



DOLLAR GENERAL®

11 OGLETHORPE DR | CRAWFORD, GA 30630



INTERACTIVE OFFERING MEMORANDUM



MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL®

11 Oglethorpe Dr | Crawford, GA 30630

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PROPERTY OVERVIEW



±8,125 SF
GLA



2004
Year Built



NN
Lease Type

INVESTMENT HIGHLIGHTS

- **Prime Location** – Situated between Crawford and Lexington on GA Hwy 78, which averages ±10,000 VPD.
- **Strategic Placement** – One of two department stores within a 15-mile radius, with the nearest Dollar General 12 miles away.
- **Growth Area** – Developing area with new homes being built to support the Athens MSA's growing population. Multiple multifamily and retail developments are planned within a 1.5-mile radius, showcasing market expansion.
- **Proximity to Education** – Located just 500 feet from Oglethorpe County High School, which has about 700 students, ensuring a steady flow of potential customers.
- **Retail Corridor** – Positioned in the only retail corridor between Lexington and Crawford, drawing constant business from various Athens sub-markets.
- **Lease Security** – The store recently signed a 6-year lease extension through 2029, with three options remaining, highlighting its stability and commitment to the location.
- **Extensive Reach** – Dollar General operates 19,600 stores in 47 states, with plans to open 730 more locations by the end of 2024.
- **Investment-Grade Ratings** – Rated BBB by Standard & Poor's and Baa2 by Moody's, indicating strong creditworthiness.

MARKET HIGHLIGHTS

- **Population and Spending** – The 10-mile radius around the store features a total population of 15,017 with a consumer spend of \$155.4 million. The trade area has a population of 50,991, attracting customers from Winterville and South Athens.
- **Repeat Visitors** – The store enjoys a high level of repeat customers, with 87,429 visits in the past year and an average 47% increase in visitors, indicating strong community support and customer loyalty.
- **Local Economy** – The area is characterized by a stable rural community with strong local ties and a growing economy.
- **Economic Diversity** – The area benefits from a mix of agricultural, manufacturing, and service industries, which support a diverse and resilient economic base.
- **Demographic Strength** – The population in Oglethorpe County is characterized by steady growth and a strong sense of community, with a median household income that supports robust consumer spending.



FINANCIAL SUMMARY


\$725,000
 LIST PRICE


7.53%
 CAP RATE


\$54,600
 NOI

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	Yes
Original Lease Term	15 Years
Rent Commencement Date	11/10/2003
Lease Expiration Date	04/30/2029
Term Remaining on Lease	±4.5 Years
Increases	10% in Options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$4,550	\$54,600	\$26.80	7.53%
Option 1	\$4,950	\$59,400	\$26.80	8.20%
Option 2	\$5,445	\$65,340	\$26.80	9.01%
Option 3	\$5,990	\$71,880	\$26.80	9.91%





DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,600 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF LOCATIONS
19,600+



OGLETHORPE COUNTY ELEMENTARY
477 STUDENTS



OGLETHORPE COUNTY MIDDLE SCHOOL
519 STUDENTS



OGLETHORPE COUNTY HIGH SCHOOL
637 STUDENTS

OGLETHORPE COUNTY LIBRARY



LEXINGTON APARTMENTS
12 UNITS

PLATT BROOKS ESTATE

OGLETHORPE
EAR, NOSE & THROAT



BELL'S AUTO REPAIR

SMALL TOWN NURSERY



METAL PROCESSORS



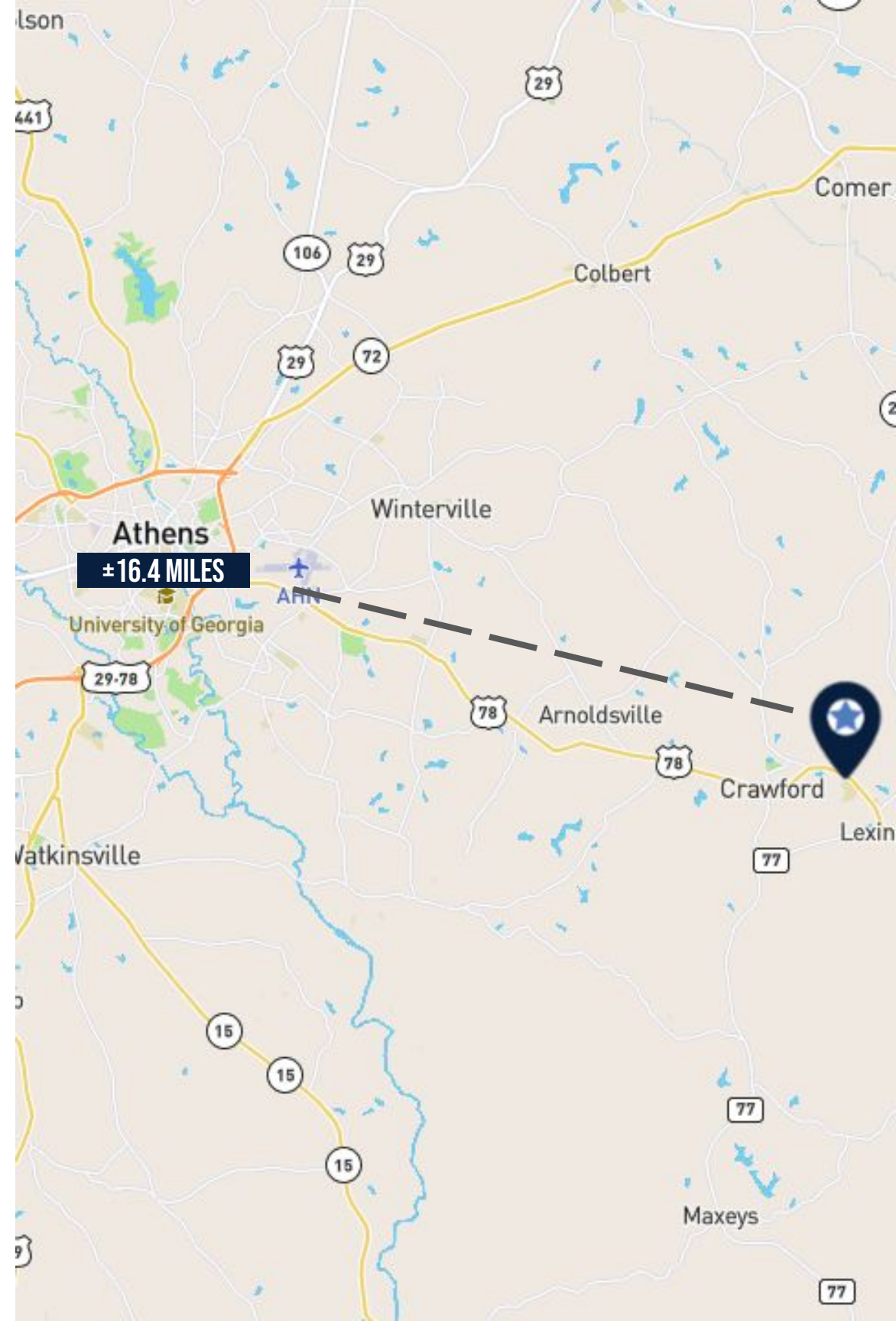
AREA OVERVIEW

Crawford, Georgia, is a city located in Oglethorpe County in the northeastern part of the state. Crawford boasts a rich history dating back to the 19th century. Named after William H. Crawford, a prominent politician and statesman, the city features a variety of historical landmarks and buildings that reflect its deep-rooted heritage and Southern charm. The surrounding area is characterized by scenic landscapes, including rolling hills, farmland, and forests, providing a picturesque backdrop for outdoor activities such as hiking, fishing, and hunting. Crawford's proximity to larger urban centers like Athens, Georgia, allows residents and visitors to enjoy both rural tranquility and easy access to additional amenities, educational institutions, and cultural events.

The economy of Crawford is primarily driven by agriculture, reflecting the area's abundant farmland and agricultural heritage. Local farms produce a variety of crops, including cotton, soybeans, and corn, contributing to the region's economic stability. Additionally, small businesses and local services play a vital role in the community, providing employment and supporting the local economy. The city's strategic location near major highways also facilitates trade and commerce, enabling local producers to access broader markets. While the economy is predominantly rural, Crawford benefits from its proximity to Athens, which provides additional economic opportunities and resources, including jobs in education, healthcare, and retail. This economic diversity helps sustain the community and ensures its resilience in the face of changing economic conditions.

DEMOGRAPHICS

POPULATION	2-MILE	4-MILE	6-MILE
Five-Year Projection	2,235	3,784	6,279
Current Year Estimate	2,089	3,532	5,852
2020 Census	1,978	3,333	5,517
Growth Current Year-Five-Year	6.98%	7.13%	7.30%
Growth 2020-Current Year	5.61%	5.96%	6.06%
HOUSEHOLDS	2-MILE	4-MILE	6-MILE
Five-Year Projection	872	1,480	2,465
Current Year Estimate	824	1,395	2,319
2020 Census	769	1,300	2,151
Growth Current Year-Five-Year	5.87%	6.08%	6.29%
Growth 2020-Current Year	7.17%	7.30%	7.82%
INCOME	2-MILE	4-MILE	6-MILE
Average Household Income	\$74,111	\$78,152	\$78,429



ATHENS, GA

Athens, Georgia, home to the University of Georgia, is a vibrant college town known for its eclectic blend of Southern charm, rich history, and a thriving arts and music scene. The city's downtown area boasts an array of local restaurants, bars, and shops, making it a hub for both students and residents. Athens is also renowned for its contributions to the music industry, having produced notable bands like R.E.M. and the B-52s. The area offers numerous parks and green spaces, such as the State Botanical Garden of Georgia, providing ample outdoor recreation opportunities. With a strong sense of community and a dynamic cultural scene, Athens continues to attract visitors and new residents alike.

ECONOMY

Athens, Georgia, has a diverse and evolving economy with a strong foundation in education, healthcare, and manufacturing. The University of Georgia (UGA) is the city's largest employer, significantly contributing to the local economy through employment, research initiatives, and attracting students and visitors. UGA's presence fuels demand for housing, retail, and services, bolstering various sectors. Healthcare is another major economic driver, with facilities like Piedmont Athens Regional and St. Mary's Health Care System providing significant employment and contributing to the region's economic stability. In recent years, Athens has seen growth in its manufacturing sector, with companies such as Caterpillar operating large facilities in the area. The city's strategic location, with access to major highways and proximity to Atlanta, supports logistics and distribution industries. Additionally, Athens' vibrant arts and music scene, along with its historic downtown, contribute to a robust tourism sector. Small businesses and startups also play a vital role in the local economy, fostering innovation and entrepreneurship. The city's efforts in economic development and community support initiatives continue to attract new investments and promote sustainable growth.



EMPLOYERS	EMPLOYEES
Cortland Development Llc	6,995
Delta Air Lines, Inc.	5,718
The Coca-Cola Co One Coca Cola	3,369
Accenture Llp	2,419
Cortland Management Llc	2,270
Allied Universal Security Serv	2,046
Springview Apartments, LLC	2,020
Atlanta Falcons Stadium Company	1,829
Deloitte Consulting Llp	1,610
Cable News Network, INC.	1,560



UNIVERSITY OF GEORGIA

The University of Georgia (UGA), located in Athens, Georgia, is the state's flagship institution and a prominent public research university. Established in 1785, UGA is one of the oldest public universities in the United States. It offers a wide array of undergraduate, graduate, and professional programs across 17 colleges and schools, encompassing disciplines such as agriculture, business, law, engineering, and the arts. With a commitment to excellence in teaching, research, and service, UGA provides a dynamic learning environment for over 38,000 students. The university is also home to the prestigious Honors Program and numerous research centers, fostering innovation and discovery.

UGA's picturesque 762-acre main campus, characterized by historic architecture and state-of-the-art facilities, provides a vibrant community for students and faculty. The university boasts a rich tradition of athletic prowess, competing in the NCAA's Southeastern Conference (SEC) with a strong emphasis on student-athlete success. UGA's extension and outreach programs serve communities across Georgia, promoting economic development and public service. The university's alumni network, exceeding 330,000 members, includes influential leaders in various fields, reflecting UGA's impact on both a local and global scale.



ECONOMIC IMPACT

The University of Georgia (UGA) has a profound economic impact on Athens, GA, significantly contributing to the local economy through various channels. As the largest employer in the region, UGA provides thousands of jobs to residents, including faculty, staff, and students. The university's operations, research activities, and student spending inject millions of dollars annually into the local economy, supporting businesses, housing markets, and public services. Additionally, UGA's extension programs and partnerships foster local economic development, innovation, and entrepreneurship, further enhancing the economic vitality of Athens and the surrounding areas. This symbiotic relationship underscores UGA's role as a key economic driver in the community.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11 Oglethorpe Dr, Crawford, GA, 30630** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

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