

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
DOUGLAS, GEORGIA



**SCHUCHERT**  
RETAIL GROUP

**S** SCHUCHERT  
RETAIL GROUP

**EXCLUSIVELY LISTED BY:**



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## INVESTMENT SUMMARY



LIST PRICE  
**\$1,181,247**



CAP RATE  
**6.50%**



BUILDING SIZE  
**9,100 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



TERM REMAINING  
**9.25 YEARS**



RENEWAL OPTIONS  
**5 - 5 YEAR**



PARKING  
**37 SPACES**



APN  
**0101 - -137-C**



LOCATION  
**4074 WILLACOOCHEE HWY  
DOUGLAS, GA 31535**



ANNUAL RENT  
**\$76,781.04**



LAND AREA  
**1.72 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**02/28/2030**



RENT INCREASES  
**10% AT OPTIONS**



YEAR BUILT  
**2015**



TRAFFIC COUNTS  
**4,792 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- Approximately 9.25 Years Remaining in the Initial 15 Year Lease Term
- 2015 Construction - 9,100 SF
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

## GENERAL COFFEE STATE PARK:

- One of Southern Georgia's "Best Kept Secrets," This Park is Known for Agricultural History Shown at Heritage Farm, with Log Cabins, a Corn Crib, Tobacco Barn, Cane Mill and Other Exhibits
- Overnight Accommodations Include Camping, Cottages and the Burnham House, an Elegantly Decorated 19th-Century Cabin
- Seventeen-Mile River and a Boardwalk Wind Through Cypress Swamp Where Rare and Engangered Plants Grow
- Pitcher Plants, Indigo Snakes and Gopher Tortoises Make Their Homes in This Wiregrass Community
- For Horse Lovers, The Park Offers 13.4 Miles of Equestrian Trails
- The Park was Donated to the State by a Group of Coffee County Citizens in 1970 and is Named After General John Coffee, a Planter, U.S. Congressman and Military Leader

## PROXIMITY TO OTHER MAJOR CITIES:

- Macon, Georgia | 114 Miles – 2 Hour: 5 Minute Drive
- Jacksonville, Florida | 120 Miles - 2 Hour: 13 Minute Drive
- Tallahassee, Florida | 126 Miles – 2 Hour: 42 Minute Drive
- Savannah, Georgia | 134 Miles - 2 Hour: 30 Minute Drive
- Augusta, Georgia | 156 Miles - 3 Hour: 10 Minute Drive
- Atlanta, Georgia | 198 Miles - 3 Hour: 15 Minute Drive
- Charleston, South Carolina | 234 Miles – 4 Hour: 12 Minute Drive

## TRADE AREA DEMOGRAPHICS:

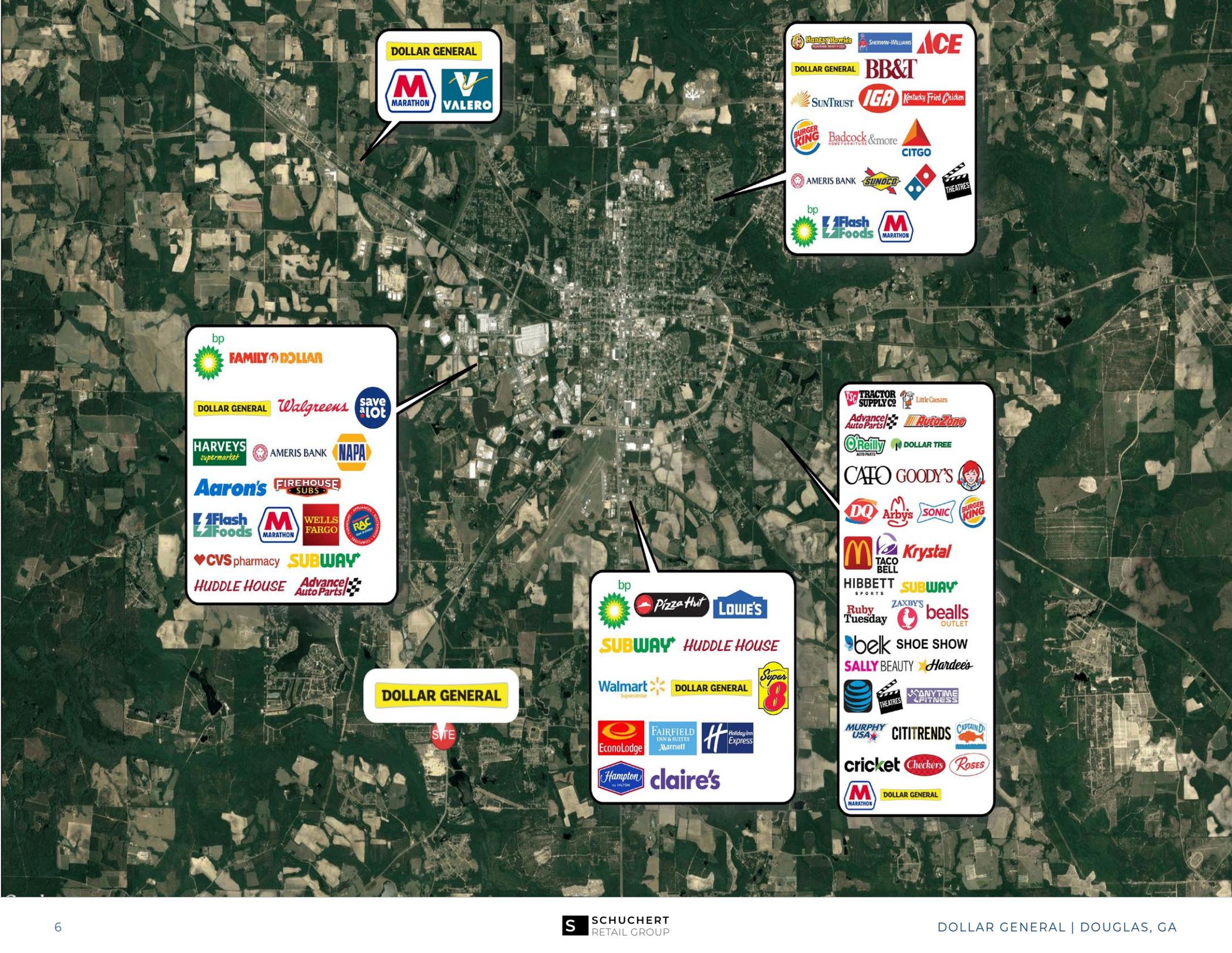
- 3-Mile Population = 5,008 Residents
- 3-Mile Average Household Income = \$68,326
- 5-Mile Population = 12,908 Residents
- 5-Mile Average Household Income = \$56,015
- 7-Mile Population = 24,599 Residents
- 7-Mile Average Household Income = \$56,406

## TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,000 Stores in 46 States as of November 14, 2020
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)







**DOLLAR GENERAL**

**MARATHON VALERO**

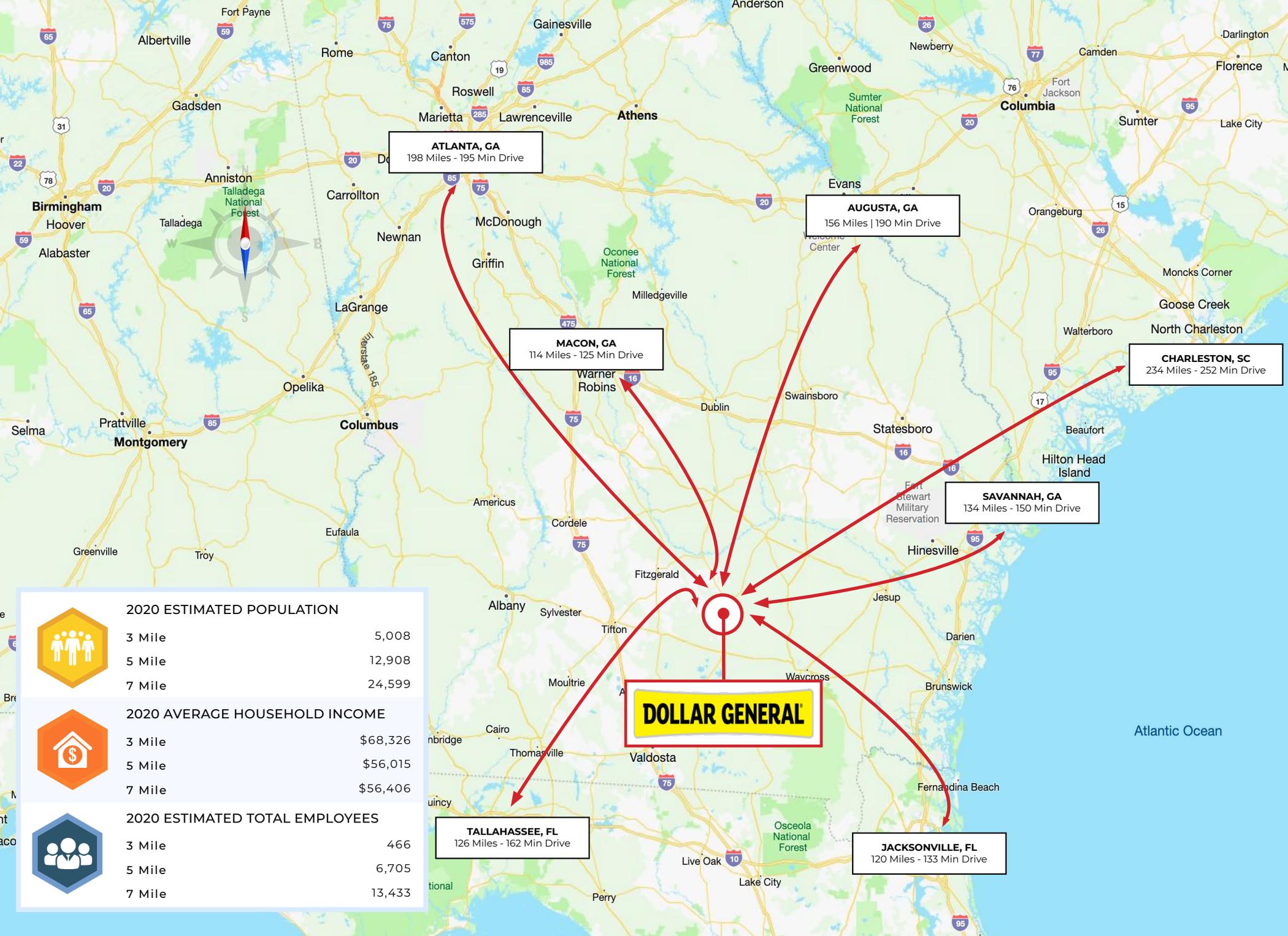
Stangy Howie  
SHERWIN-WILLIAMS ACE  
DOLLAR GENERAL BB&T  
SUNTRUST IGA Kentucky Fried Chicken  
BURGER KING Badcock & more CITGO  
AMERIS BANK SUNDGCO THEATRES  
bp Flash Foods MARATHON

bp FAMILY DOLLAR  
DOLLAR GENERAL Walgreens save a lot  
HARVEYS supermarket AMERIS BANK NAPA  
Aaron's FIREHOUSE SUBS  
Flash Foods MARATHON WELLS FARGO RBC  
CVS pharmacy SUBWAY  
HUDDLE HOUSE Advance Auto Parts

**DOLLAR GENERAL**

bp Pizza Hut Lowe's  
SUBWAY HUDDLE HOUSE  
Walmart Supercenter DOLLAR GENERAL Super 8  
EconoLodge FAIRFIELD INN & SUITES Marriott Holiday Inn Express  
Hampton by Hilton claire's

TRACTOR SUPPLY CO Little Caesars  
Advance Auto Parts AutoZone  
O'Reilly DOLLAR TREE  
CAIO GOODY'S  
DQ Arby's SONIC BURGER KING  
McDonald's TACO BELL Krystal  
HIBBETT SPORTS SUBWAY  
Ruby Tuesday ZAXBY'S bealls OUTLET  
belk SHOE SHOW  
SALLY BEAUTY Hardee's  
AT&T THEATRES ANYTIME FITNESS  
MURPHY USA CITITRENDS CAPTAIN D'S  
cricket Checkers ROSES  
MARATHON DOLLAR GENERAL



# AREA OVERVIEW



## DOUGLAS, GEORGIA

Douglas is home to the Gopher Tortoise Festival that features local and regional artists, craftsmen, collectors, designers and vendors, along with headlining musical entertainment and delicious food trucks. Located in downtown Douglas, it is the perfect way to start off the fall season.

Taste authentic Georgia at the Taste of Douglas event, spotlighting local restaurants and caterers and the mouthwatering flavors that make the South so special. Enjoy a full meal with featured favorites such as J&D Cafe, Barnyard BBQ or try some melt-in-your-mouth donuts at Holt's Bakery. Find farm-fresh produce at the Main Street Market, happening the first Saturday of each month.

See nature's beauty with family and friends at Broxton Rocks Preserve or General Coffee State Park. Experience the outdoors at one of three golf courses, or take a hunting trip at Gopher Plantation. Catch up on the area's history at Heritage Station Museum and the WWII Flight Training Museum, or shop for antiques and unique finds in downtown Douglas. Whatever brings you to Douglas, you won't be disappointed!



# AREA DEMOGRAPHICS



## POPULATION

	3 MILE	5 MILE	7 MILE
2020 Population	5,008	12,908	24,599
2025 Projected Population	4,980	13,050	25,134
2010 Population	4,960	12,878	24,434



## HOUSEHOLDS

	3 MILE	5 MILE	7 MILE
2020 Households	1,851	4,789	9,476
2025 Households	1,778	4,675	9,354
2010 Households	1,717	4,490	8,849
Average Household Size	2.71	2.60	2.51



## INCOME

	3 MILE	5 MILE	7 MILE
Average Household Income	\$68,326	\$56,015	\$56,406
Median Household Income	\$46,378	\$39,674	\$39,342
Per Capita Income	\$25,252	\$21,076	\$22,004



## HOUSING

	3 MILE	5 MILE	7 MILE
2020 Housing Units	1,851	4,789	9,476
2020 Owner-Occupied Units	1,387	3,216	6,068
2020 Renter Occupied Housing Units	464	1,573	3,408



## PLACE OF WORK

	3 MILE	5 MILE	7 MILE
2020 Businesses	47	616	1,343
2020 Employees	466	6,705	13,433

# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
17,000



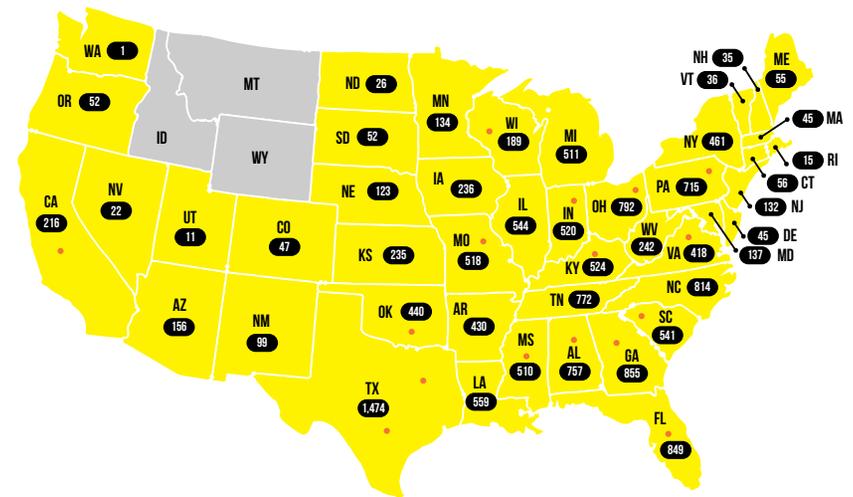
**NO. EMPLOYEES**  
157,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of November 14, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**17,000 STORES** | IN 46 STATES | AS OF 11/14/2020

● STORES  
● DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 4074 Willacoochee Highway, Douglas, GA 31535 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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