



DOLLAR GENERAL MARKET
Lyons, GA



REPRESENTATIVE IMAGE SHOWN



NEW NNN Dollar General Market

Lyons, GA

ASKING PRICE:

\$ 2,142,496

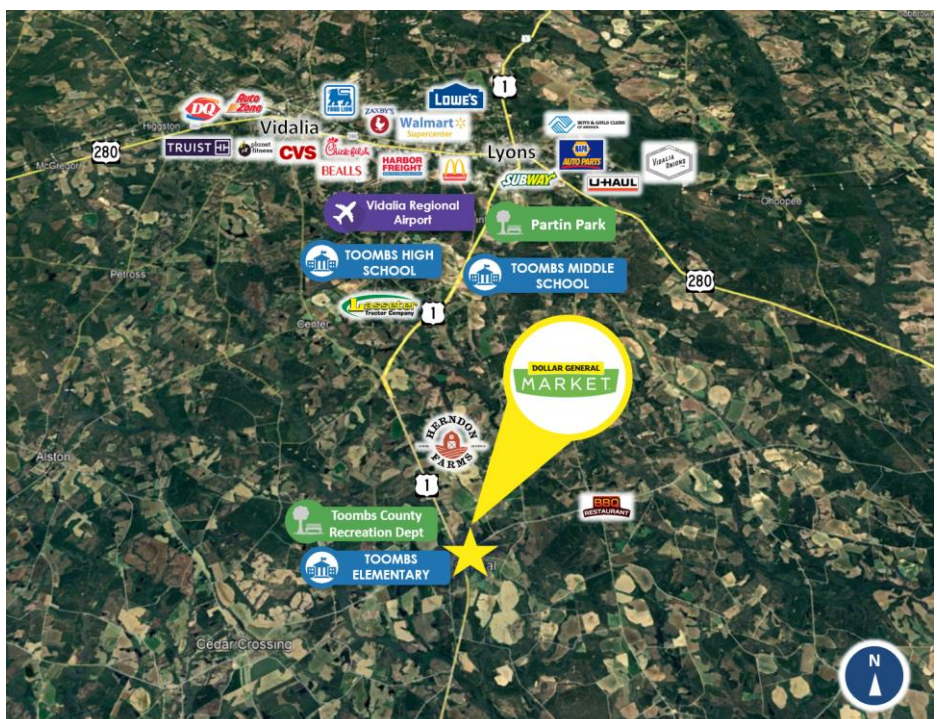
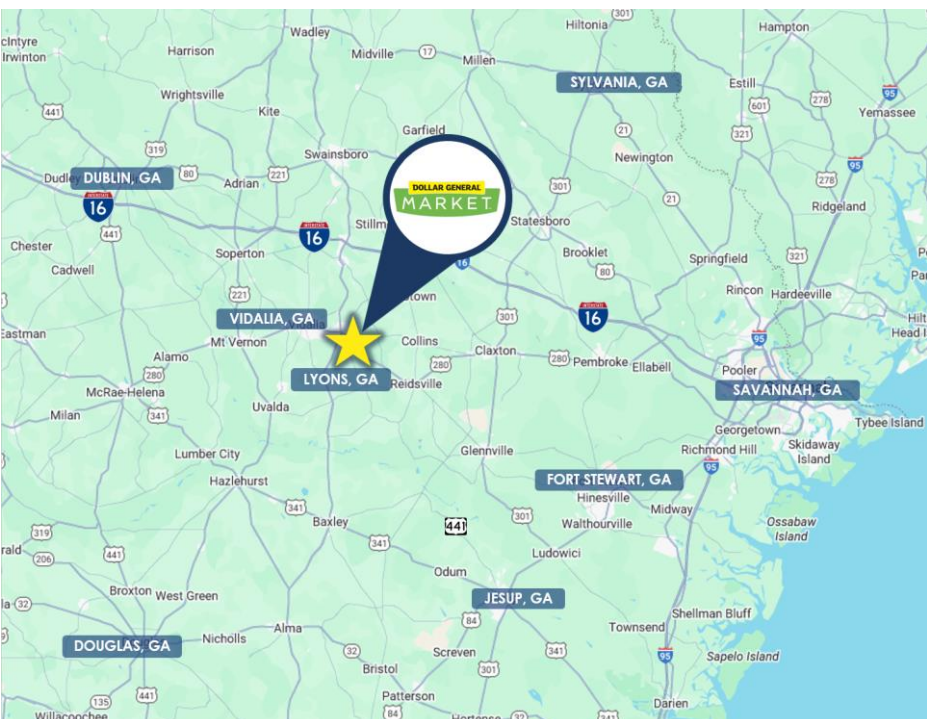
SUMMARY

YEAR BUILT:	2025
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

HIGHLIGHTS

- Freestanding Dollar General Market Store
- Absolute NNN Corporate Backed Lease
- New 2025 Construction
- Dollar General Market Store: Larger footprint store to accommodate more perishable food items
- **5% rental increase every five (5) years in Initial Term and in each Option Period**
- Average Household Income exceeds \$74,653 Within a 1- Mile Radius of Site
- Limited Competition in Immediate Surrounding Market Should Equate to Strong Store Sales Performance
- Conveniently located 12 miles to Downtown Lyons and 27 miles to Interstate 16

PHOTOS



FOR MORE INFORMATION

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