



NEW NNN Dollar General

Cochran, GA

ASKING PRICE:

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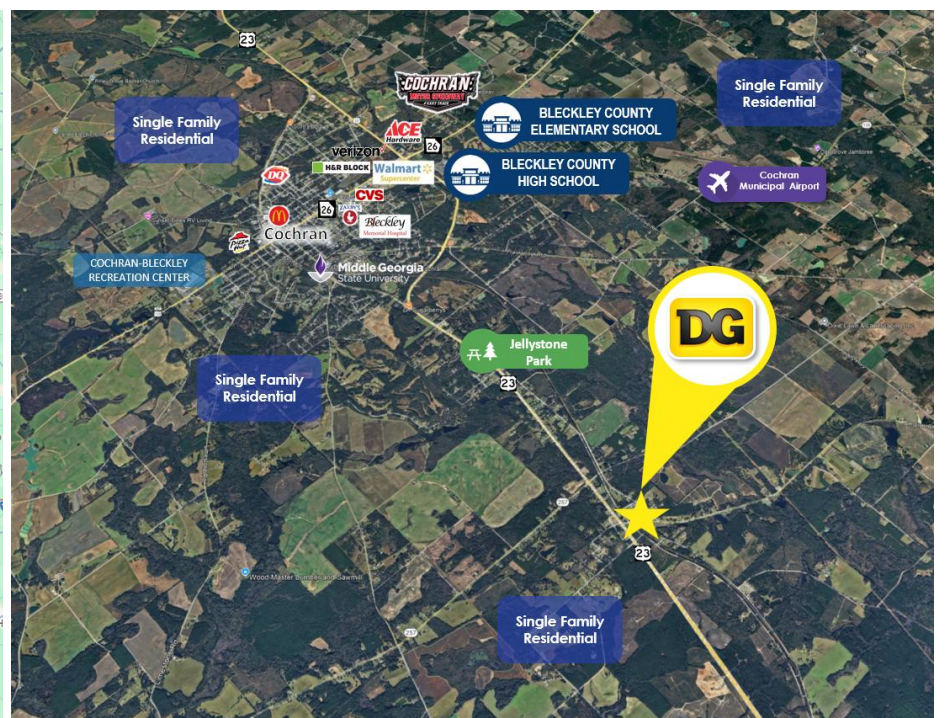
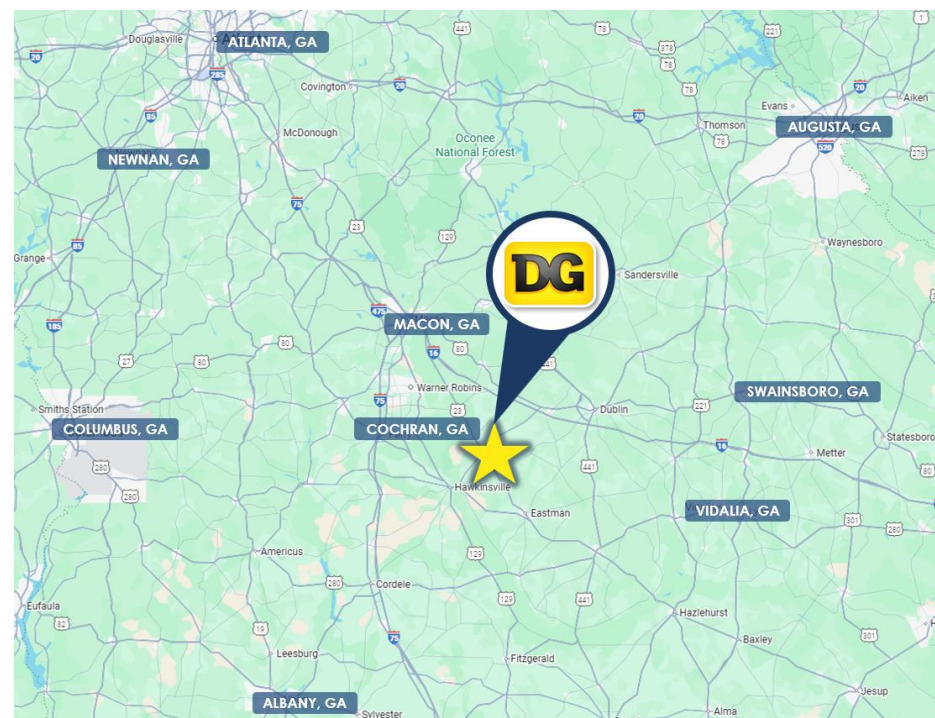
SUMMARY

YEAR BUILT:	2026
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

HIGHLIGHTS

- Freestanding Dollar General Store
- New 2026 Construction
- **5% rental increase every five (5) years in Initial Term and in each Option Period**
- Limited competition within the surrounding trade area supports consistent customer demand and store sales performance
- Within driving distance of Robins Air Force Base, a major regional employment hub
- Excellent visibility with over 5,490 Vehicles Per Day on Cochran Hwy
- Bleckley County average household income exceeds \$75,252 within a 3- mile radius of site
- Population over 19,147+ within 10 miles

PHOTOS



FOR MORE INFORMATION

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