



**DOLLAR GENERAL**<sup>®</sup>

**3300 N COASTAL HWY | FLEMING, GA 31309**



INTERACTIVE OFFERING MEMORANDUM



# DOLLAR GENERAL

3300 N Coastal Hwy | Fleming, GA 31309

EXCLUSIVELY LISTED BY



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## TABLE OF CONTENTS

<b>INVESTMENT OVERVIEW</b> .....	<b>03</b>
<b>FINANCIAL OVERVIEW</b> .....	<b>04</b>
<b>TENANT PROFILE</b> .....	<b>06</b>
<b>MARKET OVERVIEW</b> .....	<b>07</b>



# INVESTMENT HIGHLIGHTS

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- List price of \$1,294,452 yielding a 7.75% cap rate
- Over 8.75 years remaining on the primary term including Five, 5-Year options with 10% rental increases at the start of each option period
- 2019 built-to-suit construction for Dollar General
- The property is 1.86 acres including a concrete parking lot with 28 spaces.
- Absolute NNN lease with no management responsibilities, making this a perfect investment for passive investors
- Corporate guaranty from Dollar General Corporation, a fortune 500, investment grade (S&P: BBB) tenant. Dollar General has over 21,000 locations nationwide and is one of the nation's leading retailers
- Fleming, GA, is located approximately 29 miles southwest of Savannah, GA, and is part of the Hinesville-Fort Stewart metropolitan statistical area.
- The property is located on a corner off Coastal Highway, one of the main arteries connecting Savannah to Midway, and is exposed to over 14,000 Vehicles Per Day (VPD).
- There are over 44,000 residents living within a 10-mile radius with an average household income exceeding \$95,000.





# PROPERTY PHOTOS





**DOLLAR GENERAL®**

## PROPERTY OVERVIEW



## PROPERTY SUMMARY

<b>ADDRESS</b>	3300 N Coastal Hwy, Fleming, GA 31309
<b>PROPERTY USE</b>	Retail
<b>ZONING:</b>	Commercial
<b>PARCEL NUMBER</b>	209 147
<b>YEAR BUILT</b>	2019
<b>BUILDING SIZE</b>	9026
<b>LOT SIZE</b>	1.86
<b>CONSTRUCTION STYLE</b>	Built-to-suit
<b>PARKING SPACES</b>	28
<b>STAND ALONE</b>	Yes



# DOLLAR GENERAL®

## INVESTMENT SUMMARY

### TENANT SUMMARY

Tenant Dollar General

Type of Ownership Fee Simple

Lease Type Absolute NNN

Rent \$100,320

Lease Guarantor Corporate (S&P: BBB)

Lease Commencement Date 10/27/2019

Lease Expiration Date 10/27/2034

Term Remaining 9.65

Options Five, 5-Year

Rent Increase 10% In Options



**\$1,294,452**

LIST PRICE



**7.75%**

CAP RATE



**±1.86 AC**

LOT SIZE



**±9,026 SF**

GLA



**2019**

YEAR BUILT

### ANNUALIZED OPERATING DATA

LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP YIELD	INCREASES
Primary Term	\$100,320	\$8,360	\$11.11	7.75%	-
1	\$110,364	\$9,197	\$12.23	8.53%	10%
2	\$121,392	\$10,116	\$13.45	9.38%	10%
3	\$133,536	\$11,128	\$14.79	10.32%	10%
4	\$146,892	\$12,241	\$16.27	11.35%	10%
5	\$161,580	\$13,465	\$17.90	12.48%	10%
Average	\$129,014	\$10,751.17	\$14.29	9.97%	10%





**DOLLAR GENERAL®**

## TENANT PROFILE

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging  $\pm 10,640$  sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns.

Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations, reflect its focus on expanding its footprint and enhancing customer experience. By consistently adapting and growing, Dollar General solidifies its position as a leader in small-box retail.

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

# OF LOCATIONS  
**21,000+**



SAVANNAH, GA  
±29.9 MILES AWAY

FORT STEWART  
ARMY BASE

FLEMINGTON



**E.R. JAHNA**  
INDUSTRIES

17  
South

±25,900 VPD

±14,000 VPD

**CDS** CUSTOMIZED  
DISTRIBUTION  
SERVICES

HYUNDAI  
**MOBIS**

SAVANNAH RIVER  
FULFILLMENT

**MEDLINE**

**DOLLAR GENERAL**  
SUBJECT PROPERTY

HEARTWOOD LOBLOLLY  
300 HOMES

**Walmart**  
Supercenter

±16,600 VPD

±25,400 VPD

**Walmart** **BIG LOTS!**  
Supercenter  
**LOWE'S** **HOBBY LOBBY**  
**TSC** **TRACTOR SUPPLY CO** **Kroger**

**O'Reilly**  
AUTO PARTS



UNITED STATES  
POSTAL SERVICE

**bp**

MIDWAY

±58,900 VPD

**Coastal Electric**  
Cooperative  
A Tractor Supply Energy Cooperative

84

**BOSS**  
HUGO BOSS

**target**  
DISTRIBUTION  
CENTER

**baltarugs**

**HOOKEE**  
FURNITURE

**TRADEPORT**  
LOGISTICS L.L.C.



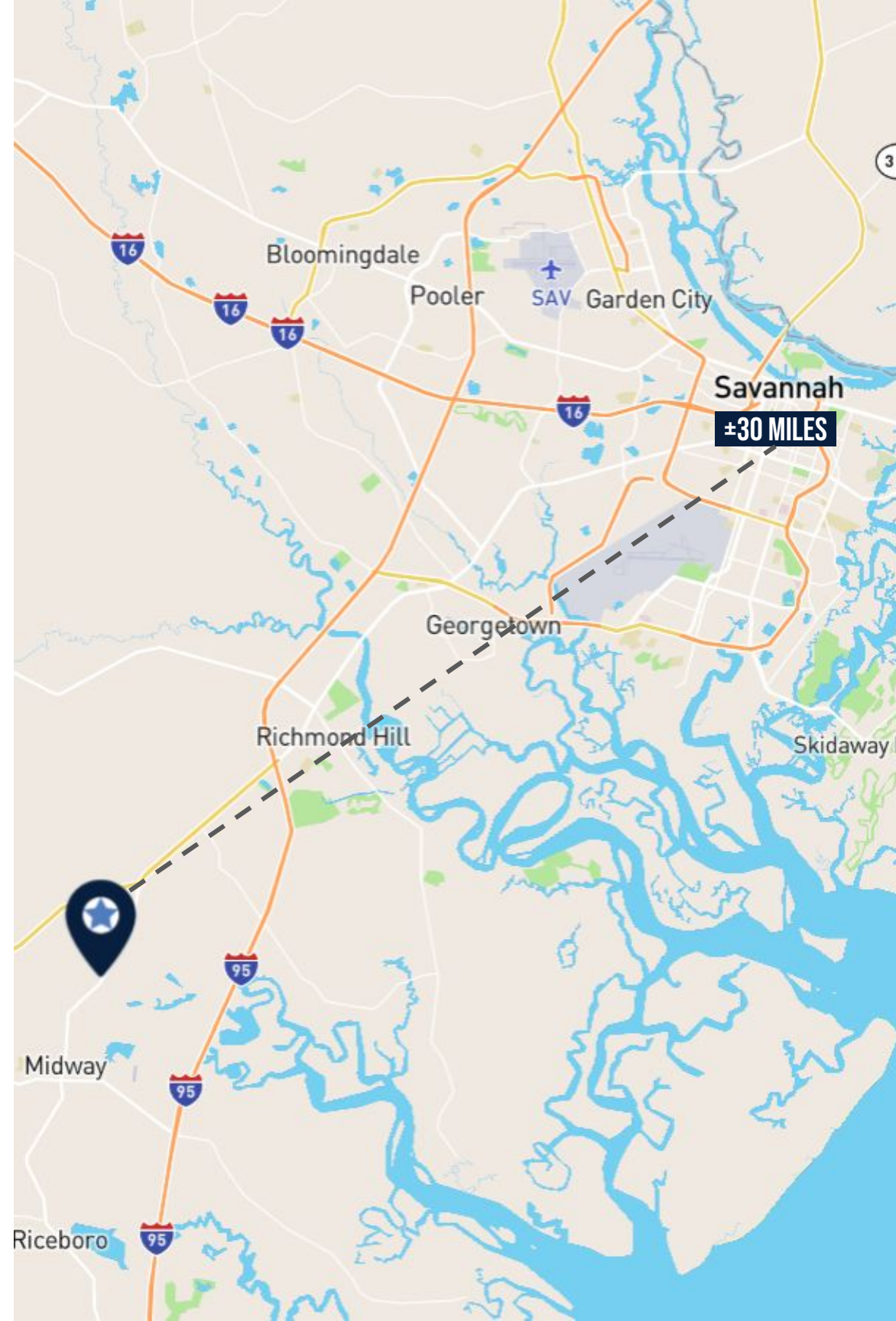
# MARKET OVERVIEW

Fleming, GA, is a community located in Liberty County, offering an inviting atmosphere with a prime location between Savannah and Brunswick. Its position in the southeastern part of Georgia provides residents and businesses access to the amenities of nearby metropolitan areas while maintaining a more relaxed, spacious environment. This setting makes Fleming an appealing option for those who value both convenience and tranquility.

The area is characterized by open spaces and scenic surroundings, making it a desirable place for those seeking a balance of natural beauty and accessibility. With a range of residential properties available, from expansive estates to more modest homes, Fleming provides a variety of living options to suit different preferences. The community offers a welcoming environment, ideal for families and individuals

Fleming also benefits from its proximity to coastal regions, where residents can enjoy outdoor activities such as boating, fishing, and exploring local beaches. The area's natural surroundings provide a peaceful retreat while still being close to recreational and cultural attractions. The nearby cities of Savannah and Brunswick offer additional opportunities for entertainment, dining, and other amenities.

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	5,363	10,390	53,914
Current Year Estimate	5,021	9,652	48,037
2020 Census	4,642	9,352	44,129
Growth Current Year-Five-Year	6.82%	7.64%	12.23%
Growth 2020-Current Year	8.16%	3.20%	8.86%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,130	4,048	19,788
Current Year Estimate	1,965	3,703	17,334
2020 Census	1,866	3,592	15,762
Growth Current Year-Five-Year	8.39%	9.34%	14.16%
Growth 2020-Current Year	5.29%	3.08%	9.97%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$88,755	\$92,720	\$123,080





# SAVANNAH, GA MSA

## ECONOMY

Savannah, GA, has a diverse economy driven by industries such as manufacturing, logistics, and tourism. Its location along the Atlantic coast with access to a major port supports a strong transportation and trade network, benefiting distribution and logistics businesses. Tourism plays a significant role in the local economy, with attractions like historic architecture and the waterfront supporting growth in hospitality and retail. Additionally, the city's emerging technology and creative services sectors further enhance its economic potential, contributing to Savannah's continued expansion

## ATTRACTIONS

Savannah, GA, is known for its historic charm and architectural beauty, offering a range of attractions for both residents and visitors. The city's historic district features cobblestone streets, picturesque squares, and well-preserved buildings that reflect its colonial past. Visitors can enjoy outdoor activities along the waterfront, take guided tours of historic sites, or explore the many parks and gardens throughout the city. In addition, Savannah offers a variety of cultural venues, including museums, galleries, and theaters, enhancing its appeal as a destination for arts and entertainment.

## MAJOR EMPLOYERS IN

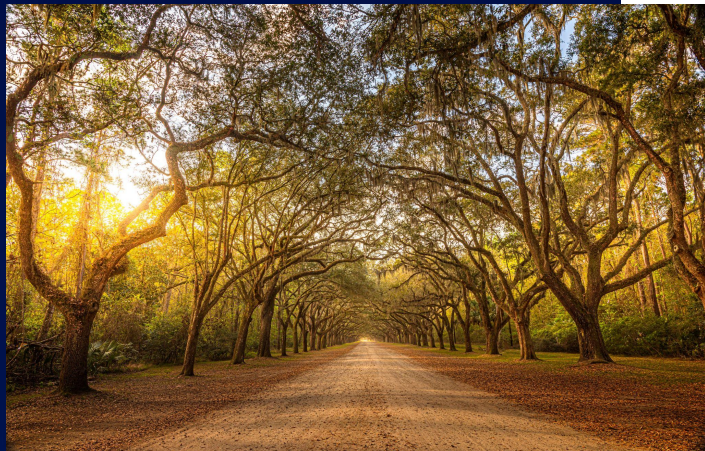
Savannah, GA, is home to a diverse range of major employers across various industries. The Port of Savannah, one of the busiest in the United States, plays a significant role in the local economy, supporting a variety of logistics and transportation companies. Other prominent employers include Gulfstream Aerospace, which is a major player in the aviation industry, and Memorial Health, a leading healthcare provider. Additionally, the tourism and hospitality industries contribute to the workforce, with businesses in retail, hotels, and restaurants offering significant employment opportunities. These employers, along with others in manufacturing and education, help sustain the local economy.



**Savannah, GA**, is a historic city known for its colonial architecture and scenic waterfront. The city offers a mix of cultural attractions, including museums, galleries, and historic sites. Key industries include logistics, manufacturing, healthcare, and tourism. Savannah's history and diverse economy contribute to its continued growth.







## ARTS & CULTURE

Savannah, GA, has a strong arts and culture scene that is deeply rooted in its history. The city is home to numerous galleries, theaters, and museums, offering a wide variety of artistic expressions. Visitors can explore exhibits showcasing both local and international artists, or attend performances ranging from classical music and ballet to contemporary theater and dance. The Savannah Music Festival, a highly regarded event, highlights the city's commitment to the arts, featuring performances by artists across multiple genres.

In addition to its arts venues, Savannah's historic district contributes to its cultural significance, with many sites tied to the city's storied past. The architecture and public squares reflect a long-standing appreciation for design, and the preservation of the city's heritage continues to play a central role in its cultural identity. Savannah's cultural institutions also include historic preservation organizations that work to protect its legacy, ensuring the city remains a focal point for both artistic and historical engagement.

## TOURISM

Savannah, GA, is a popular destination for tourists, offering a blend of historic charm and modern amenities. The city's historic district is a focal point, with its cobblestone streets, centuries-old buildings, and picturesque squares. Visitors can explore a variety of attractions, including the Savannah River waterfront, the iconic Forsyth Park, and numerous museums that highlight the area's cultural and historical significance.

In addition to its historical appeal, Savannah offers a range of dining, shopping, and entertainment options. The city's food scene is renowned for its Southern cuisine, with a variety of restaurants offering local dishes and fresh seafood. Visitors can also enjoy a selection of boutiques and specialty shops, providing opportunities for unique shopping experiences. Savannah's festivals, such as the Savannah Music Festival and the Savannah Film Festival, further enhance its appeal, offering events that attract both locals and tourists alike.





## HIGHER EDUCATION

Savannah, GA, offers a range of higher education opportunities through institutions such as the University of Georgia's College of Agricultural and Environmental Sciences, Savannah State University, and the Savannah College of Art and Design (SCAD). These institutions provide diverse academic programs, from liberal arts and sciences to specialized degrees in fields like architecture, design, and business, with SCAD being particularly known for its focus on creative disciplines. The city's colleges and universities contribute to the local economy and cultural life, with students actively engaged in academic, professional, and extracurricular activities. These institutions also support workforce development and foster innovation, making Savannah a dynamic environment for both education and community growth.



# 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 **3300 N Coastal Hwy, Fleming, GA 31309** ("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.

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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.

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