

OFFERING MEMORANDUM

DOLLAR GENERAL

NNN DOLLAR GENERAL
Springfield, GA (Savannah, GA MSA)



ACTUAL LOCATION RENDERING SHOWN



\$2,618,286

| 6.30% CAP RATE

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EXCLUSIVELY LISTED BY

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INVESTMENT SUMMARY

TENANT	DOLLAR GENERAL																											
ADDRESS	1198 GA Hwy 21 N, Springfield, GA 31329																											
PRICE	\$2,618,286																											
CAP RATE	6.30%																											
YEAR 1 ANNUAL RENT	\$164,952																											
INITIAL TERM	15 Years																											
RENT COMMENCEMENT	August 15, 2026 (*estimated for new construction)																											
LEASE EXPIRATION	August 31, 2041																											
RENTAL INCREASES	5% rental increase every five (5) years in initial term and in each Option period																											
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LEASE TYPE	Absolute NNN Lease with Zero Management Responsibilities																											



FILE PHOTO

LISTING HIGHLIGHTS

15-YEAR ABSOLUTE NNN CORPORATE GUARANTY LEASE

- New 15-year absolute NNN lease with 5% Rental Increases every 5 years during the initial lease term
- Guaranteed by Dollar General Corporation (NYSE: DG)
- Five (5) – Five (5) Year Option Periods
- No landlord management, with the tenant responsible for taxes, insurance and all maintenance, including roof, structure and parking lot

MAJOR NATIONAL TENANT WITH STRONG FINANCIALS

- Dollar General's annual revenue exceeds \$34.2 billion
- Ranked #91 on the Fortune 500 List
- Dollar General is Investment Grade Credit rated "BBB" by Standard & Poor's and "Baa2" by Moody's
- Dollar General operates more than 21,000 locations in 48 states

STRATEGIC LOCATION ON MAIN RETAIL CORRIDOR

- Strategically positioned along GA Highway 21, a primary corridor connecting inland markets to the Port of Savannah
- Pin corner location at a signalized intersection
- Limited competition within the surrounding trade area supports consistent customer demand and store sales performance
- 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.

NEW 2026 CONSTRUCTION BUILT TO SUIT

- New high-quality 2026 construction built to latest Dollar General prototype
- Freestanding Dollar General Store



Single Family Residential

Swaida's Field Airport

SPRINGFIELD ELEMENTARY SCHOOL

AERO DYNAMIC AVIATION INC

AGGREGATES USA



EFFINGHAM COUNTY BOARD OF EDUCATION

Single Family Residential

EFFINGHAM COUNTY GOVERNMENT OFCS

Single Family Residential

Springfield

EFFINGHAM COUNTY REC COMPLEX

Lakeview Manor



EFFINGHAM COUNTY FAIR GROUNDS

EFFINGHAM COUNTY LIBRARY



SAVANNAH ELECTRIC

Storage Master



Baker Pond Community Park



EFFINGHAM COUNTY HIGH SCHOOL



EFFINGHAM COUNTY PARKS & REC CENTER



EFFINGHAM COUNTY MIDDLE SCHOOL

Single Family Residential

Courthouse Rd

McCall Rd

Old Tusculum Rd

Stirlwell Rd

Select Event Group - Savannah

Springfield Elementary School

Effingham County Fire & Rescue Station #12

Single Family Residential



Mitchell's Fish Hatchery



Old Tusculum Rd

Jacks Branch

Georgia Army National Guard

Single Family Residential



7,450 VPD

US National Guard Armory

St Matthews Missionary Baptist Church



Single Family Residential

Effingham Living History Museum

SITE OVERVIEW

YEAR BUILT

2026

BUILDING SIZE

10,640 SF

PARCEL SIZE

1.97 acres

PARKING

36 +/- total parking stalls

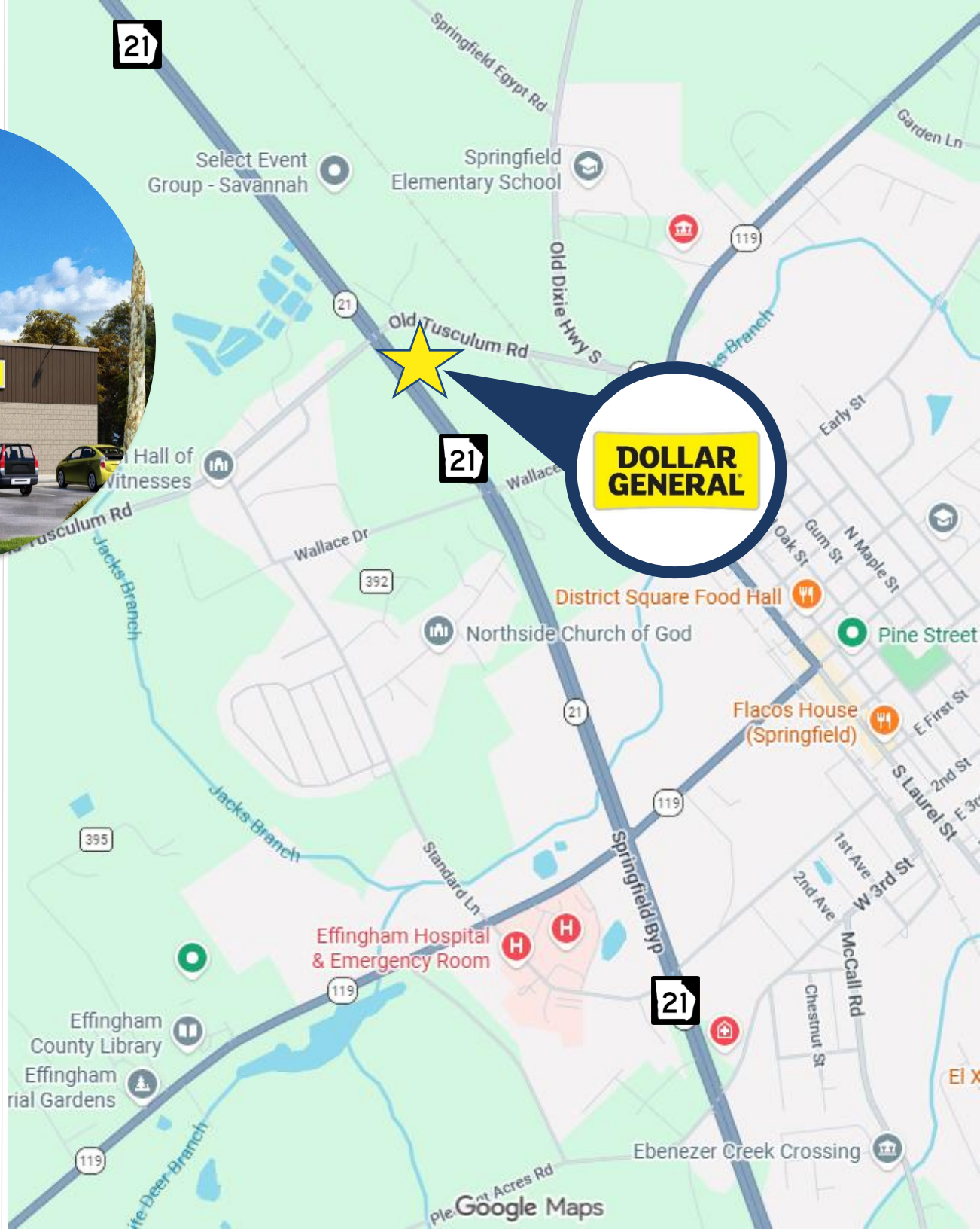
ACCESS POINTS

Full Access on

GA Hwy 21 Spur / Old Tusculum Rd

MAJOR TRAFFIC DRIVERS

Springfield Elementary School, Effingham Hospital, Effingham County Government Offices



PROPERTY OVERVIEW

LOCATION

- This Dollar General has a **high-visibility and easily accessible location along GA Hwy 21 N**
- Freestanding Dollar General Store: **Larger footprint store to accommodate more perishable food items**
- An average **annual household income of \$102,376 within a 5-mile radius** provides an affluent and reliable customer base
- **Located within the Savannah MSA, one of the Southeast's fastest-growing logistics and port-driven markets**
- **Proximity to the Port of Savannah, the 3rd busiest container gateway in the U.S., driving significant industrial and employment growth**
- **Nearby distribution presence includes Amazon, Target, and Home Depot, reinforcing the area's logistics-driven economy**
- **Conveniently located 1.8 miles from Downtown Springfield and 16 miles from Interstate 95**



INVESTMENT
GRADE CREDIT
TENANT



2026
YEAR BUILT



\$102,376
AVG HHI



46,329+
POPULATION
W/IN 10 MILES

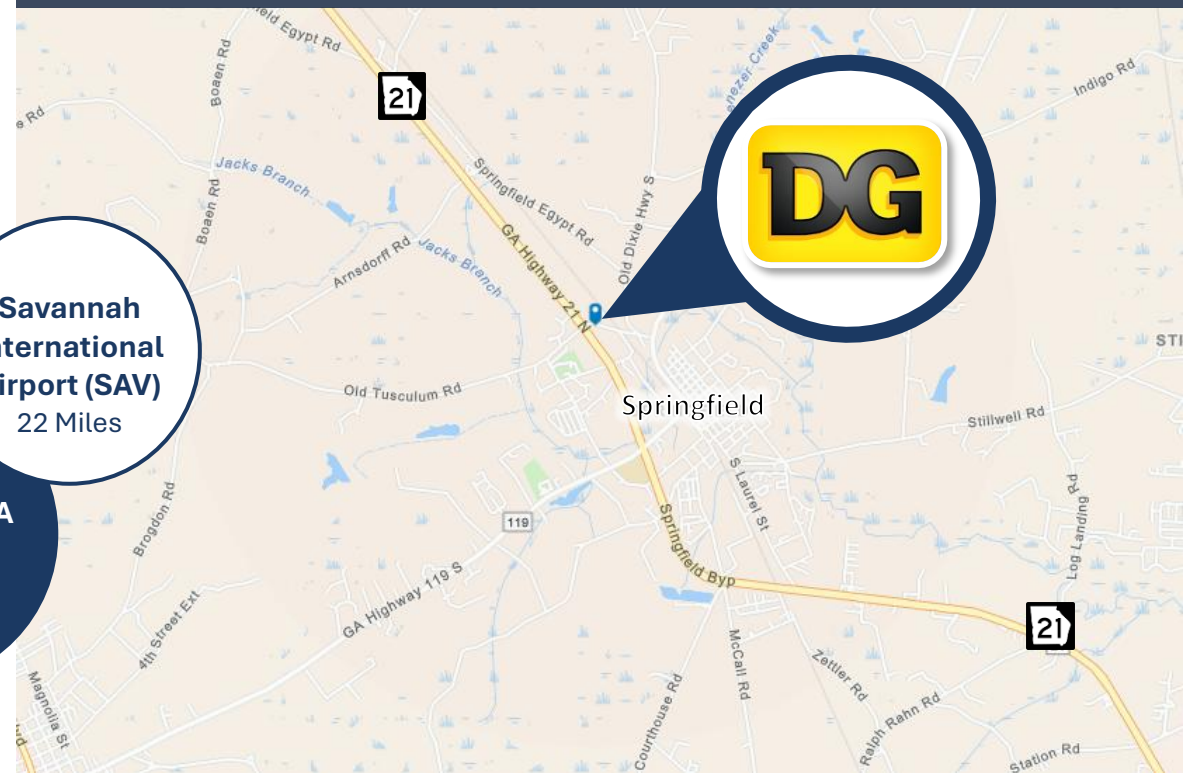


7,450
AADT
GA HWY 21 N



SPRINGFIELD, GA
(Savannah Metro Area)

DOLLAR GENERAL | SPRINGFIELD, GEORGIA



Savannah, GA
25 miles

Savannah International Airport (SAV)
22 Miles

TENANT OVERVIEW

DOLLAR GENERAL

Dollar General Corp. is a U.S. chain of variety stores headquartered in Goodlettsville, Tennessee. The stores were founded in 1939 by Cal Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. In 1968 the business changed its name to Dollar General Corporation. In 2007 the company was acquired by the private equity firm Kohlberg Kravis Roberts & Co. (KKR), which took the company public in 2009, and in December 2013 the entity controlled by investment funds affiliated with KKR sold its remaining shares of Dollar General common stock.

Dollar General is the nation's largest small-box discount retailer, offering a carefully edited assortment of the most popular brands at low everyday prices in small, convenient locations. Dollar General has more stores than any other dollar store in the country and is currently the largest dollar store chain.

Dollar General Corporation has been delivering value to shoppers for more than 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 operates 21,000 stores in 46 states as of April 2026. 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.

Dollar General offers merchandise at everyday low prices (typically \$10 or less) through our convenient small-box locations, with selling space averaging approximately 7,400 square feet. Approximately 70% of its stores are located in towns of 20,000 or fewer people.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB stable and a Moody's rating of Baa2 positive.

Website: <http://www.dollargeneral.com/>

TICKER	EMPLOYEES	REVENUE	LOCATIONS
NYSE: DG	173,000+	\$34.2 B	19,147+



LEASE ABSTRACT

DOLLAR GENERAL

ADDRESS	1198 GA Hwy 21 N, Springfield, GA 31329
TENANT	Dollar General
GUARANTOR	Dollar General Corporation
RENT COMMENCEMENT	August 15, 2026 (*estimated for new construction)
LEASE EXPIRATION	August 31, 2041
RENEWAL OPTIONS	Five (5) options of five (5) years each
RENTAL INCREASES	5% rental increase every five (5) years in initial term and in each Option period

YEAR RETURN	RENT	
1-5	\$164,952	6.30%
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36-40 (option 5)	\$232,104	8.86%

REAL ESTATE TAXES	Tenant is responsible for real estate taxes
INSURANCE	Tenant is responsible for insurance
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance and repair including roof, structure and parking lot
MAINTENANCE BY LANDLORD	None
RIGHT OF FIRST REFUSAL	None

AREA OVERVIEW

Springfield, Georgia, is a small city located in Effingham County in the coastal region of southeast Georgia, approximately 25 miles northwest of Savannah. It is part of the Savannah Metropolitan Statistical Area (MSA) and has a population of around 3,000 residents, while the broader county continues to see steady growth. Springfield serves as the county seat of Effingham County and offers a quiet, small-town atmosphere with convenient access to the economic drivers of the Savannah market. The city features a modest but charming historic downtown area, including the Effingham County Courthouse, local shops, and community-oriented businesses that reflect its strong local character.

Springfield's economy is closely tied to the Savannah region's logistics, manufacturing, and port-related industries, benefiting from proximity to the Port of Savannah, one of the fastest-growing ports in the United States. Major employers in the surrounding area include Gulfstream Aerospace, International Paper, Georgia-Pacific, and the Georgia Ports Authority, as well as numerous distribution centers for companies such as Amazon, Target, and Home Depot. The community is known for its family-friendly environment, strong school system, and affordability, making it an attractive option for residents who commute to Savannah for work. With ongoing residential development and population growth across Effingham County, Springfield continues to emerge as a desirable market for both housing and commercial investment while maintaining its small-town charm.

SPRINGFIELD, GA



Port of Savannah

#1 US port for agricultural exports

3rd busiest in US

Excellent
Logistics
Economy



DEMOGRAPHICS

2025 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	6,296	14,546	46,329
HOUSEHOLDS	2,135	5,071	16,674
AVG HOUSEHOLD SIZE	2.81	2.80	2.76
MEDIAN AGE	37.1	36.6	37.2
AVG HOUSEHOLD INCOME	\$91,125	\$102,376	\$108,525



KEY FACTS

- Population: 46,329
- Median Age: 37.2
- Average Household Size: 2.8
- Median Household Income: \$84,932

EDUCATION

- No High School Diploma: 9%
- High School Graduate: 34%
- Some College: 30%
- Bachelor's/Grad/Pr of Degree: 27%

BUSINESS

- Total Businesses: 1,041
- Total Employees: 10,321

EMPLOYMENT

- White Collar: 58%
- Blue Collar: 31%
- Services: 11%
- Unemployment Rate: 3.5%

INCOME

- Median Household Income: \$84,932
- Per Capita Income: \$39,108
- Median Net Worth: \$280,613

2025 Households by income (Eri)

The largest group: \$100,000 - \$149,999 (21.5%)
 The smallest group: \$15,000 - \$24,999 (3.5%)

Indicator ▲	Value	Diff
<\$15,000	4.0%	+0.2%
\$15,000 - \$24,999	3.5%	+0.2%
\$25,000 - \$34,999	5.7%	+0.9%
\$35,000 - \$49,999	8.9%	+0.1%
\$50,000 - \$74,999	18.3%	+0.1%
\$75,000 - \$99,999	16.2%	-0.5%
\$100,000 - \$149,999	21.5%	+0.2%
\$150,000 - \$199,999	7.6%	-0.7%
\$200,000+	12.3%	-0.4%

Bars show deviation from Effingham County

DOLLAR GENERAL®

OFFERING MEMORANDUM
DOLLAR GENERAL
Springfield, GA

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In receiving this Memorandum, the prospective purchaser or its officers, affiliates, or representatives agree that this Memorandum and its contents are confidential, and no part shall be disclosed to any other entity without the prior written authorization of the Seller to do so. It is also agreed that this Memorandum will not be used in a manner detrimental to the interests of the Seller nor SWE Realty, LLC or any of its affiliates.

EXCLUSIVELY LISTED BY

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