

# Dollar General "PLUS"

Greensboro, Georgia (Lake Oconee)



NET LEASE INVESTMENT OFFERING





# Dollar General “PLUS”

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## TABLE OF CONTENTS:

Company Overview	3
Disclaimer	3
Investment Overview   Property Highlights	4
Sales Summary   Lease Information	5
Regional Map	6
Local Aerial	7
Local Aerial	8
Site Aerial	9
Greensboro, GA	10
Tenant Summary	11
Demographics	12

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## COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress’ brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today’s marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

## DISCLAIMER:

It is the prospective purchaser’s responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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## Investment Overview | Property Highlights

### INVESTMENT HIGHLIGHTS:

- 15 YR NNN Dollar General “PLUS” Lease
- Excellent location near Lake Oconee, GA- 2nd largest lake in GA
- Corporate Guaranty by Dolgencorp, LLC
- Dollar General has over 16,000 locations in 48 states
- S&P BBB Investment Grade Credit
- Relocation of an existing store showing their commitment to the area
- Larger format Dollar General “Plus” location
- Located along the area’s primary thoroughfare with over 11,600 VPD
- Booming Lake Oconee area with thousands of homes existing and planned

### PROPERTY HIGHLIGHTS:

Location:	1021 Willow Run Road, Greensboro, GA 30642
Building:	10,542 +/-SF
Land Area:	1.18 +/- Acres
Parking Spaces:	47 Spaces
Zoning:	General Commercial Retail
Construction:	2018 upgraded construction; All brick with double front entry w/ Standing Seam metal roof.
Information:	This “PLUS” Dollar General store is located on the corner of S. Main Street and Willow Run Road. The former Dollar General Store around the corner, recently closed to make room for this new “Plus” size larger format store . This location is located less than 1 mile from Interstate 20 and close to Lake Oconee, the second largest lake in Georgia. Lake Oconee Village has 70 retail businesses, restaurants and a major grocery store.

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## Sales Summary | Lease Information

### SALES SUMMARY

Purchase Price	\$1,825,000
CAP Rate	6.46%
Price PSF	\$173

### LEASE INFORMATION

Tenant	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
Annual Rental	\$117,996
Rent Start Date	September 1, 2018
Lease Expiration Date	August 31, 2033
Original Lease Term	Fifteen (15) Years
Renewal Options	Five (5), Five (5) Yr Options With 10% Increases
Lease Type	NNN
Landlord Responsibilities	None (Taxes reimbursed upon paid tax receipt)



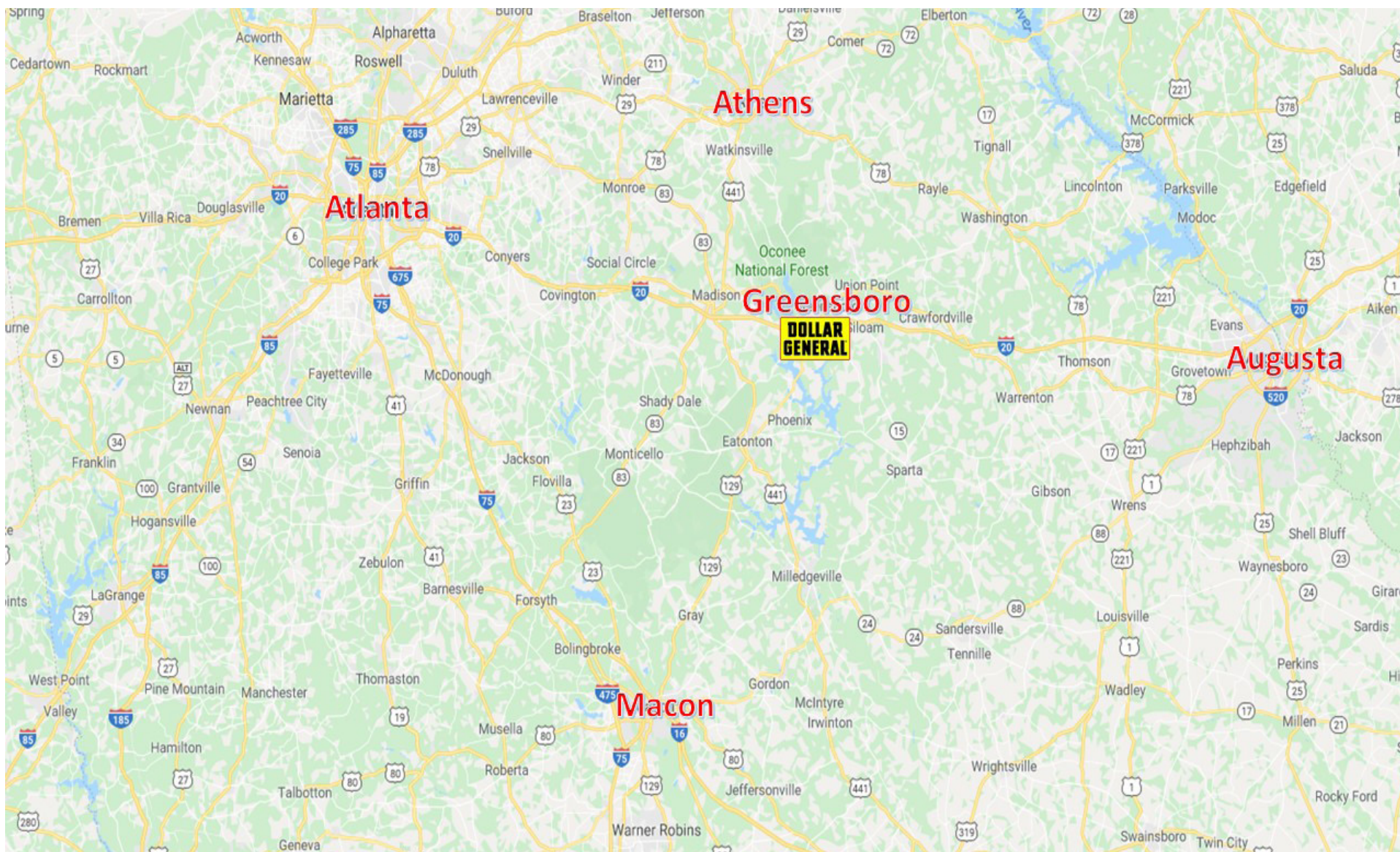


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## Regional Map





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Local Aerial





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## Site Aerial





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## Site Aerial





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## Greensboro, Georgia

The City of Greensboro was incorporated as a city in 1855 and is in the center of Greene County. The city was named for Major General Nathanael Greene, commander of the rebel American forces at the Battle of Guilford Court House on March 15, 1781. Lake Oconee located in Greensboro serves as a reservoir for Georgia Power Company’s Wallace Hydroelectric Plant. The lake has 374 miles of shoreline with a surface area of 19,971 acres. It is formed by the Oconee River and Apalachee River (Georgia). Greensboro is located 76 miles from Atlanta, 72 miles from Augusta and 34 miles to Athens, GA. Athens Technical College is located less than a mile down the road.





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Dollar General is a 80 year old company and is the nation's largest small-box discount retailer with more than 116,000 stores located in 44 states with 16 Distribution Centers and 141,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at [dollargeneral.com](http://dollargeneral.com).

## 2018-2019 FAST FACTS:

- \$25.6 billion in sales in fiscal 2018 an increase of 9.2% over 2017
- Same store sales grew 3.2% over previous year
- Reported \$1.6 billion, or \$5.97 per diluted share
- Cash flow from operations were \$2.1 billion, increase of 18.9%
- Opened 900 new stores
- Remodeled 1,050 and relocated 115 locations
- Over 16,000 retail stores as of August 2, 2019
- 16 distribution centers throughout United States
- Ranked #119 on the Fortune 500 list as of May 2019

## Tenant Summary



Representative photo



Representative photo



Representative photo

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## Demographics

POPULATION	1 mile	3 miles	5 miles
2024 Projection	3,355	4,817	6,840
2019 Population	3,118	4,475	6,348
2010 Population	2,726	3,910	5,544
2000 Population	2,670	3,779	5,292
Growth Rate 2000-2010	0.21%	0.34%	0.47%
Growth Rate 2010-2019	1.46%	1.47%	1.47%
Growth Rate 2019-2024	1.48%	1.48%	1.50%

HOUSEHOLDS			
2019 Total Households	1,158	1,741	2,459
2024 Projected Total Households	1,252	1,881	2,658
2000-2010 Annual Rate	0.71%	0.93%	1.03%
2010-2019 Annual Rate	1.59%	1.57%	1.55%
2019-2024 Annual Rate	1.57%	1.56%	1.57%

2019 Median Household Income	\$34,570	\$34,441	\$37,063
2019 Average Household Income	\$50,141	\$51,367	\$56,116





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