

DOLLAR GENERAL[®]

1515 Radium Springs Road, Albany, GA 31705

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWSTM

Exclusively Listed By



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Property Overview

Dollar General

1515 Radium Springs Road, Albany, GA 31705



Investment Highlights

Property Highlights

- **Proven 25+ Year Operating History** - Dollar General has maintained operations at this location for over 25 years, demonstrating the property's ability to support a successful retail operation through multiple market cycles. The store's long-standing presence reinforces the strength of the location and the surrounding trade area.
- **Recent Lease Extension & Store Remodel** - Dollar General recently exercised its next five-year renewal option while also completing a full store remodel at its own expense in 2024. This continued investment of capital highlights the tenant's long-term commitment to the location and confidence in the site's performance.
- **Adjacent to Food Lion-Anchored Shopping Center** - The property is located adjacent to a Food Lion-anchored shopping center, creating a strong synergy between the two retailers. Food Lion serves as a consistent traffic driver for the corridor, generating repeat visits and increasing exposure for Dollar General as consumers make convenient, value-oriented shopping trips.
- **Essential Retailer Serving a Stable Customer Base** - The property benefits from a strong base of repeat customers who rely on Dollar General for groceries, household goods, health products, and other everyday necessities. The store's convenient location and value-oriented merchandise make it an essential shopping destination for the local community.
- **Below-Market Rent Supports Long-Term Occupancy** - The lease features an attractive rental rate that remains below replacement cost economics, providing Dollar General with a significant financial incentive to continue operating at this location. Combined with the tenant's long operating history and recent investment in the property, the store is well positioned for continued long-term occupancy.
- **Low Rental Rate** - The property features a low rental rate, providing Dollar General with a strong incentive to remain at this location long term. The favorable lease economics make renewing the existing lease a more attractive option than relocating to a new site.





Phoebe Putney Memorial Hospital
±691 Beds

Albany High School
±3,000 Students



Albany Technical College
±2,719 Students

Albany State University
±6,768 Students



234 ±20,100 VPD



DOLLAR GENERAL
Subject Property



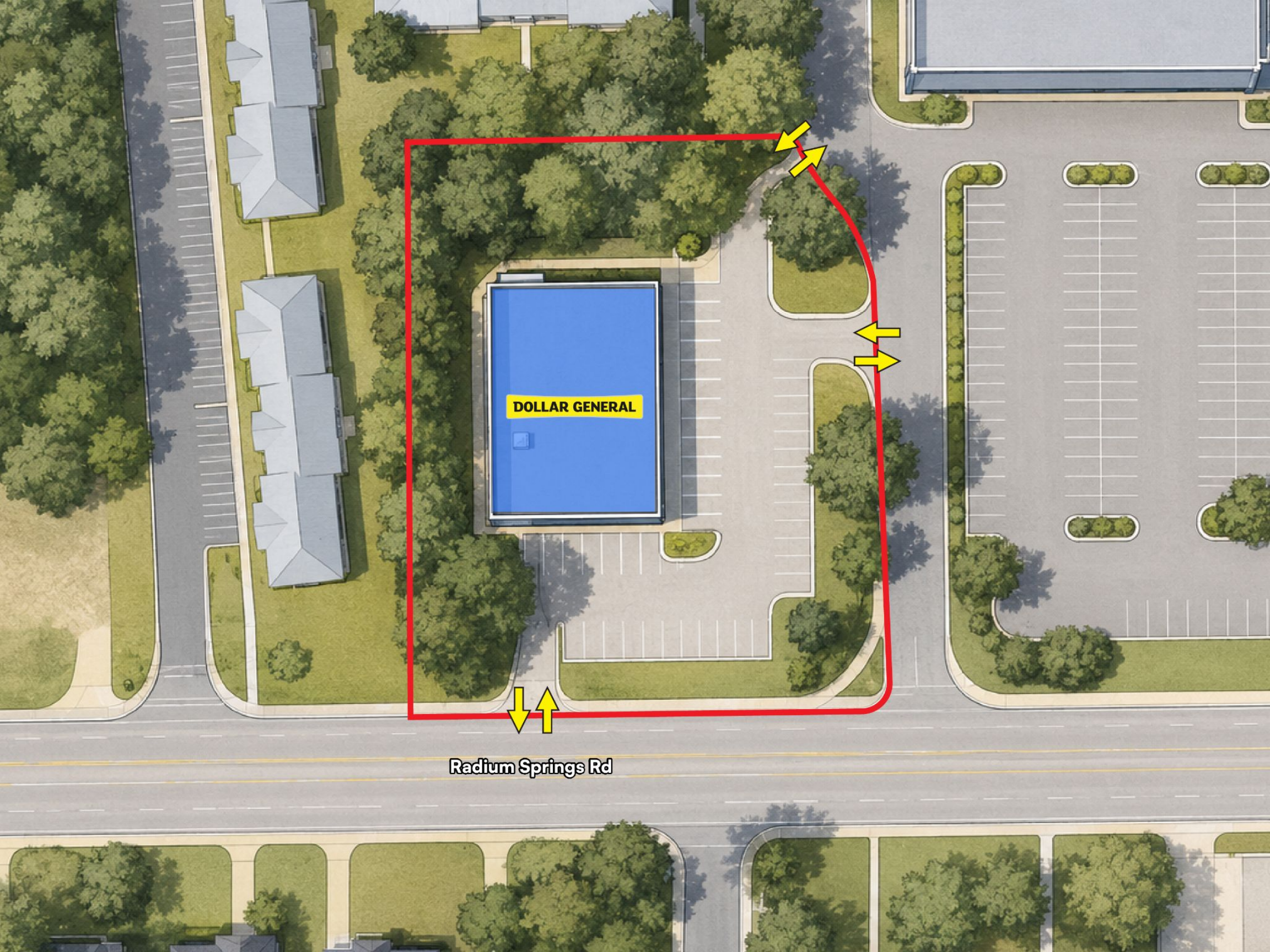
19

133

BUS 82

BUS 82

±12,200 VPD



DOLLAR GENERAL

Radium Springs Rd

1515 Radium Springs Road
Albany, GA 31705

±7,640 SF
GLA

2001
Year Built

±20,100
Vehicles Per Day (234)

NN
Lease Type

\$98.66
Price Per SF



Financial Overview

Dollar General

1515 Radium Springs Road, Albany, GA 31705



Financial Summary

\$753,755

List Price

7.75%

Cap Rate

\$98.66

Price Per SF

±1.20 AC

Lot Size

Property Details

Tenant Trade Name	Dollar General
Tenant	Corporate
Rent Commencement Date	7/1/2001
Lease Expiration Date	6/30/2031
Original Lease Term	25 Years
Lease Term Remaining	±5 Years
Rent Increases	6% at Next Option
Option Periods	One, 5-Year Option
Lease Type	NN
Landlord Responsibilities	Roof, Structure, CAM
Type of Ownership	Fee-Simple

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Increases
Current - 06/30/2031	\$4,868.05	\$58,416	6.00%
Option 1 - 7/1/2031 - 6/30/2036	\$5,160.13	\$61,921	6.00%



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Fee Simple

Employees
194,200+

Locations
21,000+

Credit Rating
BBB (S&P)

Annual Revenue
\$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

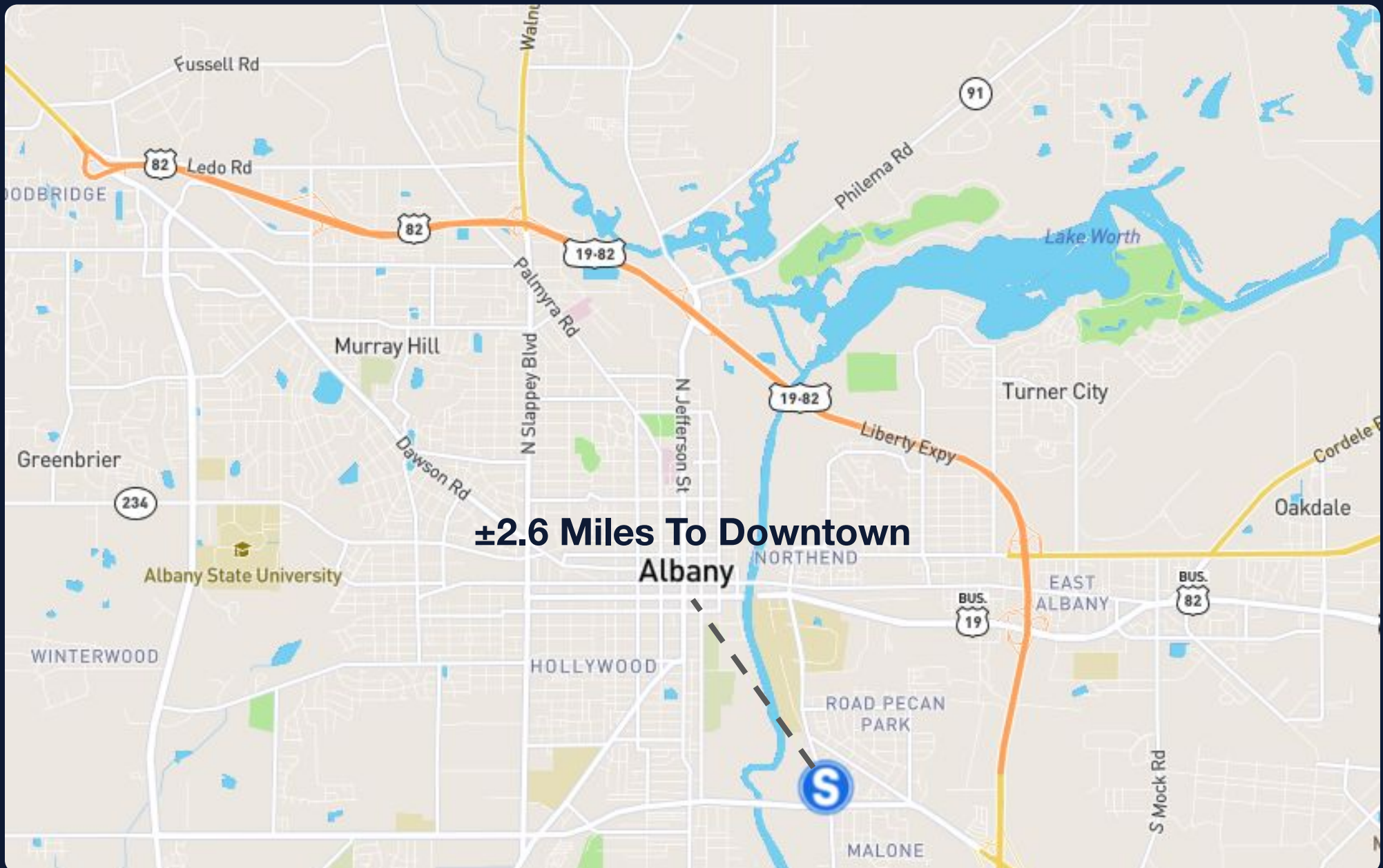
Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

Market Overview

Dollar General

1515 Radium Springs Road, Albany, GA 31705



Albany, GA

Market Demographics

69,647

Total Population

\$47,676

Median HH Income

33,990

Employed Population

5.2%

Retail Vacancy



Local Market Overview

Albany, Georgia serves as the economic and healthcare hub of Southwest Georgia, supporting a regional trade area that extends across numerous surrounding counties. The city's economy is anchored by healthcare, education, manufacturing, logistics, and agriculture, with major employers including Phoebe Putney Health System, Procter & Gamble, MillerCoors, and the Marine Corps Logistics Base Albany. This diverse employment base provides stable demand for retail, service, and commercial real estate throughout the region.

Retail activity is concentrated along major corridors including Dawson Road, Slappey Boulevard, and East Oglethorpe Boulevard, where national retailers, restaurants, and service providers benefit from strong regional consumer traffic. The presence of Albany State University, Phoebe Putney Memorial Hospital, and numerous government offices generates consistent daytime population and spending activity. Supported by a broad regional customer base, established commercial corridors, and a diversified economy, Albany continues to provide a stable environment for long-term retail investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,841	25,970	53,069
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,469	10,376	21,743
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$52,821	\$46,201	\$55,236

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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 **1515 Radium Springs Road, Albany, GA, 31705** ("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:

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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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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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