

OFFERING MEMORANDUM



DOLLAR GENERAL
ALBANY, GEORGIA



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-Georgia, Inc.
A Licensed Georgia Broker #378952



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INVESTMENT SUMMARY



LIST PRICE
\$778,888



PROPERTY ADDRESS
**1515 RADIUM SPRINGS RD
ALBANY, GA 31705**



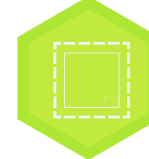
CAP RATE
7.50%



ANNUAL RENT
\$58,416.60



BUILDING SIZE
8,000 SQ. FT.



LAND AREA
1.20 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



LEASE TERM REMAINING
6.50 YEARS



LEASE EXPIRATION
06/30/2031



RENEWAL OPTIONS
1 - 5 YEAR



RENT INCREASES
6% IN OPTION



PARKING
42 SPACES



YEAR BUILT
2001



PARCEL NUMBER
00227-00000-35D



TRAFFIC COUNTS
9,351 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 6.5 Years Remaining in Existing Term (Lease Exp: 06/30/2031)
- 2001 Build to Suit Construction – 8,000 SF
- One (1) - Five (5) Year Option

RECENT LEASE EXTENSION - SEPTEMBER 2024:

- Tenant Just Exercised their Next 5-Year Option Period
- Renewal Notice Was Sent 18 Months Prior to the Required Deadline to Renew

LONG TERM OPERATING HISTORY - 20+ YEARS:

- Dollar General Has Been Operating at this Location for 23+ Years Since 2001

STORE REMODEL - SEPTEMBER 2024:

- Tenant Remodeled the Subject Property in September 2024 at their Sole Cost & Expense

NN LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot, HVAC & Structure

LOW RENT/PSF:

- Tenant Paying \$7.30 PSF

PROXIMITY FROM ALBANY, GEORGIA:

- Columbus, GA | 86 Miles
- Tallahassee, FL | 86 Miles
- Macon, GA | 106 Miles
- Atlanta, GA | 180 Miles
- Montgomery, AL | 156 Miles
- Jacksonville, FL | 190 Miles
- Savannah, GA | 220 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 3,964 Residents | \$47,061 Average Household Income
- 3-Mile: 25,851 Residents | \$43,524 Average Household Income
- 5-Mile: 53,010 Residents | \$52,237 Average Household Income
- 7-Mile: 80,079 Residents | \$64,803 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List (2024)
- 20,523 Stores in 48 States





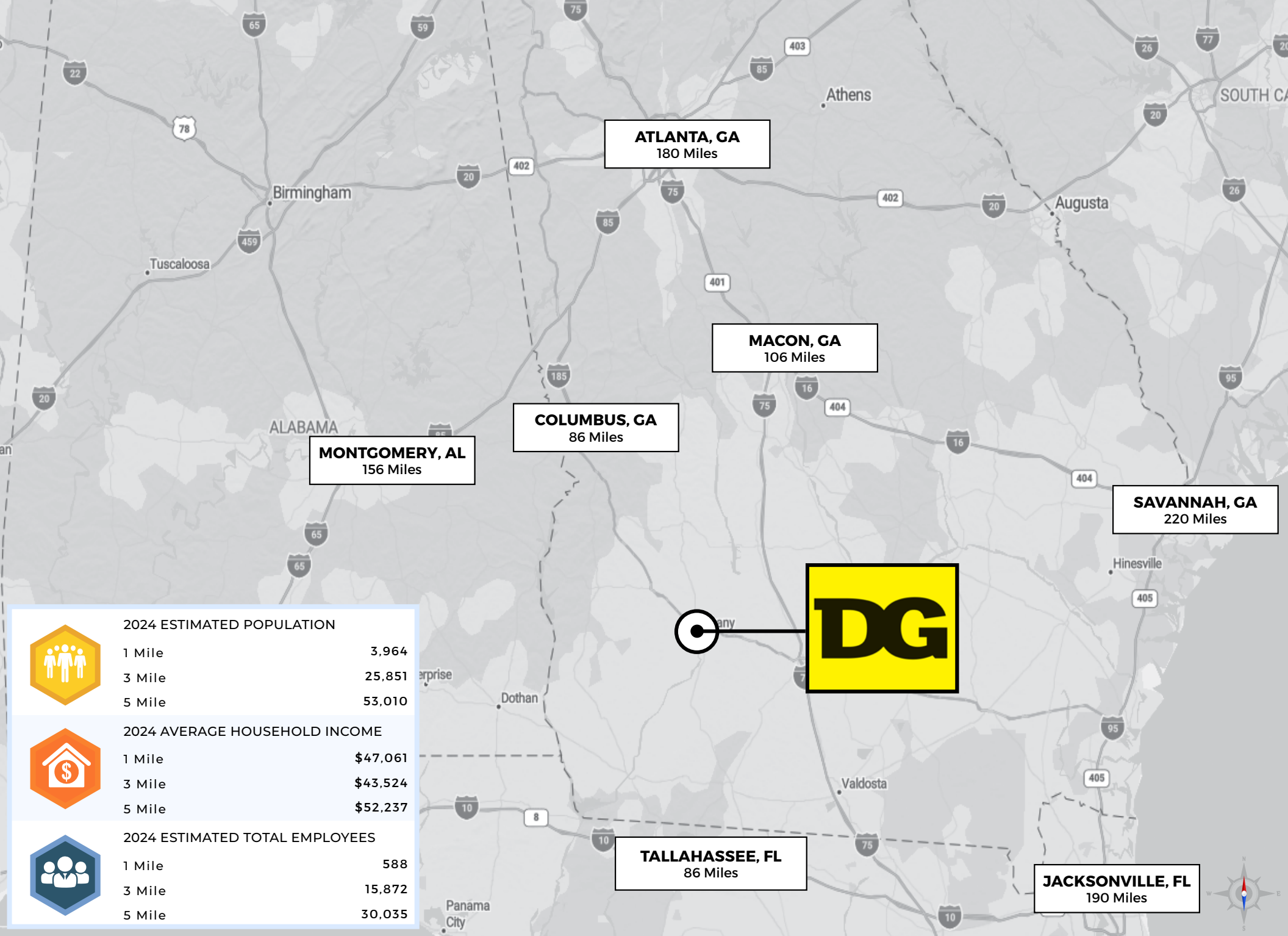






DOLLAR GENERAL

SITE



AREA OVERVIEW



ALBANY, GEORGIA

Albany, Georgia, is a city nestled in the southwestern part of the state, characterized by its rich history, Southern charm, and natural beauty. The city sits on the banks of the Flint River, which provides a picturesque backdrop and a source of outdoor recreation for residents and visitors alike. The downtown area features a blend of historic architecture and modern amenities, with tree-lined streets, inviting parks, and a variety of local shops and restaurants.

Albany is known for its warm, humid climate, with hot summers and mild winters, making it a year-round destination for outdoor activities. The city is surrounded by fertile farmland, which plays a significant role in the local economy, contributing to its reputation as a hub for agriculture, particularly pecan and peanut farming.

Albany's cultural scene is vibrant, with institutions like the Albany Museum of Art, Thronteeska Heritage Center, and the Albany Civil Rights Institute offering a glimpse into the region's artistic, scientific, and historical contributions. The city also hosts several annual events and festivals that celebrate its diverse community and heritage.

Nature lovers can explore the nearby Radium Springs, one of Georgia's Seven Natural Wonders, or take a leisurely stroll through the Chehaw Park & Zoo, which offers a mix of wildlife exhibits and outdoor adventures. Overall, Albany, GA, is a city that combines the tranquility of Southern living with the vibrancy of a community steeped in history and culture.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	3,964	25,851	53,010	80,079
2029 Projected Population	3,827	25,189	51,571	78,267
2020 Census Population	4,342	27,818	55,424	82,416



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	1,499	10,281	21,637	33,186
2029 Projected Households	1,442	9,980	20,976	32,370
2020 Census Households	1,546	10,540	21,978	33,609
Average Household Size	2.55	2.38	2.34	2.34



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$47,061	\$43,524	\$52,237	\$64,803
2024 Median Household Income	\$35,680	\$33,078	\$41,458	\$52,343
2024 Per Capita Income	\$17,970	\$17,652	\$21,558	\$27,045



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	1,499	10,281	21,637	33,186
2024 Owner-Occupied Units	578	3,241	7,732	13,575
2024 Renter Occupied Housing Units	921	7,040	13,905	19,610



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	88	1,557	2,984	4,777
2024 Employees	588	15,872	30,035	43,993

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$17.96 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,523



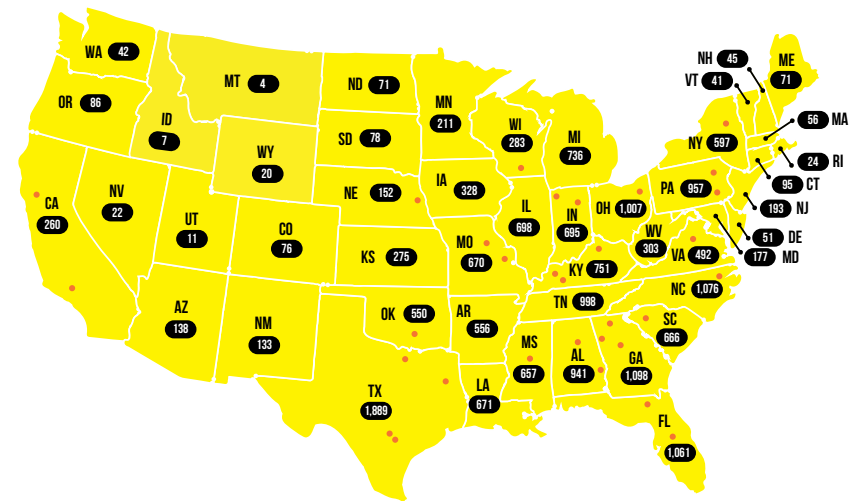
NO. EMPLOYEES
186,000

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 1, 2024, the company's 20,523 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

20,523 STORES | IN 48 STATES | AS OF 11/01/2024

- STORES
- DISTRIBUTION CENTER



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The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group 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 the 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. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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