



FOR SALE

Dollar General Investment Property
819 and 827 Maple Street



ID # 1101

Commercial Real Estate and Property



Purchase Price: \$975,000
Cap Rate: 9%

•PROPERTY HIGHLIGHTS:

- 13,136 Sf. Ft. – Both Buildings
- Frontage on Maple St (Hwy 166 and South Street)
- State Rout 166 West
- University of West Georgia is located less that a mile west
- Downtown Carrollton located less than a mile East
- Traffic Count: 14,100± vehicles per day

• 827 Maple St.

Dollar General (8,000 Sq. Ft.)
Subway (1,400 Sq. Ft.)
Vacant Space (1,400 Sq. Ft.)

• 819 Maple St.

Hispanic Grocery Store (2,336 Sq. Ft.)
Free standing Building on 0.41 Acres



This marketing package is based upon information obtained from sources believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors and omissions, change of sale price or lease price, and any other conditions related to this listing. It is the responsibility of the recipient of this information to independently confirm its accuracy and completeness.

For more information contact:

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Dollar General

Maple Street

ID # 1101

Carrollton Villa Rica Highway, Sandhill, GA

Dollar General
Annual Rent:

\$55,200.00

Lease
Commencement:

July 1, 2001

Initial Lease
Expiration:

June 30, 2011

Initial Lease Term:

10 year lease with 3-five year
options at 10% increase/
option period (currently in 1st
option period)

Total Annual
Income:

\$105,000.00

Total Annual
Expense:

\$19,006.00

Net Operating
Income:

\$85,994.00

Total Population:

Total Households:

Median HH Income:

1 MILES 5 MILES 10 MILES

5,300

46,000

88,000

2,244

18,000

30,000

49,331

69,000

62,000



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