

Dollar General Plus

Nicholls, GA

 Offering Price: **\$1,737,000**  Cap Rate: **6.75%**

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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 Streat Hwy in Nicholls, GA ("Property"). The Property comprises a 10,640 square foot building on 1.65 acres of land. The Property is projected to finish construction in November 2023 and feature upgraded 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

Brett Butler
Senior Vice President
brett@northmarq.com
949.662.1277
GA Lic. #358785

David Wirgler
Vice President
dwirgler@northmarq.com

Chris Whelan
Associate
cwhelan@northmarq.com

Lauren Helgeson
Investment Sales Analyst
lhelgeson@northmarq.com



Northmarq