

DOLLAR GENERAL



*Actual Location Shown



New NNN Dollar General

Dewy Rose, GA

ASKING PRICE:

\$ 1,827,600

ASKING CAP:

7.00%

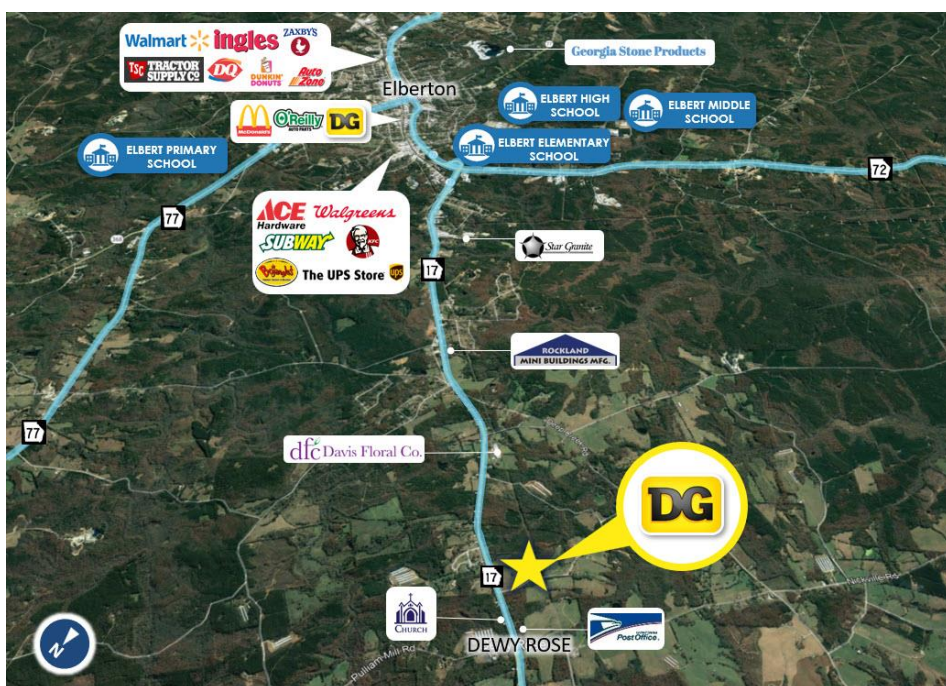
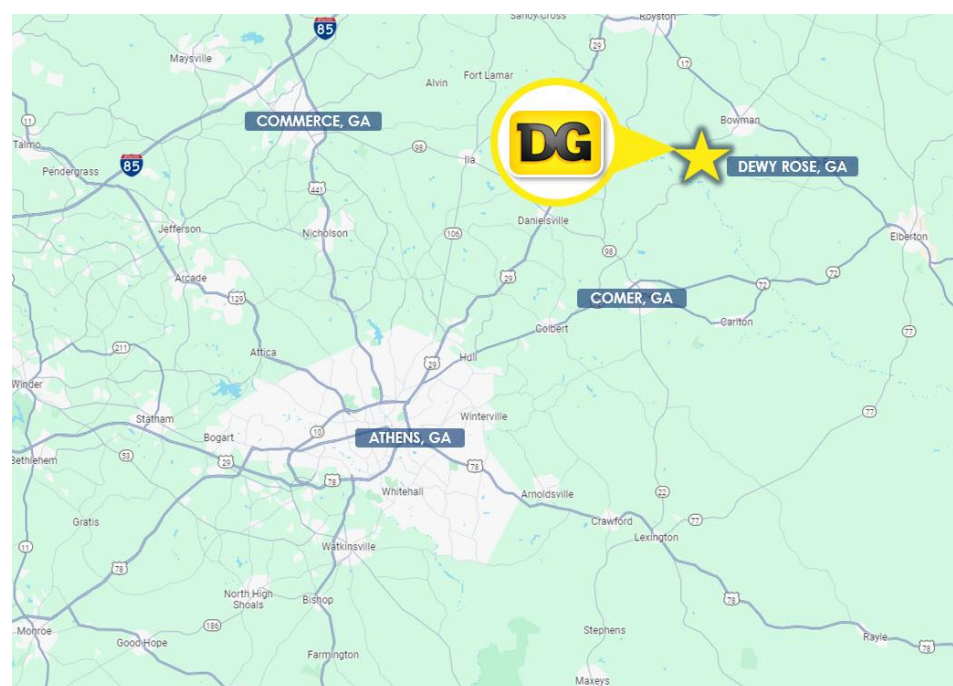
SUMMARY

YEAR BUILT:	2023
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

HIGHLIGHTS

- Freestanding Dollar General Store
- New 2023 Construction
- **Upgraded Brick Construction on Three (3) Exterior Visible Sides**
- 10% Rent Increases in each of the Options
- Household Income exceeds \$63,340 Within a 5- Mile Radius of Site
- **161,000+ Annual Visits to this Location per Placer.ai**
- Population Over 21,603+ Within 10 Miles
- Local Elementary, Middle and High Schools less than 7 miles away with 2,400+ students
- Conveniently located approximately 25 miles to Interstate 85 and 33 miles to Athens, GA

PHOTOS



FOR MORE INFORMATION

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