

**DOLLAR  
GENERAL®**

**DOLLAR GENERAL**

Savvy Time.  
Save Money.  
Every Day!

Home City Ice

AmeriGas

**DOLLAR GENERAL**

1 NORTH 4TH ST SE, LINDALE, GA

  
**TRI-OAK**  
CONSULTING GROUP



## **Rutland Patterson**

**Sales Associate**  
**(404) 341-7460**  
**Rutland@Tri-Oak.com**

## **Shane Karnes**

**Business Development Specialist**  
**(678) 551-6263**  
**Shane@Tri-Oak.com**

## **TABLE OF CONTENTS**

**INVESTMENT HIGHLIGHTS**

**4**

**OFFERING SUMMARY**

**5**

**TENANT OVERVIEW**

**7**

**LOCATION INFORMATION**

**8**



## CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.**

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Recent Lease Extension** - Dollar General recently renewed their lease, demonstrating the tenant's commitment to the site.
- **Corporate Guarantee from an Investment Grade Tenant** - The lease is backed by Dollar General Corporate which has an investment grade credit (S&P: BBB).
- **Submarket Location** - Dollar General sits on Maple Rd SE, the main retail corridor as customers head north into Rome, GA.
- **Metro Statistical Area** - Rome, which is only 75 minutes northwest from Atlanta, is one of the largest metro areas in the state, with a population of over 100,000.

## 5 | OFFERING SUMMARY

|                    |                  |
|--------------------|------------------|
| <b>LIST PRICE:</b> | <b>\$795,000</b> |
| <b>CAP RATE:</b>   | <b>8.00%</b>     |

|                        |                                   |
|------------------------|-----------------------------------|
| <b>NOI:</b>            | <b>\$63,600</b>                   |
| <b>LEASE START:</b>    | <b>10/01/2025</b>                 |
| <b>LEASE END:</b>      | <b>09/30/2030</b>                 |
| <b>TERM REMAINING:</b> | <b>5.7+ Years</b>                 |
| <b>OPTIONS:</b>        | <b>Two, 5-Year Options</b>        |
| <b>INCREASES:</b>      | <b>10% In Each Option</b>         |
| <b>BUILDING SIZE:</b>  | <b>9,100 Square Feet</b>          |
| <b>LOT SIZE:</b>       | <b>1.00 Acre</b>                  |
| <b>YEAR BUILT:</b>     | <b>2005</b>                       |
| <b>LEASE TYPE:</b>     | <b>NN</b>                         |
| <b>GUARANTOR:</b>      | <b>Dollar General Corporation</b> |
| <b>TENANCY:</b>        | <b>Single-Tenant</b>              |
| <b>OWNERSHIP:</b>      | <b>Fee Simple</b>                 |



| <b>LEASE YEAR</b> | <b>ANNUAL RENT</b> | <b>RENT INCREASES</b> | <b>CAP RATE</b> |
|-------------------|--------------------|-----------------------|-----------------|
| Current Term      | \$63,600           | 7.52%                 | 8.00%           |
| OPTION 1          | \$69,960           | 10.00%                | 8.80%           |
| OPTION 2          | \$76,980           | 10.00%                | 9.60%           |

**Landlord Responsibilities:** Roof, Structure and Major CAM (greater than \$500 per occurrence)

**Tenant Responsibilities:** RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing and air conditioning (anything less than \$500 per occurrence), and Parking Lot Maintenance (\$1,200/mo.)

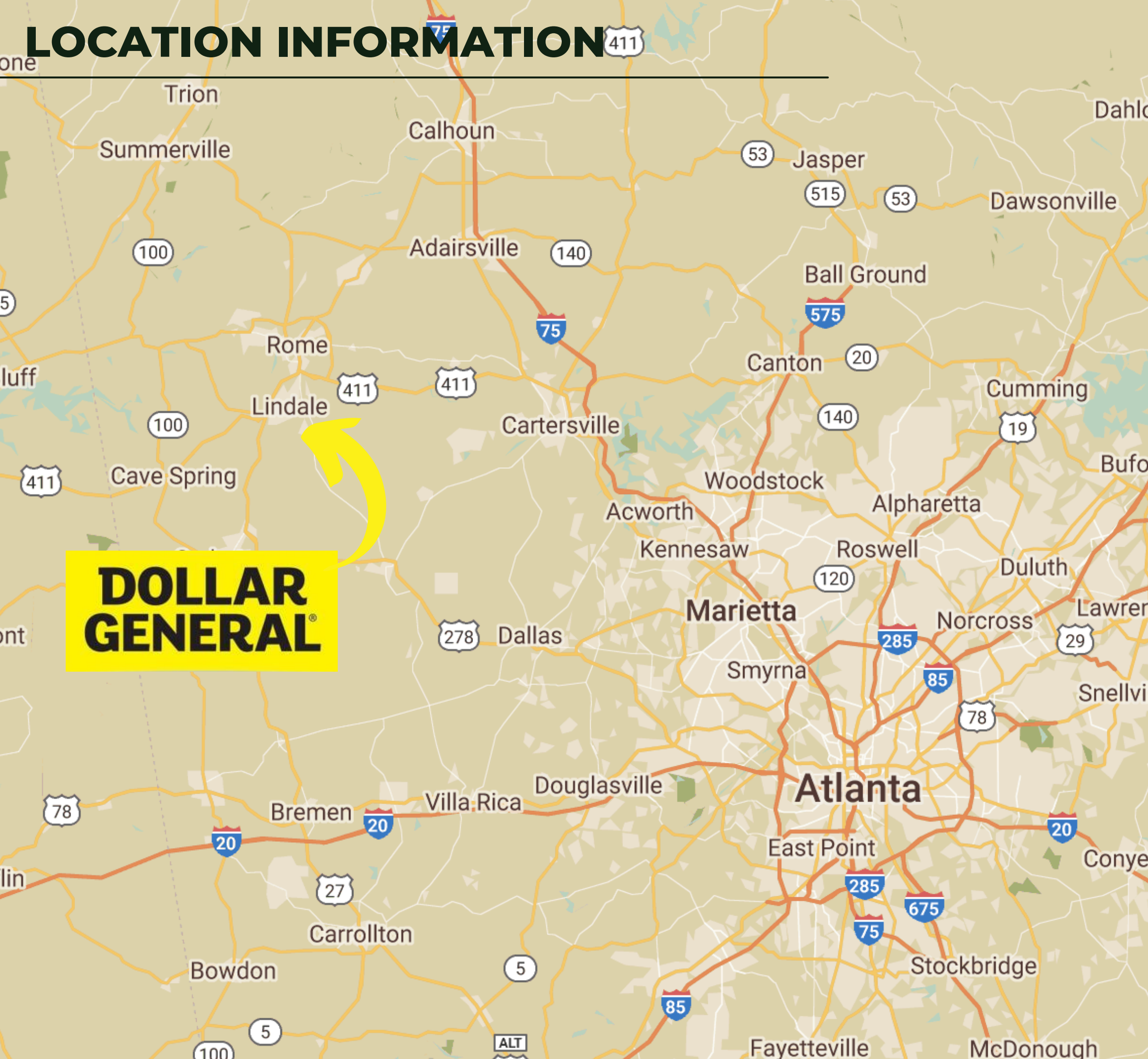




Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. 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. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

|                             |   |
|-----------------------------|---|
| <b>Company:</b>             | <b>Dollar General Corporation</b>                                       |
| <b>Year Founded:</b>        | <b>1939</b>   |
| <b>Locations:</b>           | <b>20,000+</b>  |
| <b>Annual Sales (2023):</b> | <b>\$38.7 Billion</b>   |
| <b>Website:</b>             | <b><a href="http://www.dollargeneral.com">www.dollargeneral.com</a></b> |
| <b>Headquarters:</b>        | <b>Goodlettsville, TN</b>   |
| <b>Guarantor:</b>           | <b>Corporate</b>  |

# LOCATION INFORMATION



**DOLLAR GENERAL**



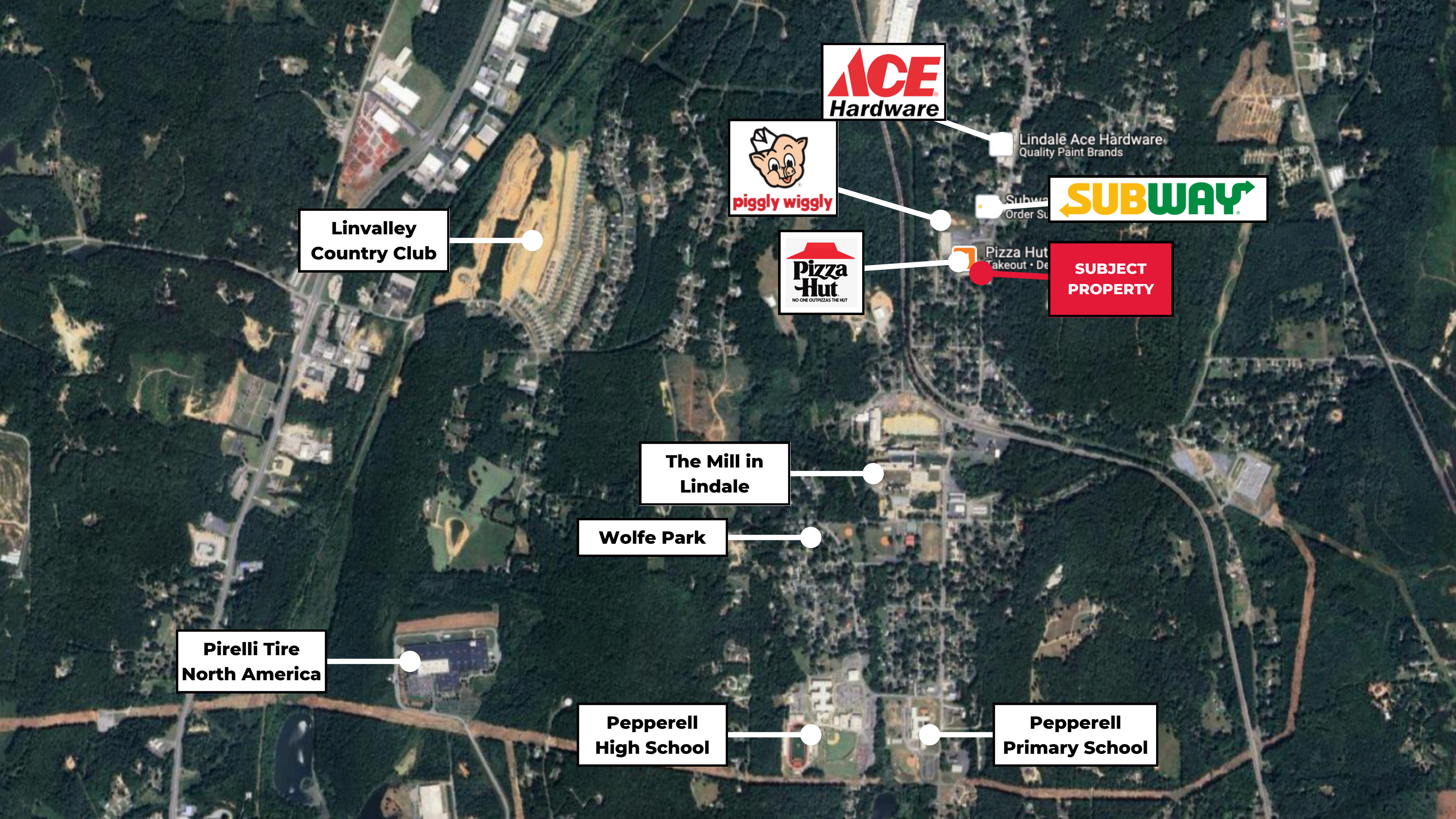
## DEMOGRAPHICS

|                         | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------------|----------|----------|----------|
| <b>POPULATION</b>       |          |          |          |
| 2024 Population         | 2,496    | 16,760   | 34,288   |
| 2029 Projection         | 2,472    | 16,666   | 34,185   |
| Annual Growth 2020-2024 | 0.27%    | -0.06%   | 0.18%    |
| Annual Growth 2024-2029 | -0.19%   | -0.11%   | -0.06%   |
| <b>HOUSEHOLDS</b>       |          |          |          |
| 2024 Households         | 943      | 6,230    | 13,203   |
| 2029 Projection         | 935      | 6,261    | 13,322   |
| <b>INCOME</b>           |          |          |          |
| AVG. Household Income   | \$73,036 | \$69,770 | \$85,748 |



**6,600+ VPD**  
along Maple Rd SE





**Linvalley  
Country Club**



**The Mill in  
Lindale**

**Wolfe Park**

**Pirelli Tire  
North America**

**Pepperell  
High School**

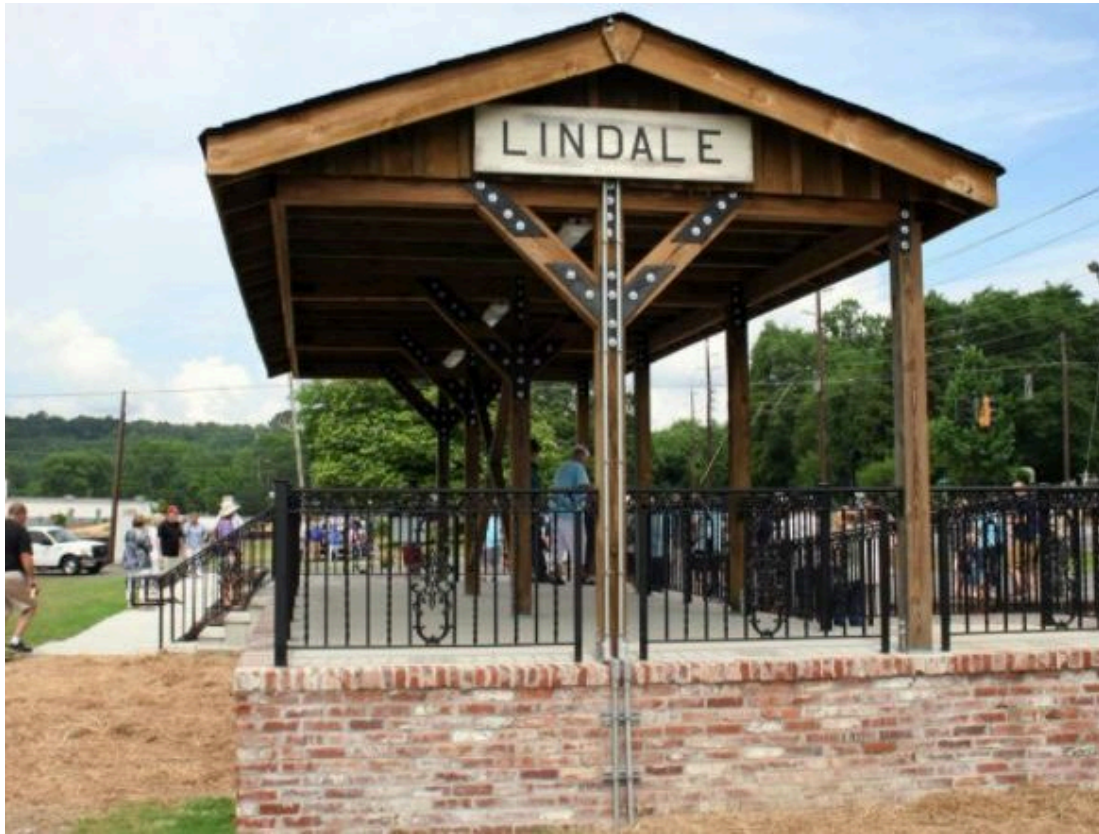
**Pepperell  
Primary School**

Lindale Ace Hardware  
Quality Paint Brands

Subway  
Order Su

Pizza Hut  
Takeout • De

## 9 | LOCATION OVERVIEW - Lindale, GA



Lindale, Georgia, is a small, unincorporated community in Floyd County, nestled in the northwest part of the state. Known for its charming, close-knit atmosphere, Lindale is part of the Rome metropolitan area and has a rich history tied to its early days as a mill town. Historically, the town's economy was built around the Lindale Textile Mill, which was established in the late 19th century and played a significant role in the town's development. The mill provided jobs and supported the local economy for many years until its closure in the early 2000s. Despite the closure of the mill, the town has maintained its historical character, with many buildings from that era still standing as reminders of its industrial past.

Today, Lindale's economy is closely tied to the larger Rome area. Major economic drivers include healthcare, education, and manufacturing. The healthcare sector is bolstered by the presence of Floyd Medical Center and other medical facilities in Rome, which provide employment opportunities for many Lindale residents. Education also plays a significant role, with several schools and nearby higher education institutions like Berry College and Georgia Highlands College contributing to the local economy. Additionally, Lindale benefits from its proximity to Rome's growing industrial sector, which includes manufacturing facilities, logistics, and transportation services.

Tourism is another economic contributor to Lindale, drawing visitors interested in the area's history and outdoor recreation. The town's proximity to natural attractions like the nearby Etowah River and various hiking trails provides opportunities for outdoor activities, which help support small businesses in the area. Additionally, Lindale's historic structures and community events attract people from surrounding regions, further contributing to the local economy.



## Rutland Patterson

Sales Associate

(404) 341-7460

Rutland@Tri-Oak.com

## Shane Karnes

Business Development Specialist

(678) 551-6263

Shane@Tri-Oak.com



**DOLLAR GENERAL®**

**1 NORTH 4TH ST SE, LINDALE, GA**