Family Dollar (Dark)

9290 Lavonia Rd | Carnesville, GA 30521

Retail
Investment Opportunity

Offering Memorandum

Representative Photo

Exclusively Listed By

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Investment Highlights

Property Highlights

- **Absolute NNN (Dark Store)** — This property features an Absolute NNN lease with zero landlord responsibilities, offering 100% passive income. Due to the fact the location is currently "dark," a prospective purchaser benefits from steady rental cash flow while evaluating future value-add repositioning or backfill strategies.
- **Corporate Tenant** — The lease is signed by Family Dollar Stores of Georgia, Inc., Family Dollar operates over 7,100 locations across the country with a reported revenue of ~$13B in the last Fiscal Year. Despite the store being dark, the tenant remains contractually obligated to fulfill all financial responsibilities, including rent, real estate taxes, insurance, and property maintenance throughout the remainder of the lease term.
- **Passive Value-Add Investment** — This asset represents an ideal play for an investor seeking high-yield, low-risk corporate income in the short term, paired with the long-term upside of inheriting a well-maintained, freestanding commercial building in growing Northeast Georgia.
- **Strategic Highway Exposure** — The subject property is located directly off Lavonia Road (GA-59), a primary thoroughfare connecting Carnesville to surrounding submarkets and nearby Interstate 85 (I-85). This grants the real estate excellent long-term intrinsic value and consistent visibility.
- **Strong Regional Income & Wealth** — Carnesville features an impressive median household income of approximately $85,000, with a notable 38% of the local population earning between $75,000 and $149,000. This provides strong, underlying consumer purchasing power for future retail use.

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N
Pilot
Wendy's
Ag-Pro
Carry-On Trailer Corporation
Warehouse
±250 Employees
85
±46,000 VPD
GKK
Georgia Karting Komplex
JSTE
JAMES SHORT
TRACTOR & EQUIPMENT
piggly wiggly
Franklin County School District
School district office
NGB
Northeast Georgia Bank
Elite Automotive Center
UNITED STATES POSTAL SERVICE
Weaver
PARTS.com
FirstCitizensBank
Carnesville
bp
Franklin County High School
±1,043 Students
Lavonia Rd
Carnesville Community Center
Adams
Motor Company
FAMILY DOLLAR
Subject Property
Franklin County Recreation Department

*Boundary Lines to be confirmed by buyer

9290 Lavonia Rd
Carnesville, GA 30521

±7,313 SF*
GLA

2015
Year Built

±46,000
Vehicles Per Day (I-85)

Absolute NNN
Lease Type

*Buyer to confirm GLA with survey

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Financial Summary

$931,123
List Price

9.50%
Cap Rate

±1.16 AC*
Lot Size

Property Details

Tenant Trade Name	Family Dollar
Status	Dark
Tenant	Family Dollar Stores of Georgia, Inc
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Lease Commencement Date	11/23/2015
Lease Expiration Date	1/31/2031
Term Remaining on Lease	±4.5 Years

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Cap Rate
Current (2/1/2026 – 1/31/2031)	$7,371.30	$88,455.60	9.50%

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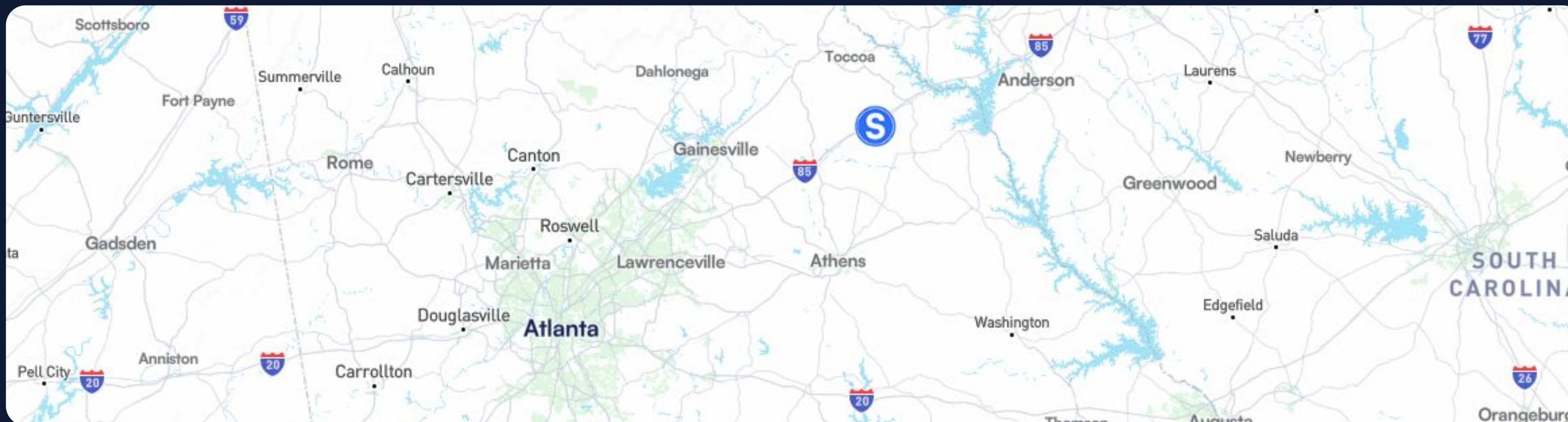
*Buyer to confirm Lot Size with survey

Carnesville , GA



Local Market Overview

Carnesville, Georgia is a well-positioned community in Franklin County along the Interstate 85 corridor in Northeast Georgia. Located between Atlanta and Greenville, South Carolina, the city benefits from direct access to Interstate 85, U.S. Highway 441, and State Route 59, providing efficient regional connectivity throughout the Southeast. This strategic location supports commerce, manufacturing, and distribution while offering businesses and residents access to a growing regional labor force and consumer base.

The local economy is supported by manufacturing, agriculture, logistics, healthcare, and retail, with additional employment opportunities throughout the broader Northeast Georgia region. Continued investment in industrial development, transportation infrastructure, and commercial growth strengthens the area's economic foundation. Carnesville's proximity to major employers, distribution facilities, healthcare providers, and regional shopping destinations enhances its long-term appeal for residents, businesses, and commercial investment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,126	4,710	27,838

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	784	1,759	10,489

Income	3-Mile	5-Mile	10-Mile
Average Household Income	$75,357	$71,659	$72,590

Available as a Portfolio

Tenant	Address	Price	Cap Rate	Term Remaining
Family Dollar	56330 National Rd Bridgeport, OH 43912	$1,314,176	8.50%	±3 Years
Family Dollar	616 S Carpenter Ave Kingsford, MI 49802	$1,021,538	8.45%	±3 Years
Family Dollar	120 E Broadway Ave Muskegon Heights, MI 49444	$1,188,436	8.50%	±5 Years
Family Dollar	8390 State Road 64 Georgetown, IN 47122	$1,392,899	8.45%	±4 Years
Family Dollar	3912 Dixie Hwy Erlanger, KY 41018	$1,754,143	8.45%	±3 Years
Dark Family Dollar	9290 Lavonia Rd Carnesville, GA 30521	$931,123	9.50%	±4.5 Years
Dark Family Dollar	7775 US Highway 2 Iron River, WI 54847	$1,062,211	9.50%	±3 Years
Dollar Tree	412 E Walton St Willard, OH 44890	$1,284,862	8.00%	±3 Years

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