



SULLIVAN  
WICKLEY

## New NNN Dollar General Market

Aragon, GA

ASKING PRICE:  
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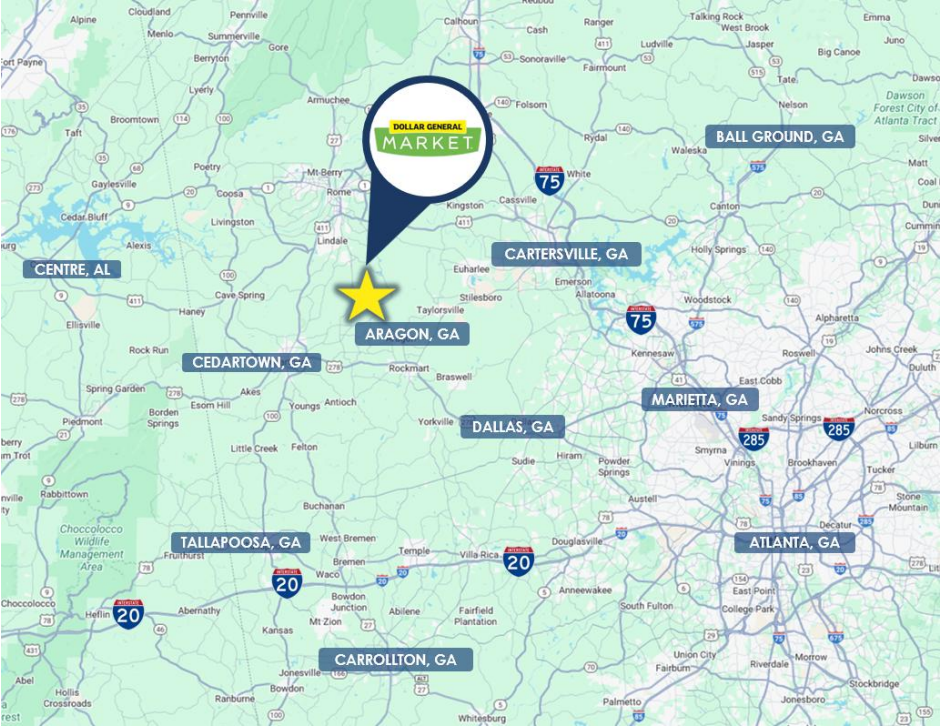
### SUMMARY

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

### HIGHLIGHTS

- Freestanding Dollar General Market Store
- New 2025 Construction
- **Upgraded 3 Sides All-Brick Construction**
- NEW LEASE STRUCTURE: 5% Increase EVERY Five (5) years AND 5% in each option period
- Household Income exceeds \$90,899 Within a 5- Mile Radius of Site
- Population Over 58,072+ Within 10 Miles
- Within 8 miles away, Eastside Elementary School, Cedartown Middle School, Cedartown High School and Rockmart High School **serves 4,204+ students**
- Nearby SolarCycle, an advanced technology-based recycling company, will invest \$344 million creating 600 new jobs in Cedartown
- Conveniently located approximately 25 miles to Interstate 75

### AERIALS



### FOR MORE INFORMATION

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