186
2020 Census	6,913	10,651	24,375
INCOME	3-MILE	5-MILE	8-MILE
Average Household Income	\$89,581	\$100,971	\$120,918

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1701 Kings Chapel Rd, Perry, GA, 31069** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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