



ACTUAL LOCATION RENDERING SHOWN



NEW NNN Dollar General

Springfield, GA

ASKING PRICE:

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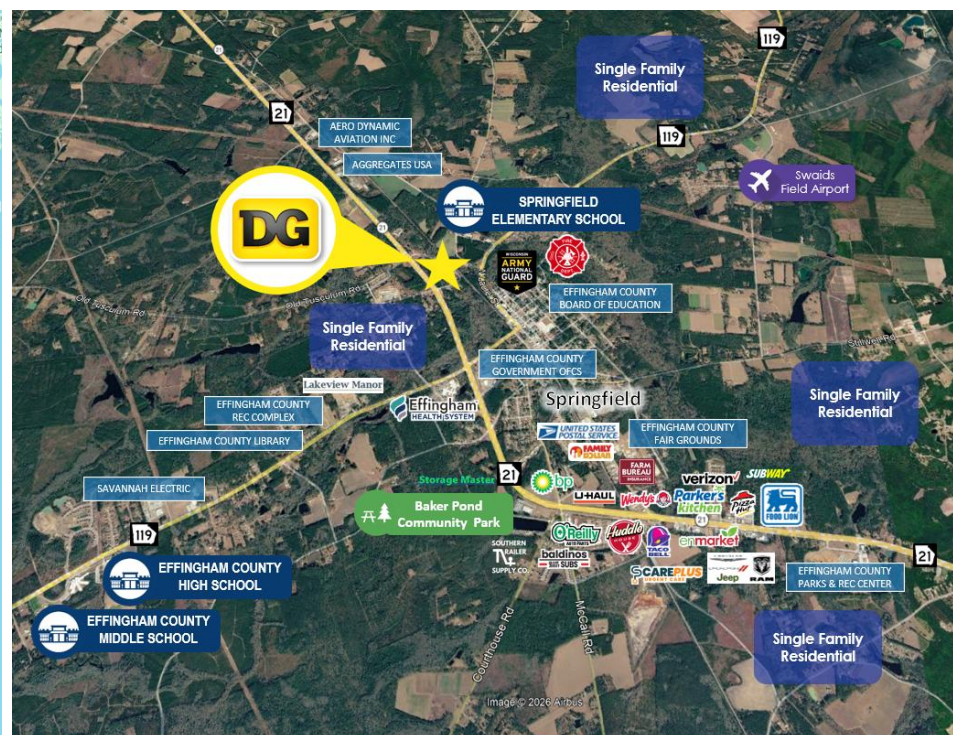
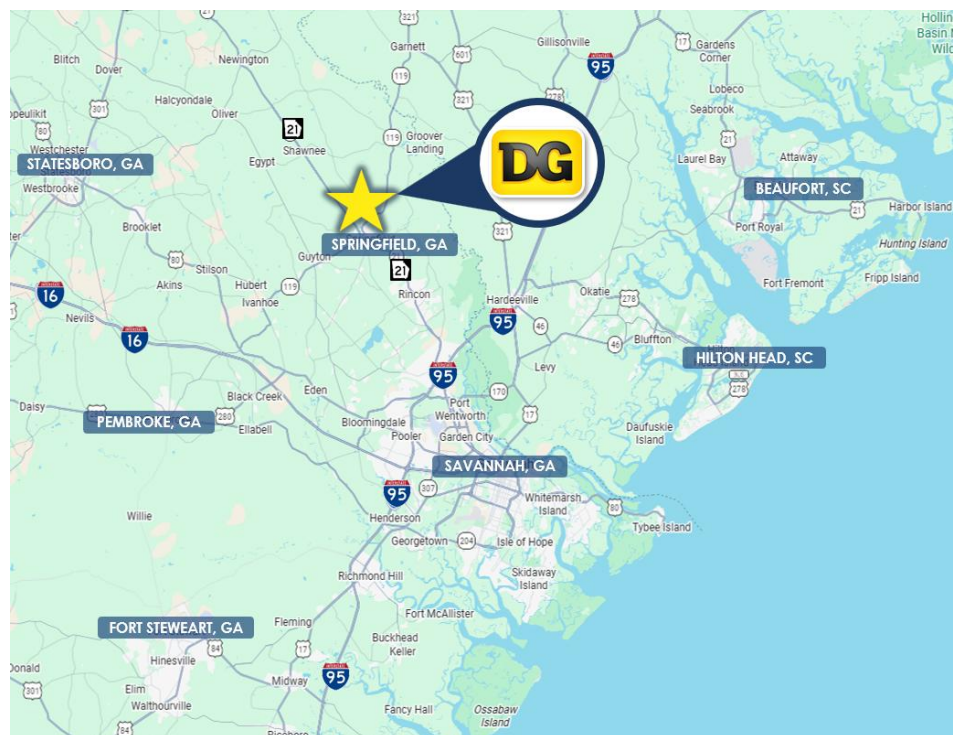
SUMMARY

YEAR BUILT:	2026
BUILDING SIZE:	10,640 SF
LEASE TYPE:	NNN
LEASE TERM:	15 YRS

HIGHLIGHTS

- Freestanding Dollar General Store
- New 2026 Construction
- **5% rental increase every five (5) years in Initial Term and in each Option Period**
- Pin corner location at a signalized intersection
- Excellent visibility with over 7,450 Vehicles Per Day on GA Hwy 21
- **Average household income exceeds \$102,376 within a 5- mile radius of site**
- Population over 46,329+ within 10 miles
- Located in Effingham County, one of the fastest-growing areas in the Savannah MSA, driven by residential expansion and proximity to the Port of Savannah

PHOTOS



FOR MORE INFORMATION

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