



**DOLLAR GENERAL<sup>®</sup>**

**16 ROPER RD | CANON, GA 30520**



INTERACTIVE OFFERING MEMORANDUM

# DOLLAR GENERAL

16 Roper Rd | Canon, GA 30520

EXCLUSIVELY LISTED BY



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REPRESENTATIVE PHOTO

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**±9,100 SF**  
GLA



**8.00%**  
CAP Rate



**±6,300**  
Vehicles Per Day



**5.6 Years**  
Lease Term

## PROPERTY OVERVIEW

- Strong Corporate Guarantee
- Limited Landlord Responsibilities
- Dollar General recently renewed the lease, showing a strong commitment to the location
- Dollar General has over a 15-year operating history out of this location
- There is limited competition, with the nearest Dollar General located 5 miles away from this site
- Dollar general has an Investment Grade rating of BBB by the S&P credit rating agency



REPRESENTATIVE PHOTO

# FINANCIAL SUMMARY



**\$978,000**  
LIST PRICE



**8.00%**  
CAP RATE

REPRESENTATIVE PHOTO

## TENANT SUMMARY

**Tenant Trade Name** Dollar General

**Type of Ownership** Fee-Simple

**Lease Guarantor** Corporate

**Lease Type** NN

**Roof and Structure** Landlord

**Lease Expiration Date** 9/30/2030

**Term Remaining on Lease** ±5.6 Years

**Increase** 10% in Each Option

**Options** Five, 5-Year Options

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
<b>Current - 9/30/2030</b>	<b>\$6,525</b>	<b>\$78,297</b>	<b>10.00%</b>	<b>8.00%</b>
Option 1	\$7,177	\$86,127	10.00%	8.81%
Option 2	\$7,895	\$94,739	10.00%	9.69%
Option 3	\$8,684	\$104,213	10.00%	10.66%
Option 4	\$9,553	\$114,635	10.00%	11.72%
Option 5	\$10,508	\$126,098	10.00%	12.89%





HEADQUARTERS  
GOODLETTSVILLE, TN

YEAR FOUNDED  
1939

# OF EMPLOYEES  
±170,000

# DOLLAR GENERAL®

## TENANT PROFILE

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging ±10,640 sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns.

Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations reflect its focus on expanding its footprint and enhancing customer experience.

By consistently adapting and growing, Dollar General solidifies its position as a leader in small-box retail.



51

± 6,300 VPD

RUBY RAE SALON

MORGAN'S USED CARS

CANON VOLUNTEER FIRE DEPT.

**SUBJECT PROPERTY**

MONKEY MOTORSPORTS



SANDER'S SMALL ENGINE REPAIR

CANON CITY HALL

51



17

± 5,400 VPD



FRANKLIN-HART REGIONAL AIRPORT

# MARKET OVERVIEW

Canon, Georgia, is a town in Franklin County, positioned between Clemson, South Carolina, and Athens, Georgia, making it an accessible location for those traveling through the region. It offers a quiet setting with easy access to surrounding cities and communities. Nearby Lavonia, a short drive away, provides additional conveniences such as local shops, restaurants, and community events, adding to the region's appeal.

The economy in Canon is primarily supported by agriculture, small businesses, and nearby employment opportunities in surrounding towns. Residents and visitors can enjoy outdoor activities like fishing, boating, and hiking at Lake Hartwell, a major attraction in the area. The proximity to Lavonia also offers recreational options such as Tugaloo State Park and the Lavonia Welcome Center, which feature educational displays and information about the area's history. Canon serves as a relaxed base for exploring both its local offerings and the broader region between Clemson and Athens.

## DEMOGRAPHICS

### POPULATION

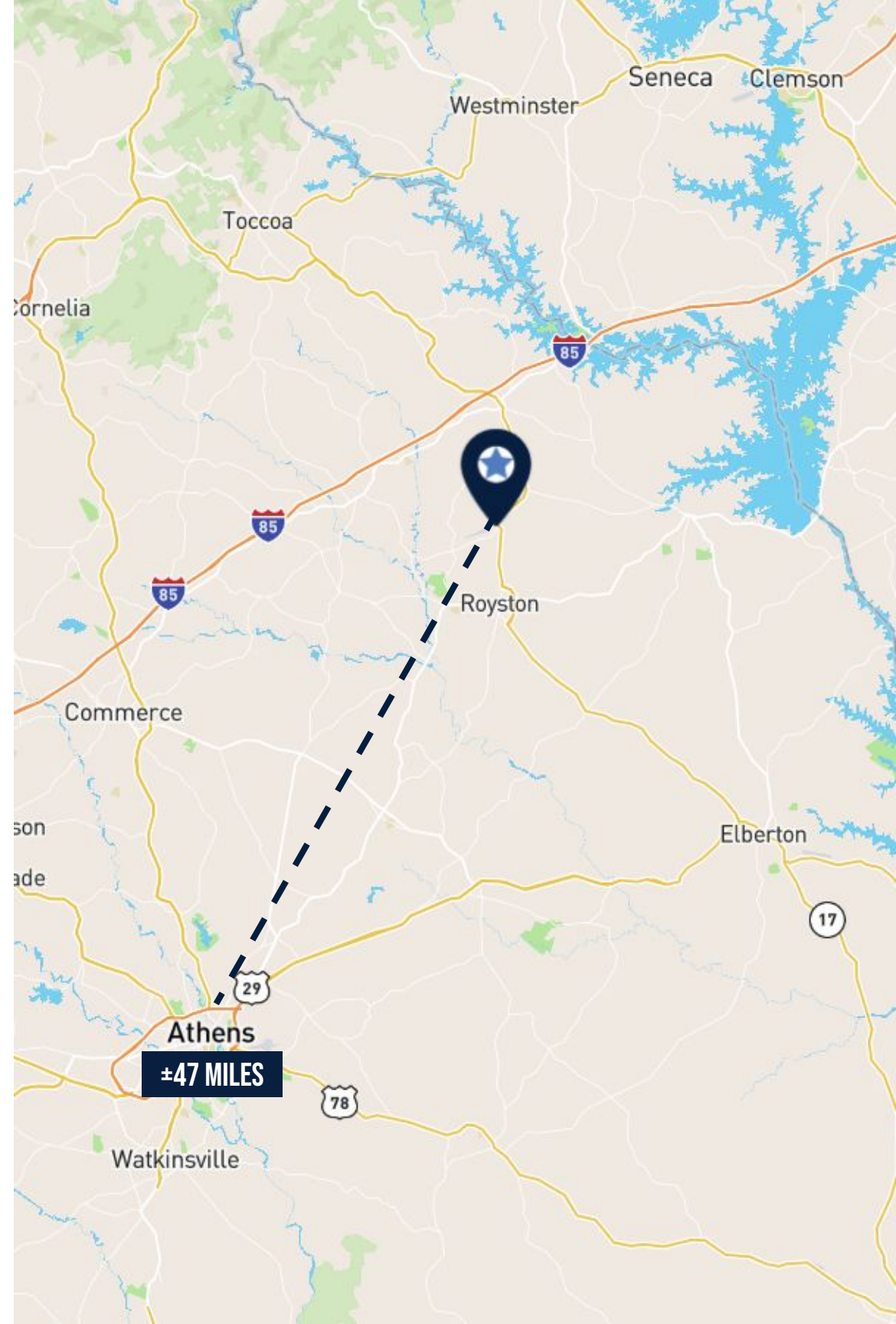
	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,741	10,655	35,735
Current Year Estimate	2,451	9,526	31,899
2020 Census	2,471	9,466	30,687
Growth Current Year-Five-Year	11.84%	11.86%	12.03%
Growth 2020-Current Year	-0.81%	0.63%	3.95%

### HOUSEHOLDS

	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,058	4,058	13,763
Current Year Estimate	963	3,678	12,465
2020 Census	958	3,603	11,923
Growth Current Year-Five-Year	9.89%	10.35%	10.41%
Growth 2020-Current Year	0.45%	2.07%	4.54%

### INCOME

	3-MILE	5-MILE	10-MILE
Average Household Income	\$73,838	\$72,514	\$78,801



# ATHENS, GA MSA

Home to over 129,000 people, Athens is the sixth-largest city in Georgia. Positioned in Clarke County, the eclectic college town of Athens is 72 miles northeast of Atlanta, nestled just below the foothills of the Blue Ridge Mountains. The presence of the University of Georgia is responsible for the continuous growth of Athens. The city's major industries include tourism and agribusiness. According to Forbes, Athens has a gross metro product of \$11.1 billion. A restored Victorian-era downtown teems with art galleries, trendy shops, world-renowned nightclubs, and distinctive dining. Historic architecture and impressive gardens complete the unique blend of traditional heritage and trend-setting southern culture. Points of interest in the city include State Botanical Gardens of Georgia, Sandy Creek Park, and Georgia Museum of Art. The vibe and energy that gave birth to R.E.M and the B-52's are alive and well today.

## MAJOR EMPLOYERS



UNIVERSITY OF  
**GEORGIA**



**Saint Mary's**  
HOSPITAL  
*Exceptional care. Every patient. Every day.*



**RELIANCE**  
Power

**ABB**





# 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 **16 Roper Rd, Canon, GA, 30520** ("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:

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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.

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