

DOLLAR GENERAL®

2403 Highway 36 E Jackson, GA 30233

Retail
Investment Opportunity

Offering Memorandum

17.75% Population Growth | Atlanta, GA MSA



MATTHEWS™

Exclusively Listed By



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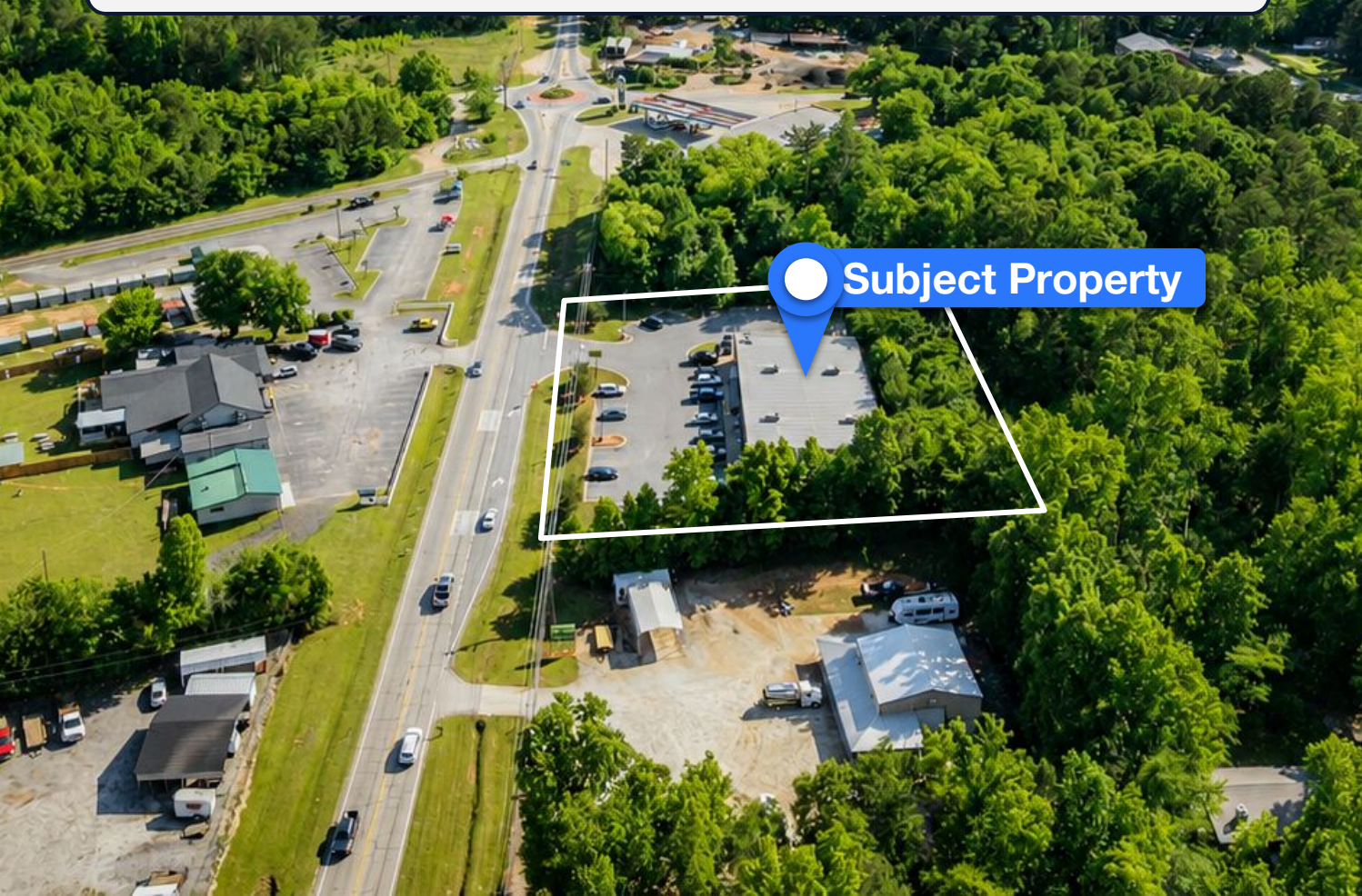
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DOLLAR GENERAL®

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Property Overview

DOLLAR GENERAL®

\$1,284,320

List Price

±4 Years

Lease Term Remaining

Absolute NNN

Lease Type

±9,372 SF

GLA

±1.73 AC

Lot Size

2015

Year Built

Investment Highlights

Lease & Location Highlights

- 2015 UPGRADED brick facade build-to-suit construction for Dollar General
- Absolute NNN lease with zero management responsibility
- Corporately guaranteed lease from Dollar General Corporation
- 5-Mile population of 17,293 residents
- 10 Mile population of 67,582 residents
- Robust average household income of \$107,322 annually (5 mile)
- Population growth of over 17.75% over the past 5 years (5 Mile)
- Located approximately 45 miles southeast of Atlanta, the property is positioned to benefit from continued residential growth and population migration expanding outward from the greater metro Atlanta 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

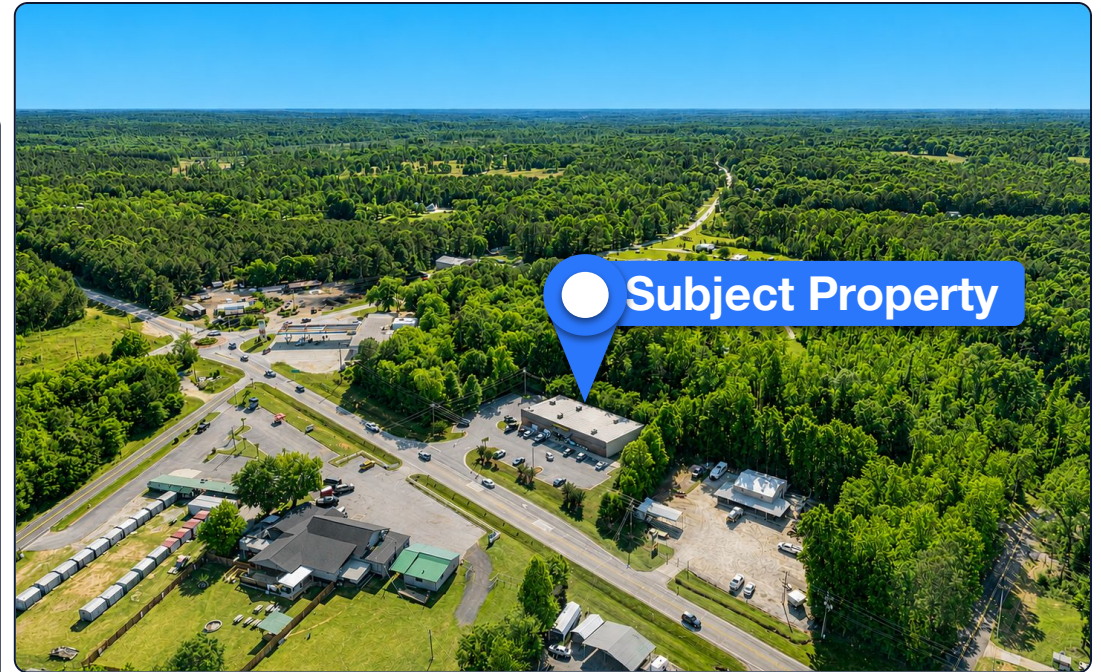
Aerial Map



Aerial Map



Property Photos



Financial Overview

2403 Highway 36 E Jackson, GA 30233

DOLLAR GENERAL®



Financial Summary



\$1,284,320

List Price

7.50%

Cap Rate

2015

Year Built

\$96,324

NOI

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	7/12/2015
Lease Expiration Date	7/31/2030
Term Remaining on Lease	±4 Years
Increase	10% In Options
Options	Five, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 7/31/2030	\$8,027.00	\$96,324.00	-	7.50%
Option 1	\$8,829.70	\$105,956.40	10.00%	8.25%
Option 2	\$9,712.67	\$116,552.04	10.00%	9.08%
Option 3	\$10,683.94	\$128,207.24	10.00%	9.98%
Option 4	\$11,752.33	\$141,027.97	10.00%	10.98%
Option 5	\$12,927.56	\$155,130.77	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 rectangular box. 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

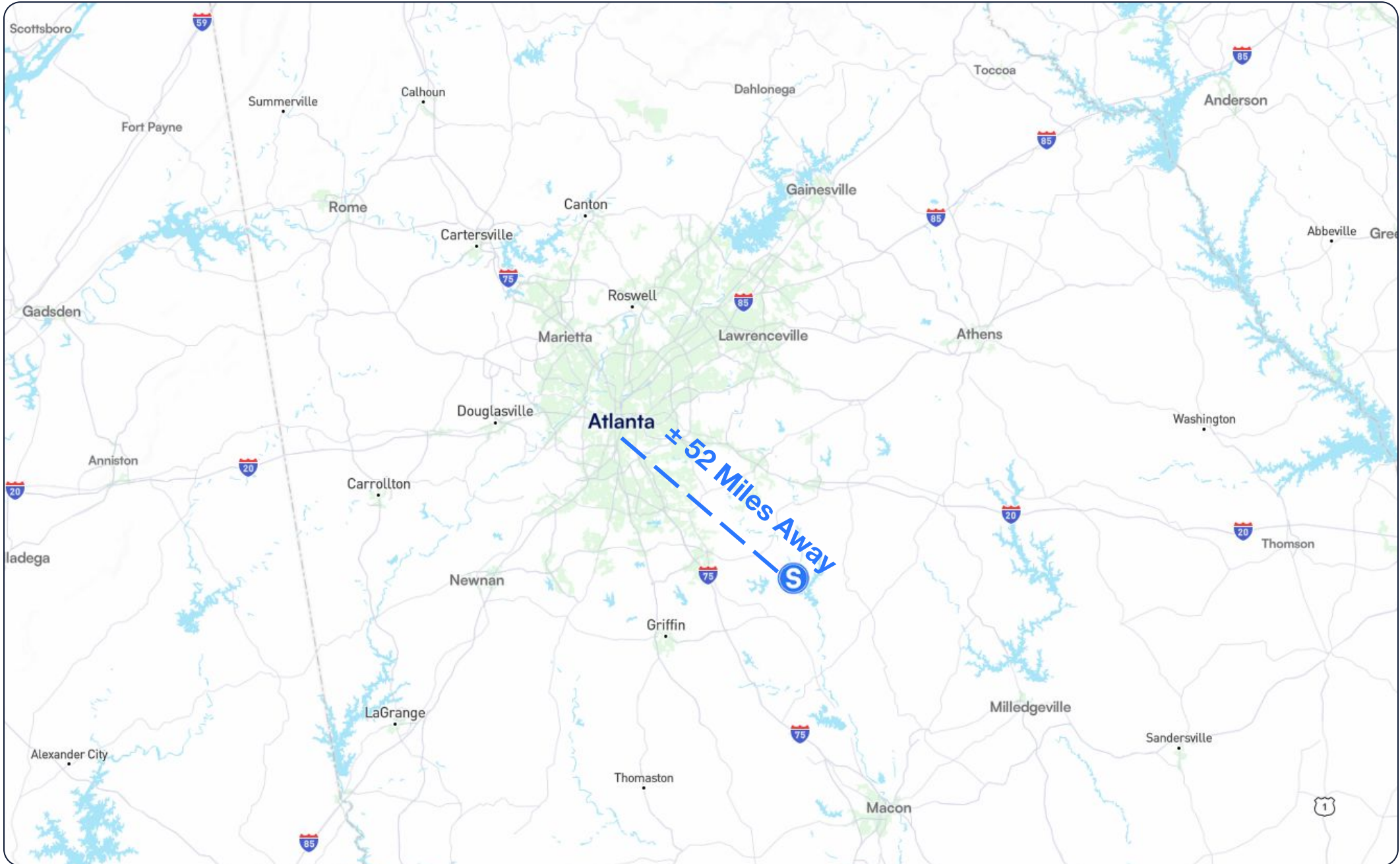
Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable 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

2403 Highway 36 E Jackson, GA 30233



Jackson, GA

Market Demographics

5,741

Total Population

\$111,107

Average HH Income

34

Median Age

53%

Homeownership Rate



Local Market Overview

Jackson, Georgia serves as the county seat of Butts County and benefits from a strategic position between Metro Atlanta and Middle Georgia. The city offers a small-town retail environment supported by steady household formation, commuter traffic, public-sector employment, and regional recreation demand. Its location along key state routes and proximity to I-75 expands the customer base beyond the immediate municipal population, drawing from surrounding residential communities, travelers, and nearby employment nodes. For retail users, Jackson provides a practical operating environment with lower occupancy costs than core Atlanta submarkets while still maintaining access to the region's labor, logistics, and consumer markets.

Local demand is reinforced by a balanced mix of public administration, education, healthcare, manufacturing, logistics, and tourism-related activity. Indian Springs State Park, Dauset Trails, Jackson Lake, and the area's historic downtown support leisure-oriented visitation, while growth along the I-75 corridor adds industrial employment and daily traffic.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,483	19,405	73,627
Current Year Estimate	6,729	17,293	67,582
2020 Census	5,862	14,686	60,596
Growth Current Year-Five-Year	8.13%	12.21%	8.95%
Growth 2020-Current Year	14.79%	17.75%	11.53%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,661	7,045	25,500
Current Year Estimate	2,469	6,267	23,215
2020 Census	2,171	5,323	20,851
Growth Current Year-Five-Year	7.78%	12.42%	9.84%
Growth 2020-Current Year	13.71%	17.74%	11.34%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$111,107	\$107,322	\$106,986

Atlanta, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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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 **2403 Highway 36 E, Jackson, GA, 30233** ("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.

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.