

Dollar General Plus

Nicholls, GA

 Offering Price: **\$1,628,170**  Cap Rate: **7.20%**

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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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