

Dollar General Plus

Nicholls, GA



Offering Price:
\$1,628,170



Cap Rate:
7.20%

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Full Offering Memorandum](#)



Subject Property Rendering

Investment Summary

Northmarq, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in the Dollar General Plus property located at 606 Van Street Hwy in Nicholls, GA ("Property"). The Property comprises a 10,640 square foot building on 1.65 acres of land. The Property was constructed in November 2023 and feature upgrades brick and Hardie plank construction, offering higher quality than the more common metal exterior model.

Investment Highlights



Investment Grade
Corporate Guaranty



Relocation & Expansion
Location



Passive NNN Lease



Upgraded Brick Construction

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 **Northmarq**