

DOLLAR GENERAL
MARKET

DOLLAR GENERAL MARKET
Lula, GA



SULLIVAN
WICKLEY

New NNN Dollar General Market – Atlanta Metro

Lula, GA

ASKING PRICE:

\$2,382,277

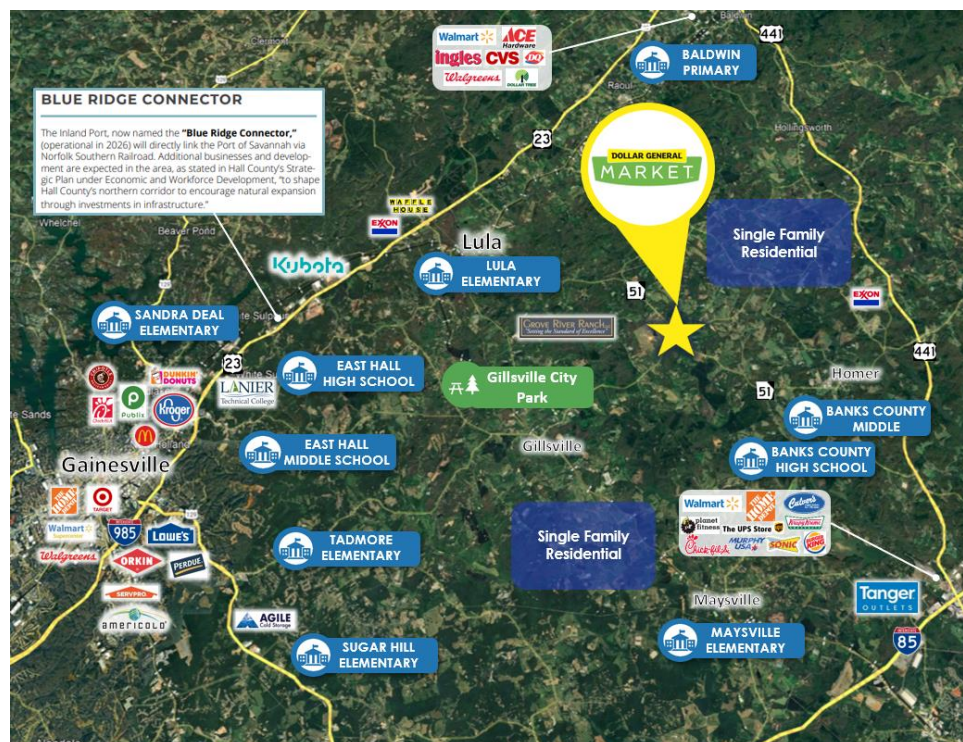
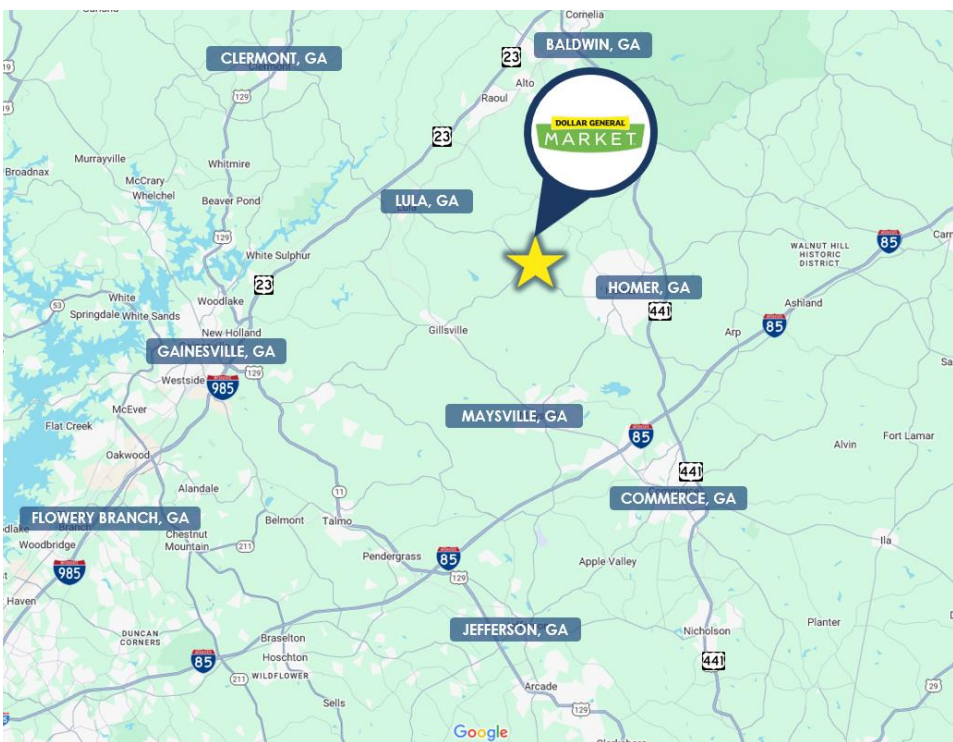
SUMMARY

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

HIGHLIGHTS

- Freestanding Dollar General Market Store
- New 2024 Construction
- **Upgraded 3 Sides Full Brick Construction**
- **NEW LEASE STRUCTURE: 5% Increase EVERY Five (5) years AND 5% in each option period**
- Excellent visibility with over 3,300 Vehicles Per Day
- Household Income exceeds \$90,791 Within a 5- Mile Radius of Site
- Population Over 36,168+ Within 10 Miles
- Lula, GA is located within the Atlanta Metro Area, **home to over 6.5 million residents**
- Conveniently located approximately 6 miles to Downtown Lula and 10 miles to Interstate 85

AERIALS



FOR MORE INFORMATION

BILL WEITZENKORN, CCIM

Senior VP - Investment Sales

bill@sullivanwickley.com

470.237.2043