

DOLLAR GENERAL®

**Retail
Investment Opportunity**

Offering Memorandum

4193 Vickers Crossing Rd, Ambrose, GA 31512

Absolute NNN Lease With Zero Management Responsibility | Corporately Guaranteed Lease



MATTHEWS™

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 **Subject Property**

DOLLAR GENERAL®

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Property Overview

DOLLAR GENERAL®

\$1,049,120

List Price

±5.75 Years

Lease Term Remaining

NNN

Lease Type

±9,100 SF

GLA

±1.29 AC

Lot Size

2017

Year Built

Investment Highlights

Lease & Location Highlights

- 2017 build-to-suit construction for Dollar General
- Absolute NNN lease with zero management responsibility
- Corporately guaranteed lease from Dollar General Corporation
- Average household income of \$115,497 annually demonstrating an affluent surrounding community to support the store for years to come
- Subject property is the only discount retailer serving the surrounding trade area

Tenant Highlights

- Dollar General operates ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General was considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ± 25 billion

Aerial Map



Site Plan



Property Photos



Financial Overview

4193 Vickers Crossing Rd Ambrose, GA 31512

DOLLAR GENERAL®



Financial Summary

\$1,049,120

List Price

7.50%

Cap Rate

2017

Year Built

±1.29 AC

Lot Size

DOLLAR GENERAL®

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	2/20/2017
Lease Expiration Date	2/29/2032
Term Remaining on Lease	±5.75 Years
Increase	10% In Options
Options	Four, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 2/29/2032	\$6,557.00	\$78,684.00	-	7.50%
Option 1	\$7,212.70	\$86,552.40	10.00%	8.25%
Option 2	\$7,933.97	\$95,207.64	10.00%	9.08%
Option 3	\$8,727.37	\$104,728.40	10.00%	9.98%
Option 4	\$9,600.10	\$115,201.24	10.00%	10.98%
Option 5	\$10,560.11	\$126,721.37	10.00%	12.08%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±18,000

Locations
20,000+

Credit Rating
BBB

Annual Revenue
\$40.61 Billion

The Dollar General logo is displayed in a yellow rounded rectangle. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 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.

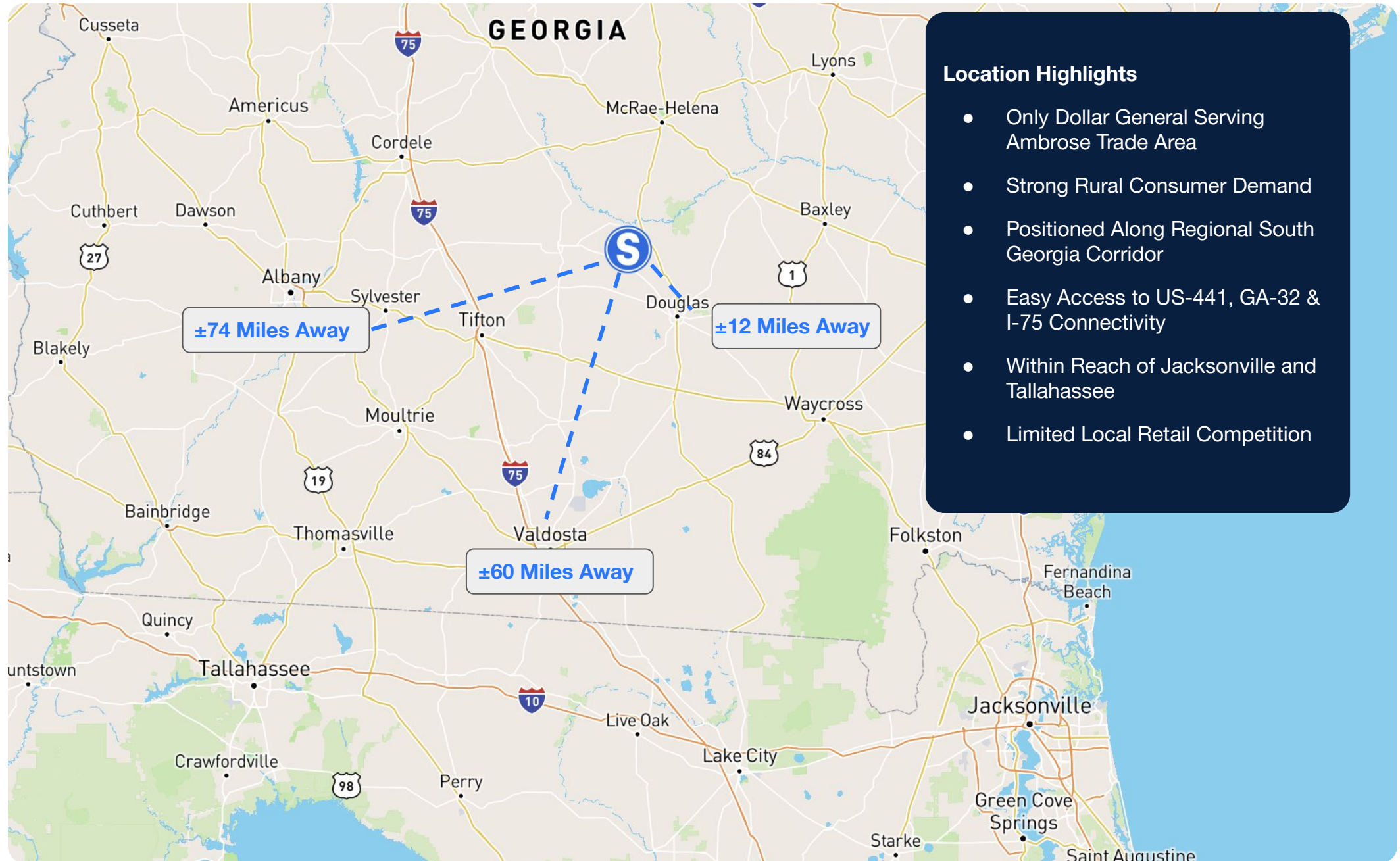
Why Invest in Dollar General?

- **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 ~20,000 stores, employs 18,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.

Market Overview

4193 Vickers Crossing Rd, Ambrose, GA 31512

DOLLAR GENERAL®



- ### Location Highlights
- Only Dollar General Serving Ambrose Trade Area
 - Strong Rural Consumer Demand
 - Positioned Along Regional South Georgia Corridor
 - Easy Access to US-441, GA-32 & I-75 Connectivity
 - Within Reach of Jacksonville and Tallahassee
 - Limited Local Retail Competition

Ambrose, GA



Coffee County's key strength is its diversified rural employment base, anchored by food processing, logistics, healthcare, manufacturing, and agriculture.

Local Market Overview

Ambrose, Georgia offers a rural retail setting in Coffee County, positioned within the Douglas trade area of South Georgia. The market benefits from a low cost of occupancy, limited nearby retail competition, and daily-need demand generated by local households, agricultural activity, and employment nodes in and around Douglas.

For defensive retail, the area's appeal is anchored by necessity-based consumer patterns rather than discretionary destination spending, with convenience, value retail, fuel, food service, and service-oriented uses best aligned with local demand.

The broader Douglas-Coffee County area functions as a regional service center for surrounding rural communities, supported by healthcare, food processing, logistics, manufacturing, education, and public-sector employment. Household growth is modest, but the trade area retains steady demand from commuters, agricultural producers, and residents who rely on Douglas for shopping, medical services, schools, and employment. Retail investors should view the market as a tertiary, income-sensitive environment where occupancy resilience is tied to price-point discipline, essential goods and services, tenant credit, and proximity to established traffic corridors.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,389	2,953	12,543
Current Year Estimate	1,333	2,841	12,212
2020 Census	1,302	2,811	11,949
Growth Current Year-Five-Year	4.22%	3.94%	2.71%
Growth 2020-Current Year	2.37%	1.08%	2.20%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	538	1,153	4,746
Current Year Estimate	519	1,116	4,637
2020 Census	492	1,060	4,433
Growth Current Year-Five-Year	3.71%	3.34%	2.33%
Growth 2020-Current Year	5.45%	5.25%	4.61%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$101,634	\$115,497	\$83,193

Douglas, GA

Economy

Douglas, Georgia, continues to experience steady economic growth supported by industries such as manufacturing, healthcare, agriculture, logistics, and retail. Its strategic location along U.S. Highway 441 and access to regional transportation corridors make the city an important commercial hub in South Georgia. Major employers including Coffee Regional Medical Center, PCC Airfoils, Pilgrim's, and Walmart contribute to workforce stability and ongoing development. Business-friendly leadership, available industrial space, and continued investment in infrastructure support long-term economic opportunity and expansion throughout the region.

Attractions

Douglas offers a strong sense of community alongside a variety of recreational, cultural, and historical attractions. The city's historic downtown features local businesses, Southern architecture, and year-round community events, while nearby destinations such as General Coffee State Park provide outdoor recreation and tourism opportunities. Georgia is nationally recognized for its pro-business environment, low cost of living, and strong economic climate, further strengthening Douglas' appeal for residents, visitors, and businesses alike. Combined with quality healthcare, education, and community amenities, Douglas continues to stand out as a growing and connected South Georgia community.

11,700
Population

Douglas continues to position itself as a **competitive location** for investment and long-term business growth. With available **industrial** and **commercial development** sites, a **skilled regional workforce**, and **lower operating costs** compared to larger metropolitan areas, the city offers strong advantages for companies looking to expand or relocate.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4193 Vickers Crossing Rd, Ambrose, GA, 31512** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.

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