

# DOLLAR GENERAL

HAWKINSVILLE, GA

SINGLE-TENANT TRIPLE-NET INVESTMENT

**DOLLAR GENERAL**



**OFFERING MEMORANDUM**

Marcus & Millichap

# OFFERING SUMMARY

Offering Price \$1,200,000

Annual Rent \$89,952

Cap Rate 7.50%

# PROPERTY INFO

Address 2925 US-341  
Hawkinsville, GA 31036

Building Size 7,500 SF

Year Built 2018

Lot Size 1.51 Acres

Tenant Trade Name Dollar General

Lease Guarantor Corporate

Lease Type Absolute NNN

CAM, Tax, Insurance,  
Roof & Structure Tenant Responsible

Original Lease Term 15 Years

Rent Commencement August 01, 2018

Lease Expiration July 31, 2033

Term Remaining on Lease 7+ Years

Increases 10% Increases in Options

Options Remaining 5x5 Years



**DOLLAR GENERAL**

# INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

## Less than 1 Hour from Macon, GA | Close Proximity to County Seat City

- Hawkinsville is located approximately 40 to 45 miles south of Macon, Georgia, primarily along US-341 South, making it a relatively close, direct commute between the two cities.
- The property is under 2 hours to Atlanta's airport, 25 minutes to Robins Air Force Base, and 3 hours to the Port of Savannah.

## Absolute NNN Lease | Zero Landlord Responsibilities | Rental Increases

- The property operates under an absolute triple-net with zero landlord responsibilities-Tenant responsible for roof & structure.
- 7+ years remaining on base lease term with option periods remaining.
- The lease features 10% rental increases in each of the five, five-year renewal option periods.

## No Immediate Competition | Hwy Intersection Location | Various Colleges Close By

- This is the only general merchandise/every day needs store in the immediate area and within a 5-mile radius.
- The property benefits from being located along US-341 and centrally located between Hawkinsville and Perry, Georgia; both county seat cities.
- Within 30–60 miles includes Mercer University, Fort Valley State University, Middle Georgia State University, and Georgia College & State University.

<b>POPULATION</b>	<b>3 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2020 Population	1,383	2,485	35,463
2025 Population	1,418	2,541	38,833
2029 Population Projection	1,548	2,768	42,701
Median Age	42.6	42.3	37.6

<b>HOUSEHOLDS</b>	<b>3 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2020 Households	514	924	13,012
2025 Households	526	942	14,180
2029 Household Projection	573	1,023	15,559
Owner Occupied Households	489	873	11,325
Renter Occupied Households	85	150	4,234
Avg Household Size	2.7	2.7	2.6
Total Specified Consumer Spending	\$19.9M	\$36M	\$481.4M

<b>INCOME</b>	<b>3 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$91,470	\$91,472	\$92,355
Median Household Income	\$66,875	\$68,699	\$77,480
< \$25,000	76	138	2,256
\$25,000 - 50,000	119	205	2,127
\$50,000 - 75,000	88	159	2,473
\$75,000 - 100,000	28	59	2,359
\$100,000 - 125,000	77	131	1,575
\$125,000 - 150,000	45	87	1,207

# LEASE SUMMARY & RENT SCHEDULE

Tenant: Dollar General

Guaranty: Corporate

Rent Commencement Date: August 01, 2018

Lease Expiration Date: July 31, 2033

Lease Type: Absolute NNN

Remaining Firm Lease Term: 7+ Years

Option Periods: Five, Five-Year with 10% Rental Increases

Roof & Structure: Tenant Responsible

## RENT SCHEDULE

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Current – July 31, 2033	\$7,496	\$89,952	7.50%
<i>OPTION 1: August 01, 2033 thru July 31, 2038</i>	\$8,245	\$98,940	8.25%
<i>OPTION 2: August 01, 2038 thru July 31, 2043</i>	\$9,070	\$108,840	9.07%
<i>OPTION 3: August 01, 2043 thru July 31, 2048</i>	\$9,977	\$119,724	9.98%
<i>OPTION 4: August 01, 2048 thru July 31, 2053</i>	\$10,974	\$131,688	10.97%
<i>OPTION 5: August 01, 2053 thru July 31, 2058</i>	\$12,072	\$144,864	12.07%

# TENANT SUMMARY

Founded in 1939 and headquartered in Goodlettsville, Dollar General is one of the largest discount retailers in the United States. The company operates more than 20,000 stores across 48 states, primarily serving rural and suburban communities with convenient access to affordable everyday essentials. Dollar General offers a broad assortment of merchandise including consumables, packaged and fresh food, snacks, health and beauty products, cleaning supplies, basic apparel, and seasonal items. Consumables typically account for the majority of sales, providing strong recurring customer traffic and consistent store performance.

Dollar General Corporation is publicly traded on the New York Stock Exchange and employs more than 180,000 people nationwide. Through disciplined expansion and a focus on value-oriented consumers, the company has maintained a long-term growth strategy that includes opening hundreds of new locations annually.

Dollar General's strong brand recognition, essential-goods product mix, and extensive national footprint position the company as a stable and reliable tenant in the single-tenant net lease sector.



**DOLLAR GENERAL**

**\$40.61 B**

**ANNUAL REVENUE**

**BBB**

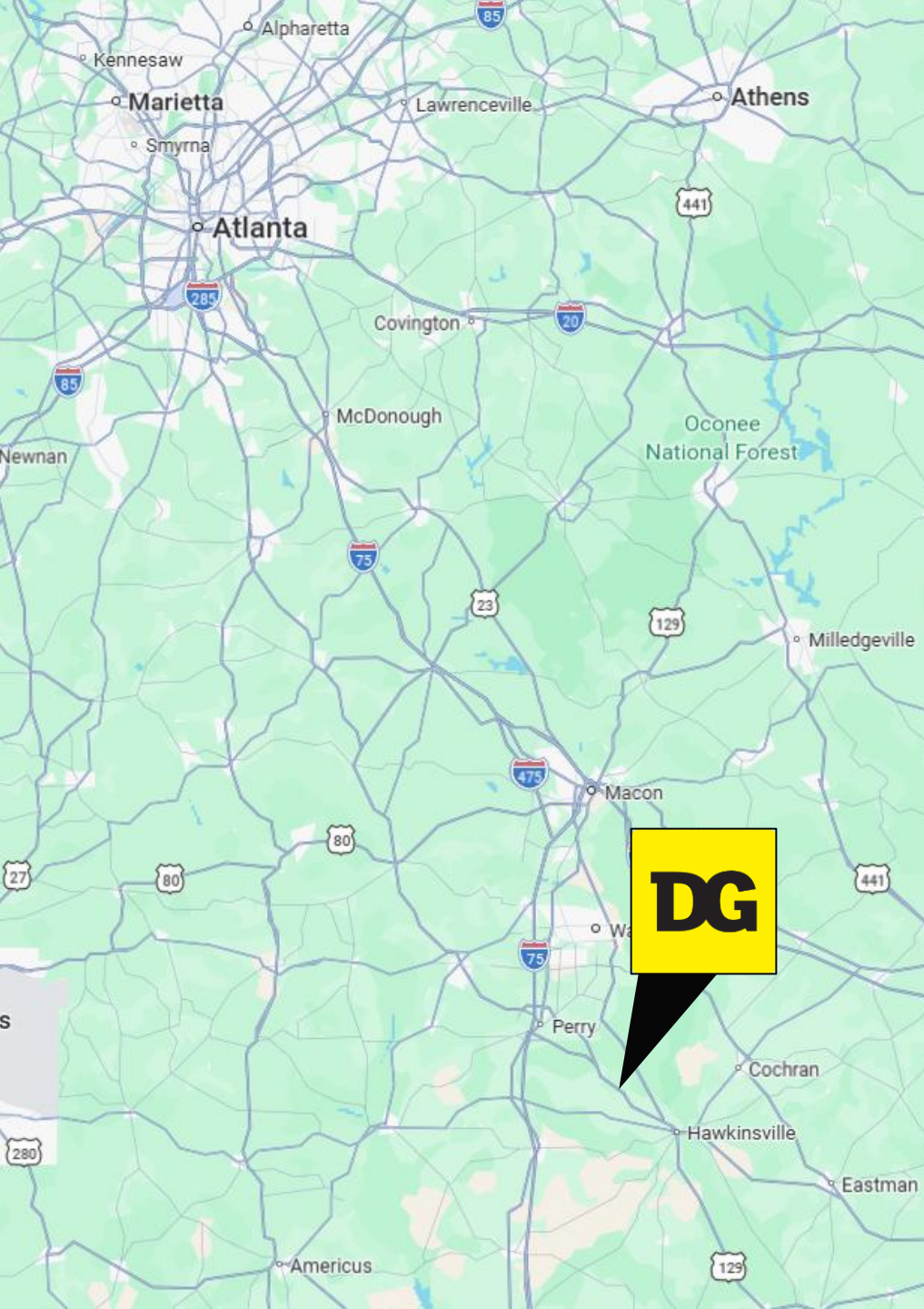
**S&P CREDIT RATING**

**20,000+**

**LOCATIONS**

**GOODLETTSVILLE, TN**

**HEADQUARTERS**



Hawkinsville, GA

Hawkinsville is a city in central Georgia and the county seat of Pulaski County, serving as the primary commercial and governmental hub for the surrounding rural communities. With a population of approximately 4,000 residents, Hawkinsville provides essential retail, dining, and service amenities to residents throughout the county and nearby rural areas.

Hawkinsville is located along major transportation corridors including U.S. Route 129 and U.S. Route 341, which connect the city to several key regional markets; 50 miles south of Macon, 25 miles from Robins Air Force Base, and 2 hours from Savannah and the Port of Savannah.

The local economy is supported by agriculture, manufacturing, and regional services, with Hawkinsville functioning as a retail hub for the surrounding rural population. Higher education institutions within 30–60 miles include Mercer University, Fort Valley State University, Middle Georgia State University, and Georgia College & State University, contributing to a steady population of students, faculty, and staff in the broader region. As the county seat and primary commercial center in the area, the city benefits from consistent local traffic generated by government offices, schools, and daily needs retail.

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# DOLLAR GENERAL

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