

DOLLAR GENERAL

DOLLAR GENERAL

3440 Highway 42 | Stockbridge, GA 30281



INTERACTIVE OFFERING MEMORANDUM

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INVESTMENT HIGHLIGHTS

- **Minimal** Landlord Responsibilities
- **Long Term Lease** - 8+ Years of Lease Term
- **Corporate Guarantee** - Dollar General holds an Investment Grade credit rating of BBB, per the S&P credit rating agency
- **High Income Area**, the 5-Mile average household income is \$100,204 per year
- **Dense Population** - the 5-Mile Population has more than 94,000 people with a strong projected growth rate
- **Limited Competition** - the closest Dollar General is 4.5+ miles away
- **Major Retail Corridor** - the property is less than 2 Miles away from a major retail corridor including a Publix anchored shopping center



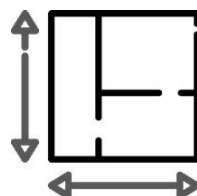
FINANCIAL OVERVIEW



\$1,134,000
PRICE



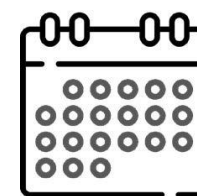
7.50%
CAP RATE



±9,014 SF
GLA



±1.17 AC
LOT SIZE



2003
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Roof and Structure
Lease Expiration Date	7/31/2033
Term Remaining on Lease	±8.1 Years
Increases	8.00% in Option
Options	One, 5-Year Option

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - July 31, 2033	\$7,092.80	\$85,113.60	8.00%	7.50%
Option 1	\$7,660.22	\$91,922.64	-	8.11%



 **ELEVATE EAGLES LANDING**
168 UNITS

Vulcan
Materials Company

DOLLAR GENERAL
SUBJECT PROPERTY

**SWANSON TOWING
& RECOVERY**



**ExtraSpace
Storage**

DOLLAR GENERAL
DISTRIBUTION CENTER

 **WATERFORD LANDING APARTMENTS**
260 UNITS



 **ELME EAGLES LANDING**
490 UNITS

KUEHNE+NAGEL 

± 30,800 VPD

 **Piedmont**
HEALTHCARE





Walmart
Supercenter

carter's
DISTRIBUTION CENTER

Kroger



 **CHICKEN SALAD
CHICK.**

U-HAUL

 **EAGLE'S LANDING
CHRISTIAN ACADEMY**
1,100 STUDENTS

EAGLES LANDING PKWY

 **EAGLES LANDING COUNTRY CLUB**

**Waffle
House**


 **tropical CAFE**
**BUBBAKOO'S
BURRITOS**



DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 20,450 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring $\pm 8,000$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	3440 Highway 42 Stockbridge, GA 30281
SITE DESCRIPTION	
Year Built	2003
GLA	$\pm 9,014$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 180,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

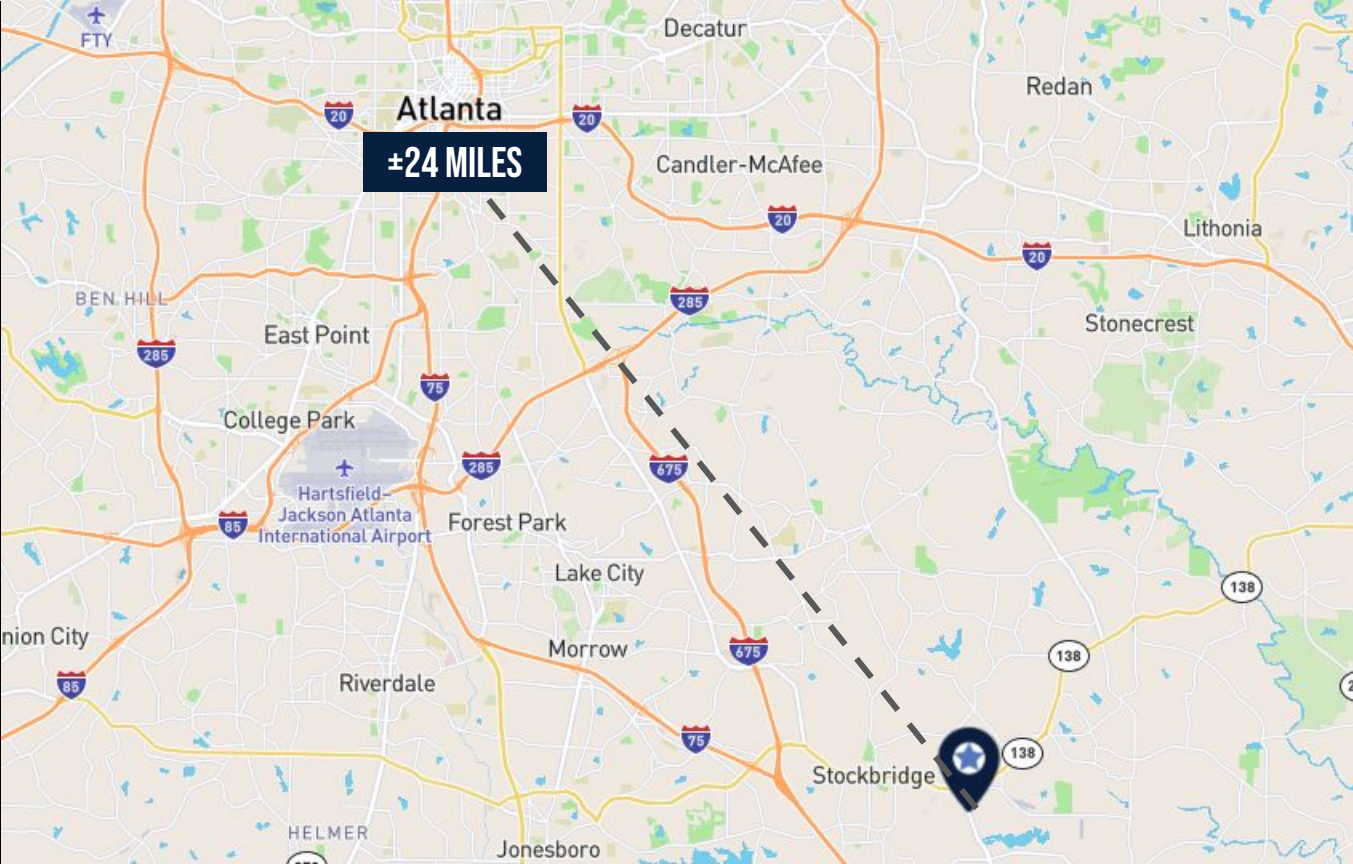
LOCATIONS
20,450+

MARKET OVERVIEW

Stockbridge, GA

Stockbridge, Georgia is located approximately ±24 miles southeast of downtown Atlanta, positioning it within the economic sphere of one of the Southeast's most active metropolitan areas. As part of Henry County, the city plays a key role in the regional economy, particularly in the healthcare, logistics, and retail sectors. Stockbridge has demonstrated consistent growth and commercial demand, with strong retail fundamentals and continued interest in development across major corridors. The area's accessibility via Interstate 75 and key arterial routes supports daily commuter and commercial traffic, making it well-suited for essential retailers like Dollar General.

In addition to its logistical advantages, Stockbridge offers a mix of recreational and cultural amenities that support sustained local traffic and livability. The city features outdoor destinations like Panola Mountain State Park, along with the Stockbridge Amphitheater, a regional venue for concerts and community events. Major mixed-use projects, including planned developments near Jodeco Road, are reshaping the city's commercial landscape and increasing demand for retail services. These trends, paired with local economic planning and downtown investment, continue to reinforce Stockbridge's appeal for long-term commercial real estate positioning.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,369	36,718	97,923
Current Year Estimate	3,359	35,688	94,302
2020 Census	3,325	35,031	92,491
Growth Current Year-Five-Year	0.31%	2.89%	3.84%
Growth 2020-Current Year	1.02%	1.88%	1.96%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,328	13,830	36,298
Current Year Estimate	1,273	13,078	34,129
2020 Census	1,253	12,692	33,073
Growth Current Year-Five-Year	4.30%	5.75%	6.36%
Growth 2020-Current Year	1.65%	3.05%	3.19%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,296	\$98,672	\$100,204



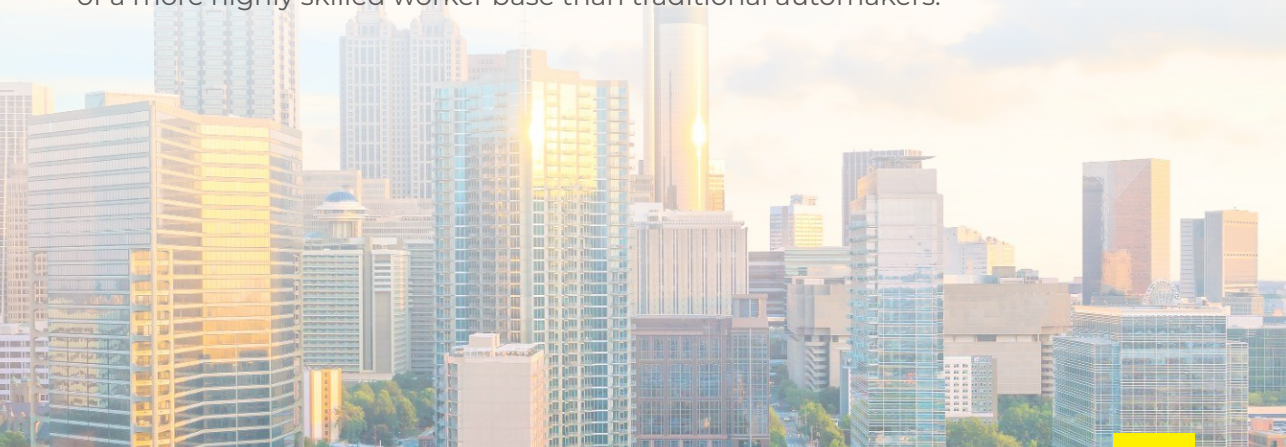
ATLANTA, GA MSA

Being the capital of Georgia and the cradle of the Civil Rights movement, Atlanta is the most populous city in Georgia with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city.

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries.

ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer. Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years. Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



#1

BEST PLACE TO LIVE IN THE U.S.



#1

TOP STATE FOR DOING BUSINESS

TOURISM

Atlanta, Georgia, is a premier destination for tourists, offering a vibrant blend of history, culture, and modern attractions. Known as the "City in a Forest" due to its lush greenery, Atlanta is home to iconic landmarks such as the Martin Luther King Jr. National Historical Park, where visitors can explore the life and legacy of the civil rights leader. The city also boasts the Georgia Aquarium, one of the largest in the world, and the World of Coca-Cola, where guests can learn about the history of the famous beverage. The Atlanta BeltLine, a network of trails and parks, provides a scenic way to explore the city's diverse neighborhoods, art installations, and culinary hotspots.

In addition to its historical and cultural sites, Atlanta offers a thriving arts and entertainment scene. The High Museum of Art features an extensive collection of classic and contemporary works, while the Fox Theatre hosts a variety of performances, from Broadway shows to concerts. Sports enthusiasts can catch a game at Truist Park, home of the Atlanta Braves, or the Mercedes-Benz Stadium, where the Atlanta Falcons and Atlanta United play. With its dynamic blend of attractions, rich history, and Southern hospitality, Atlanta is a must-visit destination for travelers seeking a memorable experience.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3440 Highway 42 | Stockbridge, GA 30281** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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