



OFFERING MEMORANDUM

DOLLAR GENERAL[®]

📍 **ADAIRSVILLE (ATLANTA MSA), GA**

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

RENDERING

OFFERING SUMMARY

DOLLAR GENERAL[®]

284 OLD HWY 140, ADAIRSVILLE, GA 30103

THE OFFERING

\$157,512
NOI

\$2,462,000
PRICE

6.40%
CAP

RENTABLE SQ FT.	10,542
YEAR BUILT	2026
LOT SIZE (AC)	2.27
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	June 2026
LEASE EXPIRATION DATE	June 2041
TERM REMAINING ON LEASE	15 Years
RENT INCREASES	5% Increases Every 5 Years In The Lease And Options
OPTIONS	Five, 5-Year Options
TENANT RESPONSIBILITIES	Taxes, Insurance, Utilities, Maintenance, Roof, Structure, Parking Lot, HVAC
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1 - 5	\$157,512	6.40%
YEARS 6 - 10	\$165,384	6.72%
YEARS 11 - 15	\$173,652	7.05%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$182,340	7.41%
YEARS 21-25 (OPTION 2)	\$191,460	7.78%
YEARS 26-30 (OPTION 3)	\$201,024	8.17%
YEARS 31-35 (OPTION 4)	\$211,080	8.57%
YEARS 36-40 (OPTION 5)	\$221,628	9.00%



INVESTMENT HIGHLIGHTS

ATLANTA MSA | MAJOR SOUTHEAST ECONOMIC HUB

- Adairsville is located within the Atlanta Metropolitan Statistical Area (MSA), one of the fastest-growing and most economically significant regions in the Southeast.
- The Atlanta MSA has a population exceeding 6.4 million residents, serving as a major center for commerce, logistics, and industry.
- The regional economy is driven by transportation, distribution, manufacturing, healthcare, and corporate headquarters, supporting long-term economic stability and growth.
- The Atlanta MSA is home to major employers including Delta Air Lines, The Home Depot, UPS, and Coca-Cola, reinforcing its role as a primary economic driver in the Southeast.

ADAIRSVILLE, GA | HIGH-VISIBILITY INTERSECTION ALONG HWY 140

- This Dollar General is strategically located along Hwy 140, a primary commuter and commercial corridor in North Georgia, with traffic counts of approximately 16,400 AADT.
- The property is positioned at a high-visibility intersection, providing excellent access and strong exposure to surrounding residential and commuter traffic.
- The site is located approximately 4.3 miles from Interstate 75 (I-75), a major north-south corridor connecting Atlanta to Chattanooga and supporting regional accessibility.
- The property is located approximately 12 miles from Calhoun, GA and 15 miles north of Rome, GA, benefiting from proximity to key regional economic centers.
- The Hwy 140 corridor supports approximately 35,000+ jobs in manufacturing, logistics, and distribution, driving consistent consumer demand in the area.
- The combination of strong traffic counts and proximity to regional economic centers positions this asset as a superior Dollar General location within the market.

NEW 15 YEAR CORPORATE NNN LEASE WITH RENT INCREASES IN INITIAL TERM

- The subject property features a new 15-year corporate guaranteed lease with 5% rental increases every five years in the initial lease and options.
- Tenant is 100% responsible for all expenses, including taxes, insurance, maintenance, roof, structure, and parking lot.
- This is a true NNN lease with no landlord responsibilities or expenses.
- This Dollar General is under construction and rent is scheduled to commence in June 2026.

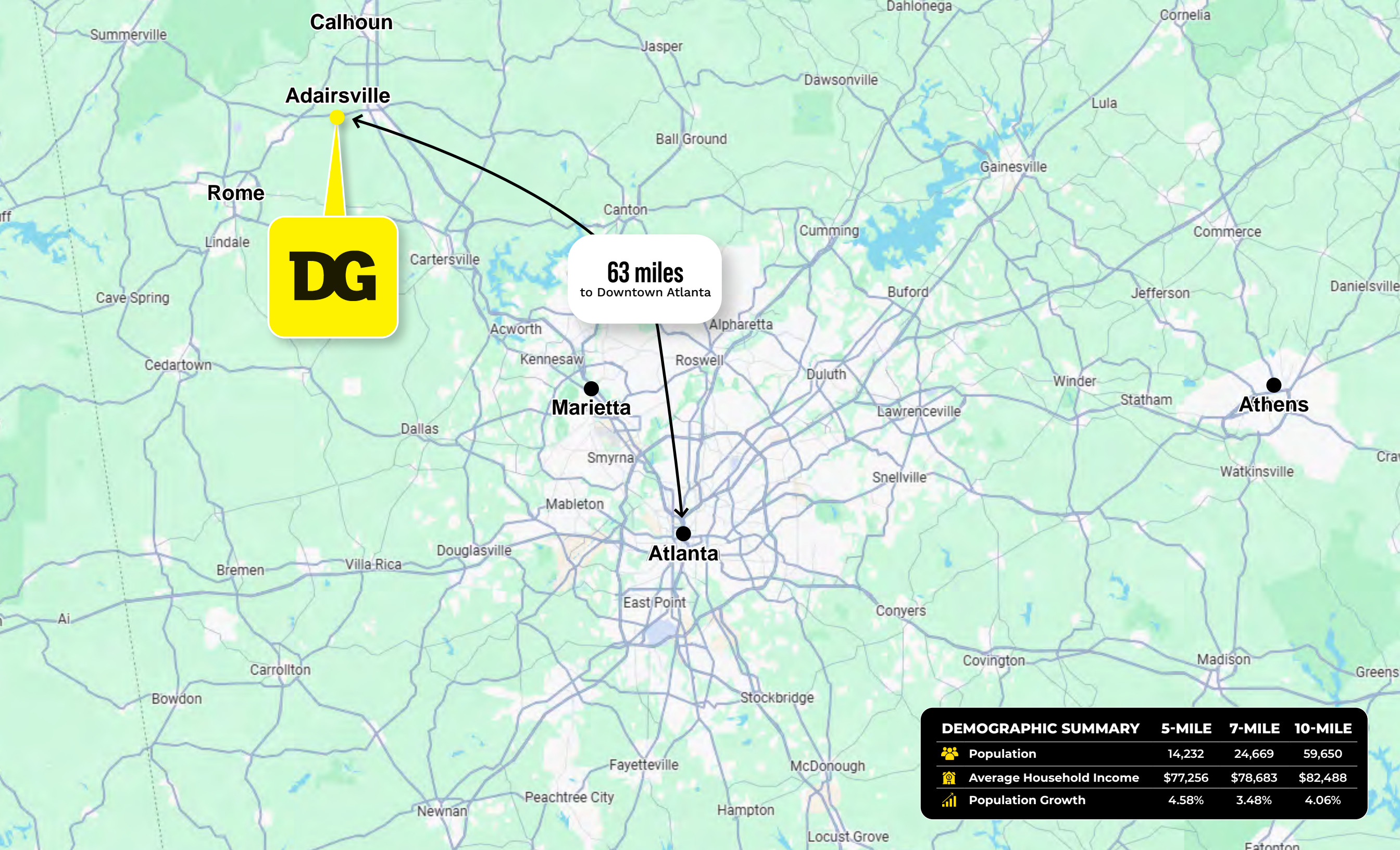
INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATION

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- The company currently operates more than 21,000 locations and plans to open approximately 450 new stores in 2026.
- Dollar General has been in business for over 80 years and has a current net worth of approximately \$18.16 billion.

DOLLAR GENERAL

hello!

Welcome to Dollar General



63 miles
to Downtown Atlanta

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
Population	14,232	24,669	59,650
Average Household Income	\$77,256	\$78,683	\$82,488
Population Growth	4.58%	3.48%	4.06%



Midtown Crossing Shopping Center

Academy Sports + Outdoors
Chick-fil-A
Hobby Lobby
Longhorn Steakhouse

BERRY COLLEGE
2,400+ Students

Stonebridge GOLF CLUB

RMG
Richard B. Russell
Regional Airport
FLOYD COUNTY, GA

LOWE'S

Adairsville Crossing

FOOD LION
SUBWAY
BURGER KING
AutoZone

LOWE'S
Walmart
sam's club

Advent Health
Redmond

ROME HIGH SCHOOL
2,000+ Students

Shaw

DULUTH TRADING CO

Public Storage

Atrium Health
Floyd

ROME

ALDI

EMPERORS

DG

US-140
16,400 AADT

ADAIRSVILLE

TACO BELL

Cracker Barrel
OLD COUNTRY STORE

GEORGIA NORTHWESTERN TECHNICAL COLLEGE
8,800+ Students Regionally

THE HOME DEPOT

ADAIRSVILLE HIGH SCHOOL
1,200+ Students

Hardee's

WING STOP
TEXAS COUNTRY
five BELOW
CHIPOTLE
STARBUCKS
KOHL'S

GHC
GEORGIA HIGHLANDS COLLEGE
5,300+ Students

Riverbend Shopping Center

STARBUCKS
Kroger
T.J. MAXX
BARNES & NOBLE
ROSS
DRESS FOR LESS

HomeLegend
AIRMAN AIRMAN USA CORPORATION
Advent Health Medical Group
Advance Auto Parts
BROADRANGE LOGISTICS
Daiki Corporation
UNITED STATES POSTAL SERVICE
YANMAR



Calhoun Outlet Marketplace

OLD NAVY **carter's**

NIKE **AMERICAN EAGLE** **Lee**

ROSS **Marshalls** **HIBBETT**

DRESS FOR LESS SPORTS

CATO **TRACTOR SUPPLY CO**

Cracker Barrel

OLD COUNTRY STORE

Hardee's

Adairsville Crossing

FOOD LION **SUBWAY**

BURGER KING **AutoZone**

TACO BELL

Daiki Corporation

ADAIRSVILLE

HIGH SCHOOL

1,200+ Students

FOOD LION

FOOD CITY

Wendy's

THE HOME DEPOT

McDonalds

DULUTH TRADING CO

ADAIRSVILLE

US-140
16,400 AADT

Shaw

AdventHealth

Gordian

Tom B. David AIRPORT

CALHOUN

CALHOUN THEATRE

Walmart

HARBOR FREIGHT **Walgreens**

Waffle House **O'Reilly AUTO PARTS**

Kroger

Homelegend **AIRMAN**

AIRMAN USA CORPORATION

AdventHealth **Advance Auto Parts**

Medical Group

UNITED STATES POSTAL SERVICE **BROADRANGE**

LOGISTICS

DG

CVS

GEORGIA NORTHWESTERN

TECHNICAL COLLEGE

8,800+ Students Regionally

Domino's

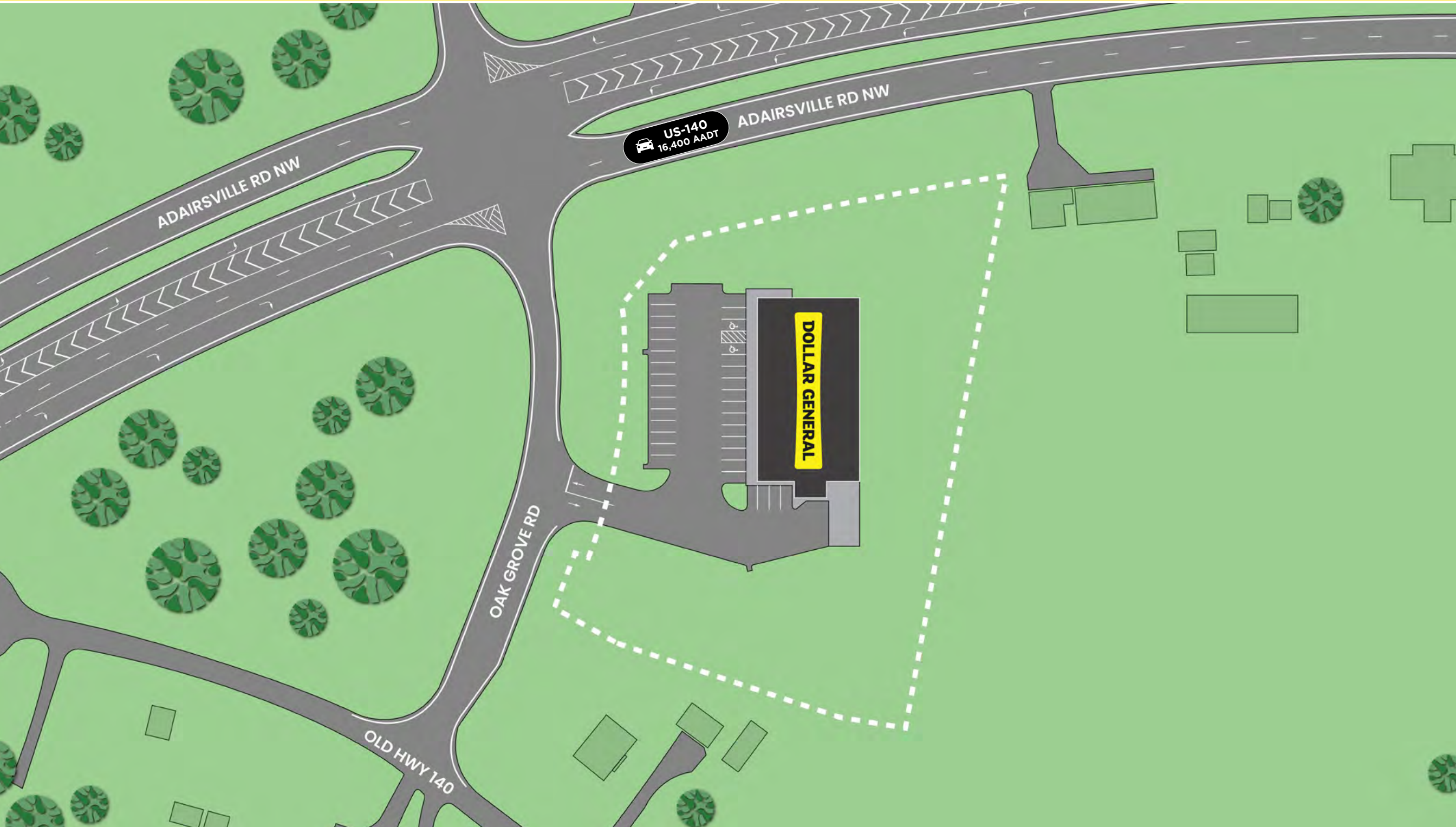
Calhoun High School

1,100+ Students

LOWE'S



SITE PLAN



DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2030 Projected Population	14,884	25,528	62,074
2025 Estimated Population	14,232	24,669	59,650
Population Growth	4.58%	3.48%	4.06%
2020 Census Population	12,815	22,687	54,499
2010 Census Population	12,229	22,072	52,753

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2025 Estimate Population	12,310	25,275	58,797

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2030 Projected Households	5,695	9,734	23,564
2025 Estimated Households	5,385	9,320	22,482
Household Growth	5.76%	4.45%	4.81%
2020 Census Households	4,795	8,532	20,421
2010 Census Households	4,485	7,960	19,149

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2025 Est. Average HH Income	\$77,256	\$78,683	\$82,488
2025 Est. Median HH Income	\$65,910	\$67,888	\$69,281

Marcus & Millichap

Source: © 2026 Experian

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2025 Estimate			
\$200,000 or More	2.75%	3.34%	4.40%
\$150,000 - \$199,999	5.34%	5.44%	6.57%
\$100,000 - \$149,999	20.70%	20.12%	18.73%
\$75,000 - \$99,999	15.03%	15.49%	15.76%
\$50,000 - \$74,999	18.23%	17.64%	16.90%
\$35,000 - \$49,999	11.59%	11.66%	11.68%
\$25,000 - \$34,999	6.73%	7.09%	7.98%
\$15,000 - \$24,999	8.66%	8.88%	9.05%
\$10,000 - \$14,999	4.23%	4.58%	4.13%
Under \$9,999	6.73%	5.77%	4.78%

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2030 Projected			
Owner Occupied Housing Units	67.51%	69.07%	65.27%
Renter Occupied Housing Units	26.09%	24.78%	28.33%
Vacant	6.41%	6.16%	6.39%
2025 Estimate			
Owner Occupied Housing Units	67.56%	69.04%	65.21%
Renter Occupied Housing Units	26.07%	24.83%	28.42%
Vacant	6.37%	6.12%	6.37%
2020 Estimate			
Owner Occupied Housing Units	67.03%	68.39%	64.52%
Renter Occupied Housing Units	26.72%	25.59%	29.16%
Vacant	6.25%	6.02%	6.32%

MARKET OVERVIEW

ATLANTA, GA



6.4M+
RESIDENTS
2024
Population



\$500B+
ANNUAL GDP
Atlanta MSA



3.3M+
WORKFORCE
Metro Atlanta Civilian
Labor Force

Major Economic Drivers



Retail Fundamentals Supported by Atlanta Metro's Economic Scale and Connectivity

The Atlanta–Sandy Springs–Alpharetta MSA represents one of the most prominent economic centers in the United States, supported by a diverse mix of industries including logistics, financial services, healthcare, technology, and advanced manufacturing. Atlanta Metro functions as a major transportation and distribution hub, with access to Interstates 75, 85, and 20, along with Hartsfield–Jackson Atlanta International Airport. This infrastructure provides efficient connections to regional and global markets and continues to support business growth and economic expansion throughout the region.

Atlanta Metro's economy is anchored by several major employers that provide stability and drive consistent consumer activity. Leading employers include Delta Air Lines, Northside Hospital, Piedmont Healthcare, and The Home Depot, representing a mix of logistics, healthcare, and corporate headquarters operations. These organizations support a large workforce across the region and contribute to sustained economic activity, reinforcing Atlanta Metro's position as a leading employment center in the Southeast.

Retail supply conditions remain balanced across much of the market, with development activity generally aligned with demand. Existing inventory includes a mix of neighborhood centers, power centers, and mixed-use developments. Necessity-based retailers and service-oriented tenants play a key role in driving foot traffic and maintaining occupancy levels. Atlanta Metro's size and accessibility allow retailers to serve a broad and diverse customer base across multiple submarkets.

Supported by a resilient economic foundation, strong employment drivers, and extensive transportation infrastructure, Atlanta Metro continues to offer a favorable environment for retail investment. Value-oriented and necessity-based retailers benefit from stable demographics and consistent demand for everyday goods and services. These factors support the long-term performance of retail assets throughout Atlanta Metro.



DOWNTOWN ATLANTA
ATLANTA, GA



HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT
ATLANTA, GA

TENANT SUMMARY

FORTUNE
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.

**DOLLAR
GENERAL®**

BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL NET
WORTH

83

YEARS IN
BUSINESS

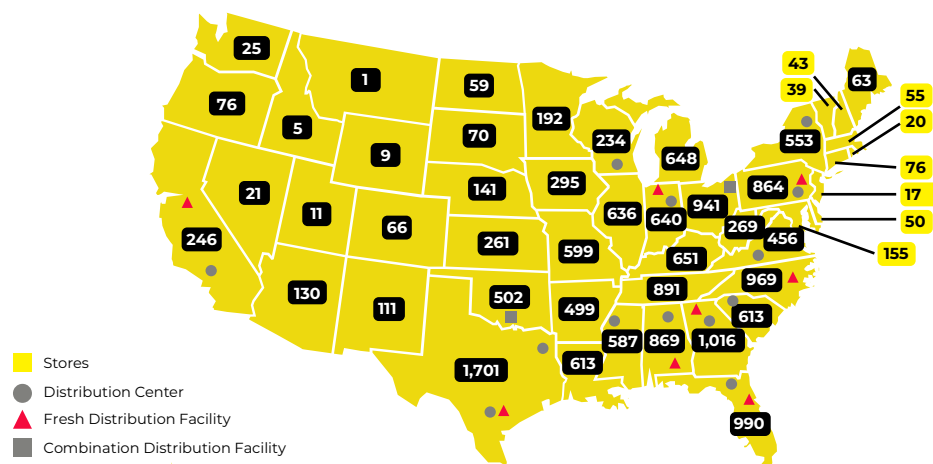
21,000+

STORES IN
48 STATES

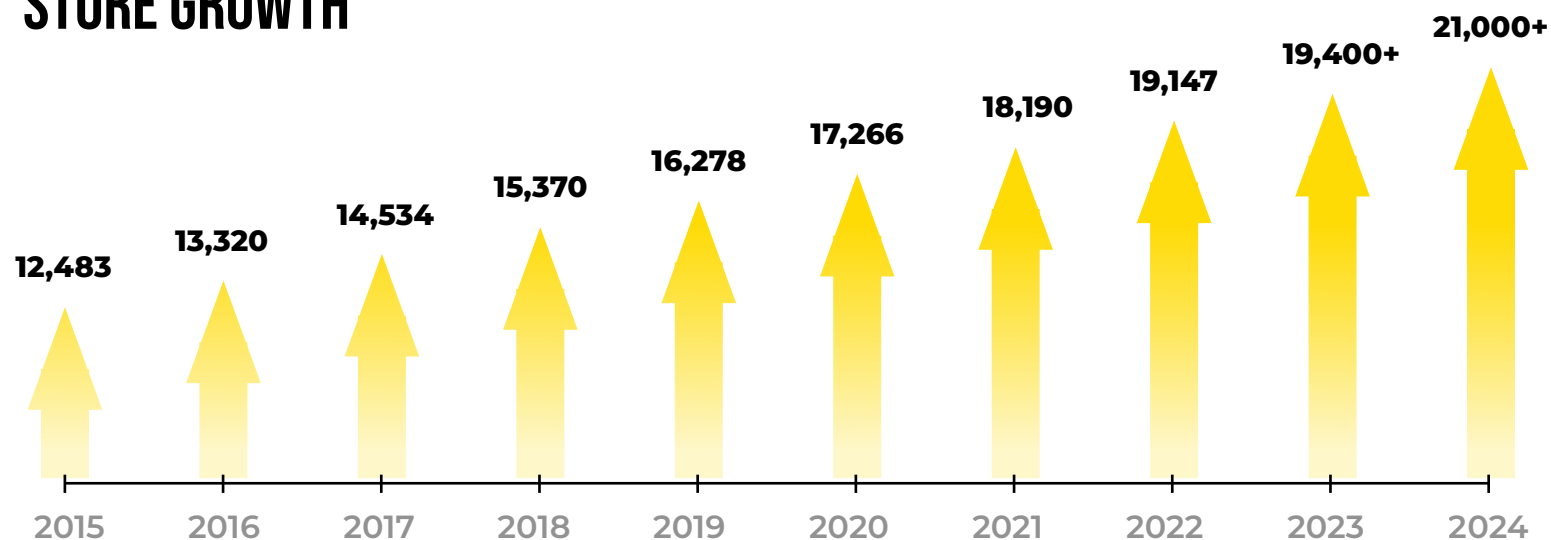
450

NEW STORES PLANNED
FOR 2026

21,000+ STORES IN 48 STATES



STORE GROWTH





INVESTMENT CONTACTS

DON MCMINN

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TAYLOR MCMINN RETAIL GROUP

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ANDREW KORIWCHAK

NET LEASE INVESTMENT SALES
TAYLOR MCMINN RETAIL GROUP

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TAYLOR MCMINN
RETAIL GROUP

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Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
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Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 284 OLD HWY 140, ADAIRSVILLE, GA (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

New Property: Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i)

Purchaser's Initials _____ Seller's Initials _____

any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____