

Offering Memorandum

# Dollar General Summerville GA

High-Performing Single-Tenant Investment

356 Highway 114 | Summerville | GA 30747

Colliers



# Confidentiality Agreement

Offered Exclusively By

This Offering Memorandum contains select information pertaining to the business and affairs of the Properties at 356 Highway 114, Summerville, GA 30747. It has been prepared by Colliers. This 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 Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 356 Highway 114, Summerville, GA 30747 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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 this Offering Memorandum.

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# Investment Overview

High-Performing Single-Tenant Investment



# Offering Summary

Colliers International is proud to present an exceptional single-tenant, net-leased retail property located at **356 Highway 114, Summerville, GA 30747**, exclusively leased to a high-performing **Dollar General**. This investment offers a compelling combination of stability, income growth, and strategic market positioning, making it an ideal acquisition for investors seeking secure, long-term returns. Backed by Dollar General's **strong corporate credit**, the property features a recently extended 5-year lease without rent reduction, ensuring predictable cash flow through at least 2030. The lease structure includes percentage rent in addition to base rent, providing significant upside potential driven by the store's robust sales performance. Positioned on the main thoroughfare through Summerville, the property benefits from its proximity to a city park, ball field, and public high school, which are proven drivers of convenience item sales at this location.

The property's **prime location** on Highway 114, a high-traffic corridor, ensures excellent visibility and accessibility, capturing consistent customer traffic as the last retail option for outbound travelers and the first for those entering town. With the nearest competing store 1.6 miles away in a substantially inferior location, this Dollar General enjoys a competitive edge in the local market. Summerville's growing population and increasing demand for essential retail services further enhance the property's long-term value. With its **low-maintenance net lease structure** and **creditworthy tenant**, this asset offers passive investors a secure income stream with minimal management responsibilities. This Dollar General property represents a rare opportunity to acquire a high-quality retail investment with immediate cash flow and strong growth potential in a dynamic community.

## Property Overview

Address	356 Highway 114, Summerville, GA 30747
Tenant	Dollar General
Building Size	9,100 SF
Lease Expiration	6/30/2030
Lease Term Remaining	±5 years (2-5 year renewal options)
Ownership Type	Fee Simple
NOI	\$60,858

## Investment Highlights

- **High-Performing Dollar General:** Single tenant is a top-performing Dollar General, delivering strong and consistent revenue.
- **New 5-Year Lease Extension:** Dollar General's recent 5-year lease extension without rent reduction signals long-term commitment.
- **Percentage Rent Revenue:** Dollar General pays percentage rent in addition to base rent, enhancing income based on store sales.
- **High-Traffic Location:** Positioned on busy Highway 114, ensuring excellent visibility and steady customer traffic.
- **Low-Risk Investment:** Single-tenant property backed by Dollar General's strong credit, offering stability and reliable returns.
- **Thriving Community:** Located in Summerville, GA, a growing market with increasing demand for essential retail.



PRICE:

**\$760,725**



CAP RATE:

**8.00%**





# Tenant Overview

High-Performing Single-Tenant Investment



# Tenant Overview

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. It offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations.

The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand.



Tenant	Dollar General Corporation
Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Headquarters	Goodlettsville, TN
Year Founded	1939
Locations	±15,000
Number of Employees	±195,000
Revenue	\$27.9± Billion







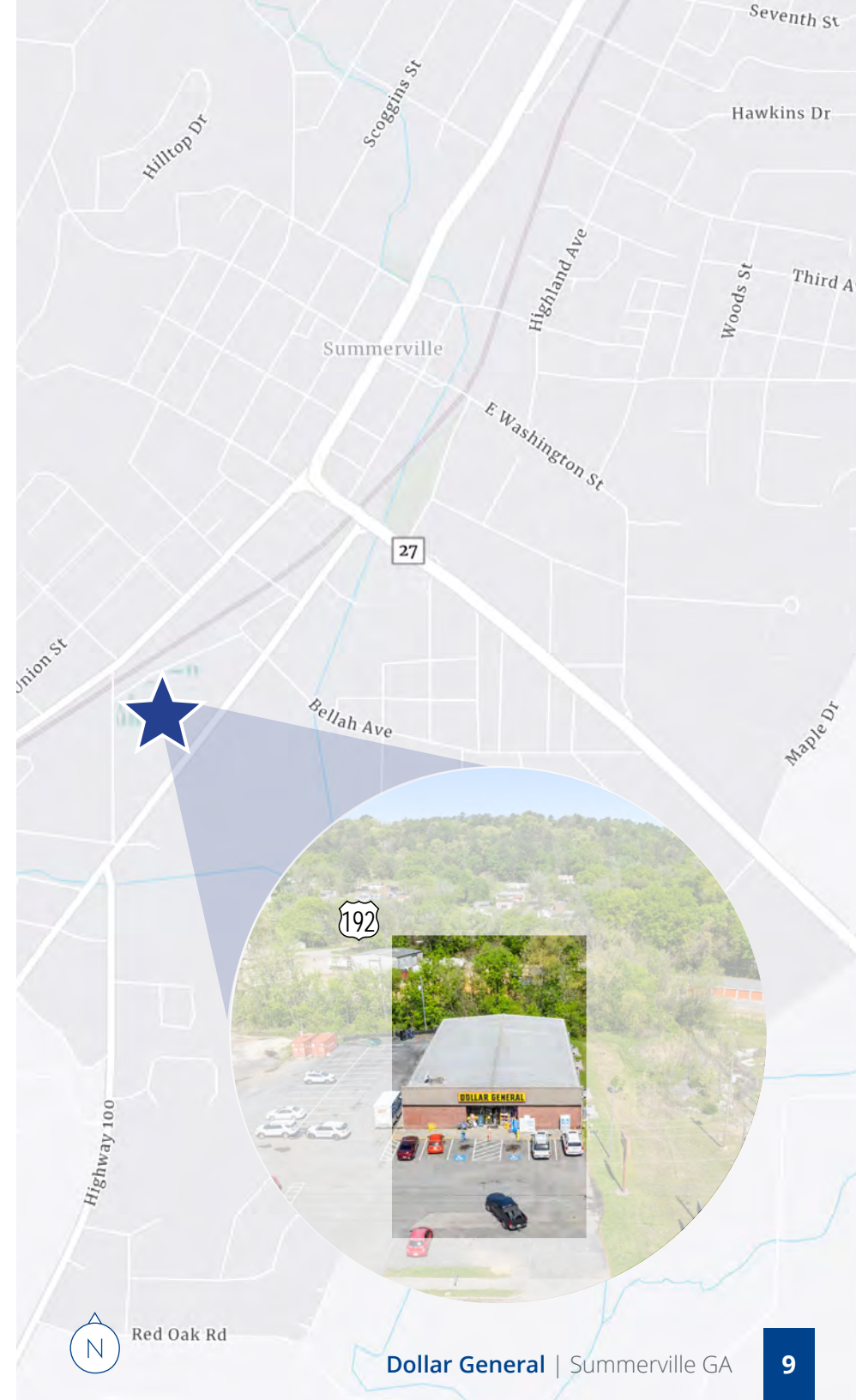
# Property Overview

High-Performing Single-Tenant Investment



# Lease Abstract

<b>Tenant</b>	Dollar General
<b>Address</b>	356 Highway 114, Summerville, GA 30747
<b>Ownership Type</b>	Fee Simple
<b>Building Size</b>	9,100 SF
<b>Land Area</b>	0.73 AC
<b>Year Built</b>	2005
<b>Lease Term</b>	17 Years
<b>Rent Commencement</b>	12/12/2013
<b>Primary Term Expiration</b>	6/30/2030
<b>Term Remaining</b>	±5 years
<b>Annual Rent</b>	\$60,858
<b>Rent Increases</b>	5% every 5 years
<b>Renewal Options</b>	2-5 year options
<b>Lease Type</b>	NN
<b>Tenant Responsibilities</b>	Taxes, insurance & maintenance
<b>Landlord Responsibilities</b>	Roof & structure





# Property Summary

**Address** 356 Highway 114, Summerville, GA 30747

**County** Chattooga County

**Tenancy** Single

**Property Type** Freestanding Retail

**Building Size** 9,100 SF

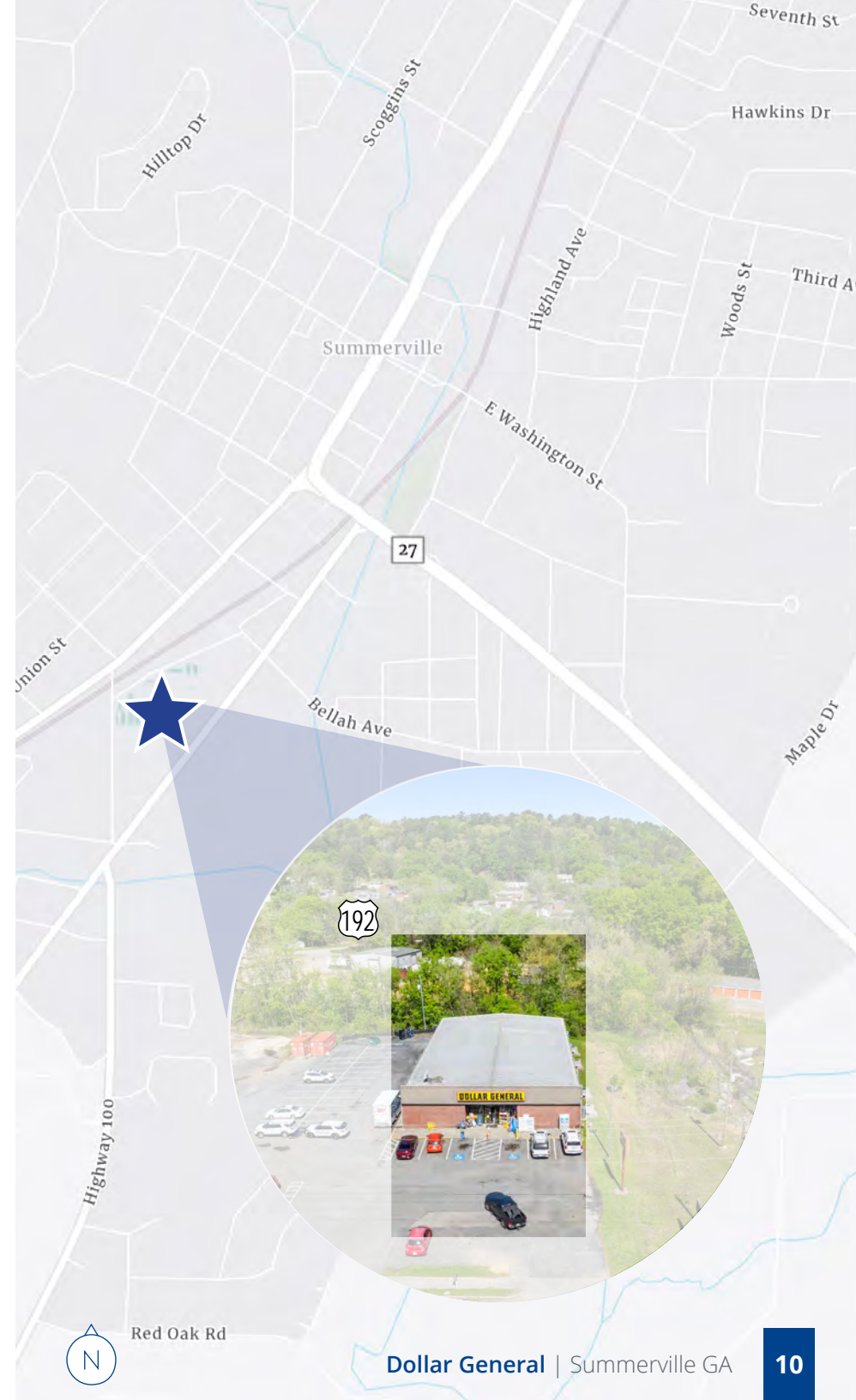
**Land Area** 0.73 Acres

**Year Built** 2005

**Parking Spaces** 27

**Parking Ratio** 2.97/1,000 SF

**Ownership Type** Fee Simple



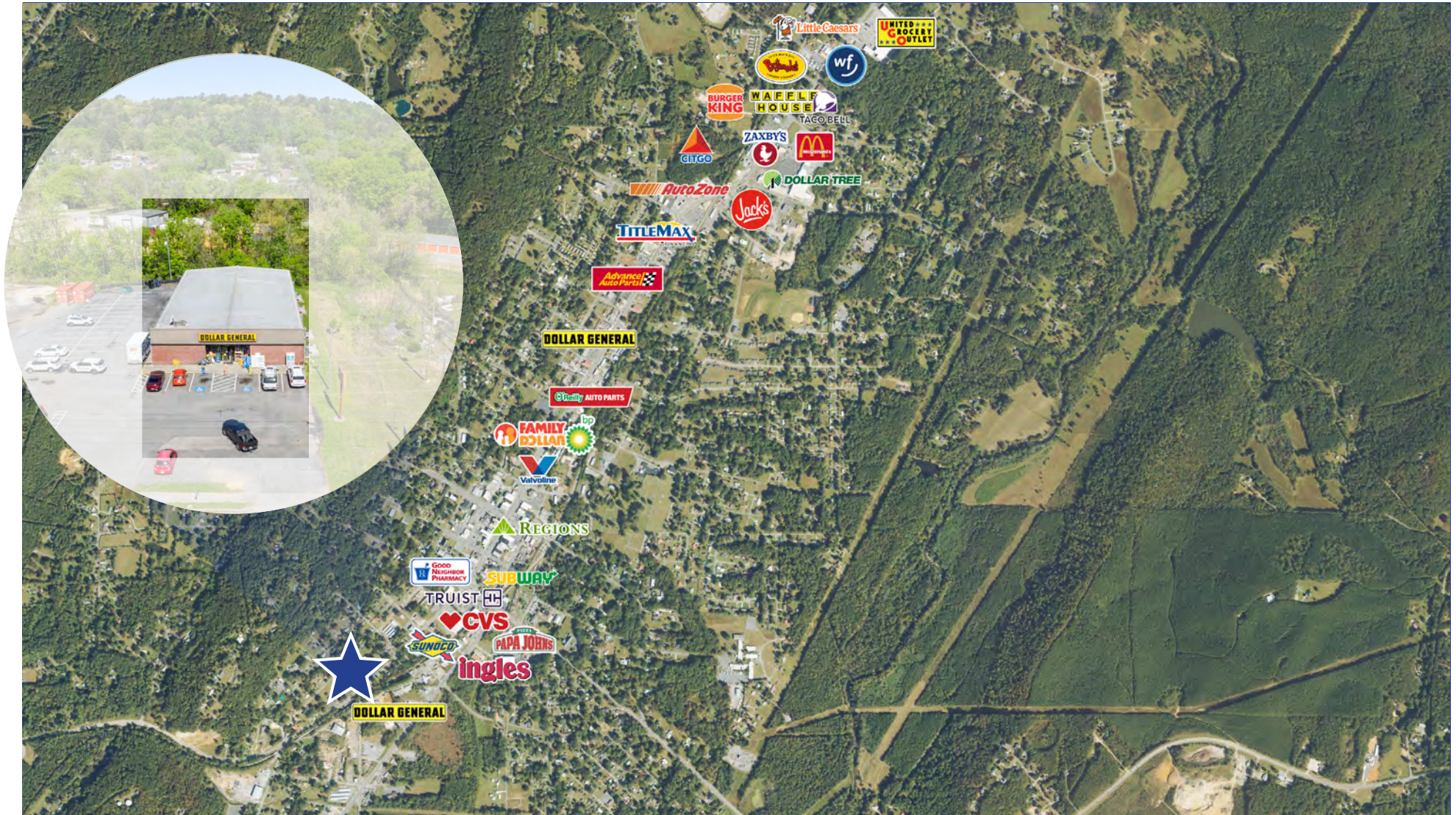


# Property Photos





# Aerial Map





# Location Overview

## Summerville, GA

Summerville, GA is the economic center of Chattooga County, offering a blend of small-town charm and strategic market positioning in northwest Georgia. Located approximately 90 minutes from Atlanta and just an hour from Chattanooga, Summerville benefits from steady regional traffic and a growing demand for essential retail. The city supports a strong local economy driven by manufacturing, healthcare, education, and government services, while its historic downtown and surrounding natural amenities enhance quality of life for residents and visitors alike.



#3 LOWEST COST OF LIVING IN GEORGIA

#5 MOST AFFORDABLE PLACES TO BUY A HOME

#3 BEST PLACES TO LIVE IN CHATTOOGA COUNTY

- **Strategic Location:** Positioned along Highway 114 with easy access to regional hubs like Atlanta and Chattanooga.
- **Essential Retail Demand:** Limited competition and consistent consumer traffic support strong retail performance.
- **Growing Community:** Increasing population and economic stability make Summerville a prime market for long-term investment.
- **Economic Stability:** Anchored by diverse employment sectors including healthcare, manufacturing, and public services.

Demographic Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	2,985	8,594	14,339
2029 Population	2,970	8,464	14,176
2023-2028 Annual Rate (CAGR)	-0.20%	-0.28%	-0.18%
2024 Households	1,210	3,419	5,263
2029 Households	1,198	3,372	5,216
2023-2028 Annual Rate	-0.10%	-0.30%	-0.23%
2000 to 2024 Household Change	3.45%	2.99%	2.94%
2024 Avg. Household Income	\$51,362	\$56,169	\$60,632



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