DOLLAR GENERAL

1816 Dean Ave SE | **Rome, GA 30161**

Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

Dollar General
1816 Dean Ave SE, Rome, GA 30161

INVESTMENT HIGHLIGHTS

Single-Tenant Dollar General

- National, credit-backed discount retailer with a long operating history and demonstrated long-term commitment to this location. (25+ Years)

Highway-Oriented Retail Location

- Situated directly off U.S. Highway 441 with full and convenient access, the property benefits from ±15,500 vehicles per day (VPD). The site offers strong visibility, easy ingress/egress, and direct exposure along a primary commercial corridor supporting long-term tenant performance.

Below-Market Rent Upside

- The tenant is currently paying below-market rent, providing ownership with meaningful upside through future rent renegotiation, lease extension, or re-tenanting. This favorable rent basis reduces tenant relocation risk while enhancing long-term income growth potential.

Lease Structure & Remaining Term

- Lease is currently in the first five-year option period
- Current Lease Expiration: May 31, 2029
- One (1) remaining five-year renewal option, extending through May 31, 2034

Attractive Passive Ownership Profile

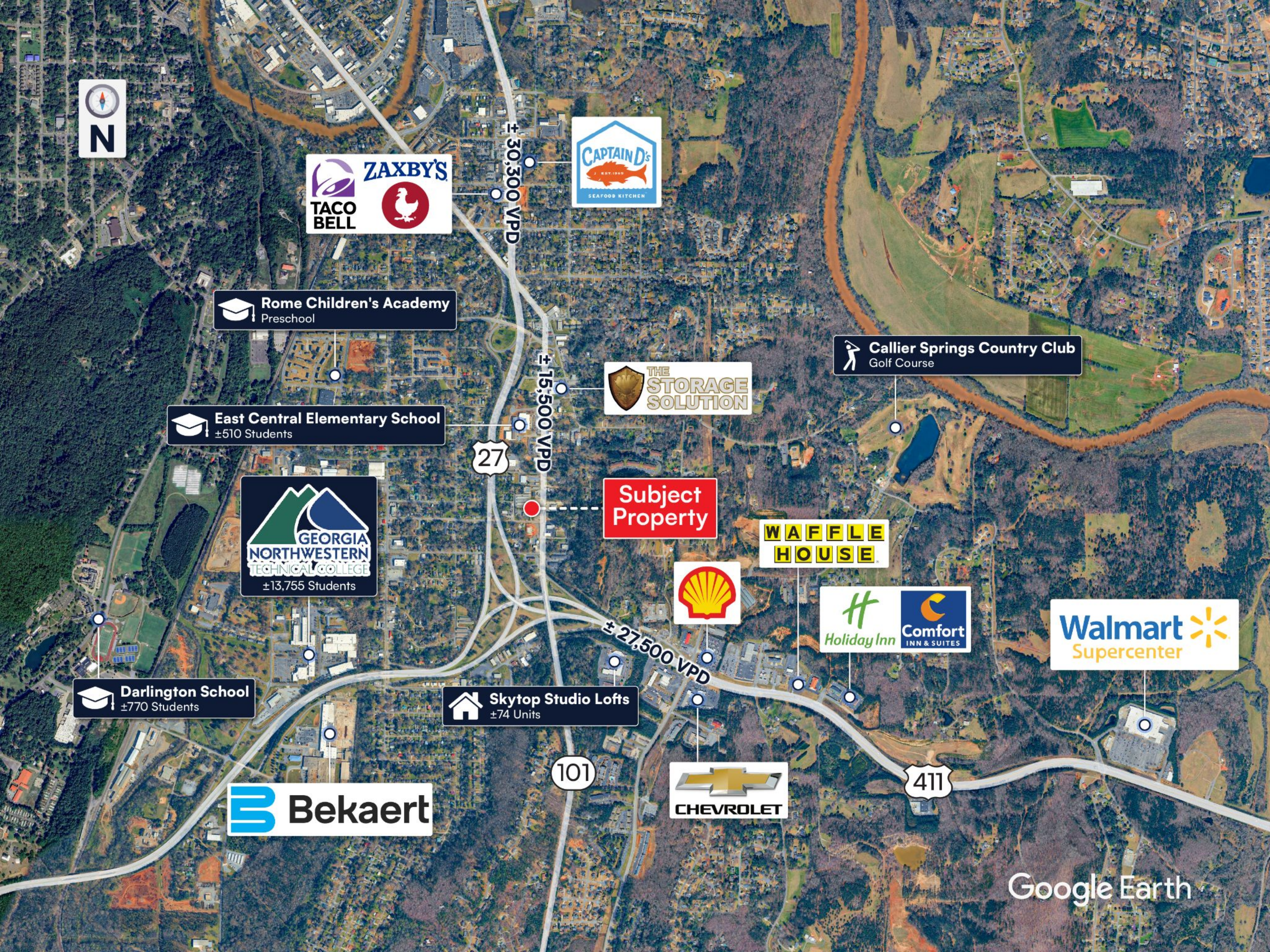
- NN+ lease with tenant reimbursement structure
- Tenant reimburses landlord for real estate taxes, insurance, and parking lot maintenance in accordance with the lease and all lease modification agreements
- Tenant responsible for utilities and HVAC maintenance, repair, and replacement
- Landlord responsibilities limited primarily to roof, structure, and foundation

Recession-Resistant Retail

- Dollar General's value-oriented retail model benefits from consistent consumer demand, positioning the asset as a durable income source across economic cycles.

Redevelopment & Long-Term Optionality

- The property's highway frontage, traffic exposure, and established retail corridor location provide potential future redevelopment or repositioning optionality upon lease expiration, offering downside protection and exit flexibility.


N
TACO BELL
ZAXBY'S
CAPTAIN D'S
SEAFOOD KITCHEN
± 30,300 VPD
Rome Children's Academy
Preschool
East Central Elementary School
±510 Students
THE STORAGE SOLUTION
± 15,500 VPD
Callier Springs Country Club
Golf Course
27
Subject Property
GEORGIA NORTHWESTERN TECHNICAL COLLEGE
±13,755 Students
WAFFLE HOUSE
Holiday Inn
Comfort INN & SUITES
Walmart Supercenter
± 27,500 VPD
Darlington School
±770 Students
Skytop Studio Lofts
±74 Units
101
411
CHEVROLET
Bekaert
Google Earth

1816 Dean Ave SE
Rome, GA 30161

±8,500 SF
GLA

±0.44 AC
Lot Size

C-C
Zoning

1984
Year Built

NN+
Lease Type

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$1,028,580	7.75%	$79,715	$87,686 (+10%)
List Price	Cap Rate	Annual Rent	Next Option Rent

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof and Structure
Original Lease Term	5 Years
Rent Commencement Date	5/31/2024
Lease Expiration Date	5/31/2029
Term Remaining on Lease	±3.28 Years
Increases	10% in Options
Options	One, 5-Year Option

Annualized Operating Data

Term	Lease Years	Annual Rent	Monthly Rent	Rent PSF
Current	**1-5**	**$79,714.80**	**$6,642.90**	**$9.38**
1 More Option	5-10	$87,686.28	$7,307.19	$10.32

TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±180,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly ~21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- Strong Financials: Q2 2025 earnings beat expectations with $10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- Massive Scale: Operates ~21,000 stores, employs 180,000+, and generates ~$40.61B in annual revenue—highlighting stability and reach.

MARKET OVERVIEW

Dollar General
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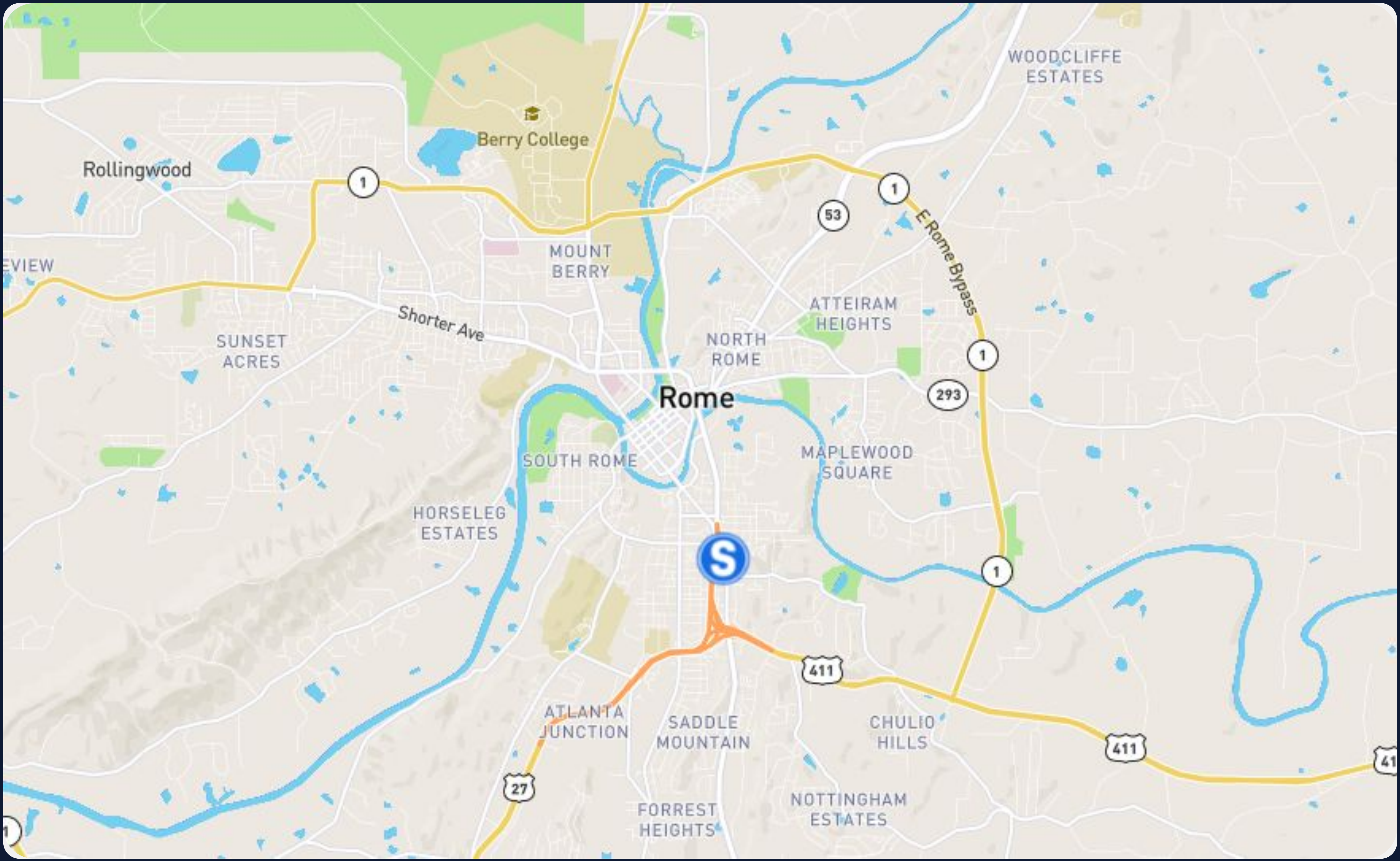

ROME, GA

Market Demographics

26,560
Total Population

$84,524
Median HH Income

10,362
# of Households

49.7%
Homeownership Rate

54.8%
Employment Rate

26.8%
% Bachelor's Degree

36.5
Median Age

$187,900
Median Property Value

Local Market Overview

The local housing market in Rome, Georgia is characterized by affordability and stability, supported by a balanced mix of rental and owner-occupied housing. The community benefits from steady residential demand driven by local employment, higher education institutions, and its role as a regional hub for surrounding counties.

Demographically, Rome maintains a relatively young population profile, with a strong presence of students and working-age residents. Berry College and Georgia Highlands College contribute to a growing base of degree holders and provide a consistent pipeline of talent to the local workforce.

The employment base is anchored by major healthcare systems, advanced manufacturing operations, educational institutions, and regional logistics providers. These sectors contribute to economic resilience and support long-term housing demand. As a regional service center for Northwest Georgia, Rome draws consumers, patients, and students from a broad trade area.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,225	26,560	55,272
Current Year Estimate	7,134	26,041	54,163
2020 Census	6,547	24,585	51,742
Growth Current Year-Five-Year	1.27%	1.99%	2.05%
Growth 2020-Current Year	8.98%	5.92%	4.68%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,057	10,616	20,617
Current Year Estimate	2,994	10,362	20,047
2020 Census	2,750	9,743	18,905
Growth Current Year-Five-Year	2.12%	2.46%	2.85%
Growth 2020-Current Year	8.89%	6.35%	6.04%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$71,625	$84,524	$88,297

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