



REPRESENTATIVE IMAGE SHOWN



\$2,073,636 | 6.60% CAP RATE

NEW NNN Dollar General Market Store

Dearing, GA

(AUGUSTA, GA MSA)

ASKING PRICE:

\$ 2, 0 7 3, 6 3 6

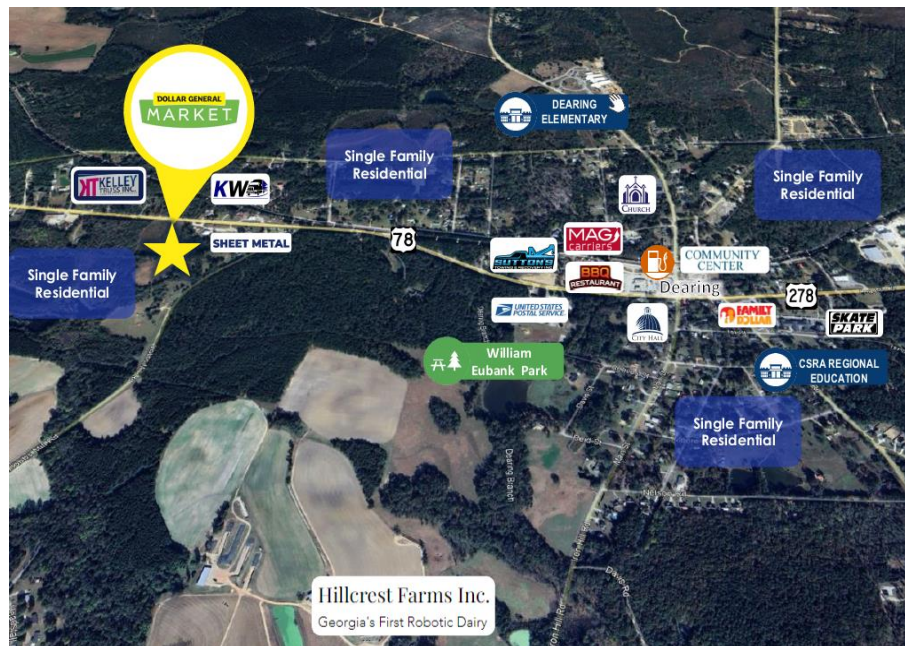
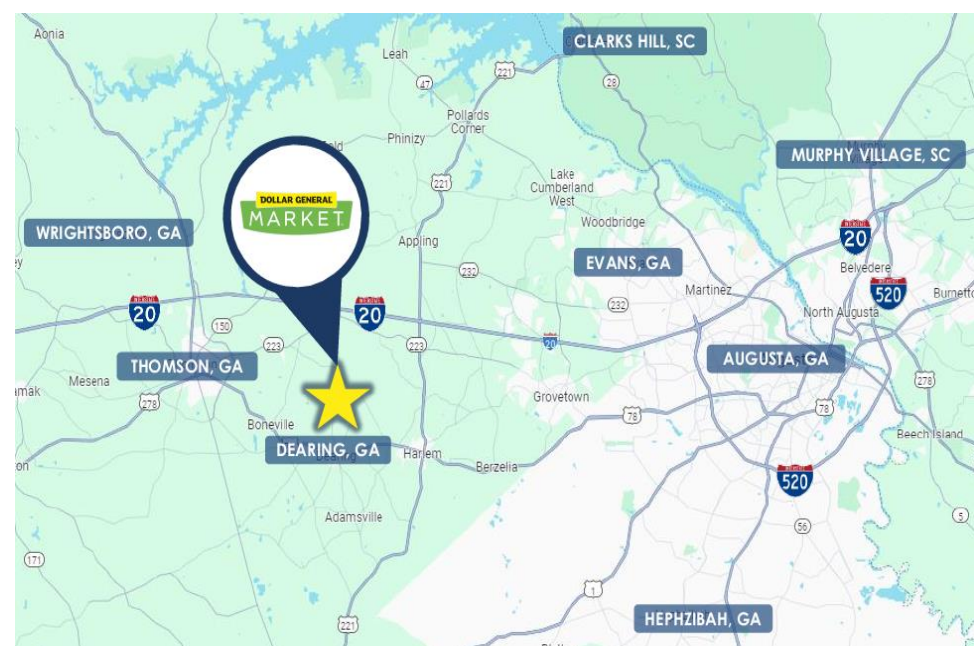
SUMMARY

YEAR BUILT:	2024
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

HIGHLIGHTS

- Freestanding **Dollar General Market Store**: Larger footprint store to accommodate more perishable food items
- Absolute NNN Corporate Backed Lease
- New 2024 Construction
- **NEW LEASE STRUCTURE: 5% Increase EVERY Five (5) years AND 5% in each option period**
- Main Corridor with Excellent Visibility
- Average Household Income exceeds \$85,961 Within a 5- Mile Radius of Site
- Population Over 38,000+ Within 10 Miles
- Conveniently located approximately 24 miles to Downtown Augusta, GA and 10 miles to Interstate 20

PHOTOS



FOR MORE INFORMATION

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