1515 Radium Springs Road, Albany, GA 31705

Retail Investment Opportunity

Offering Memorandum

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Property Overview

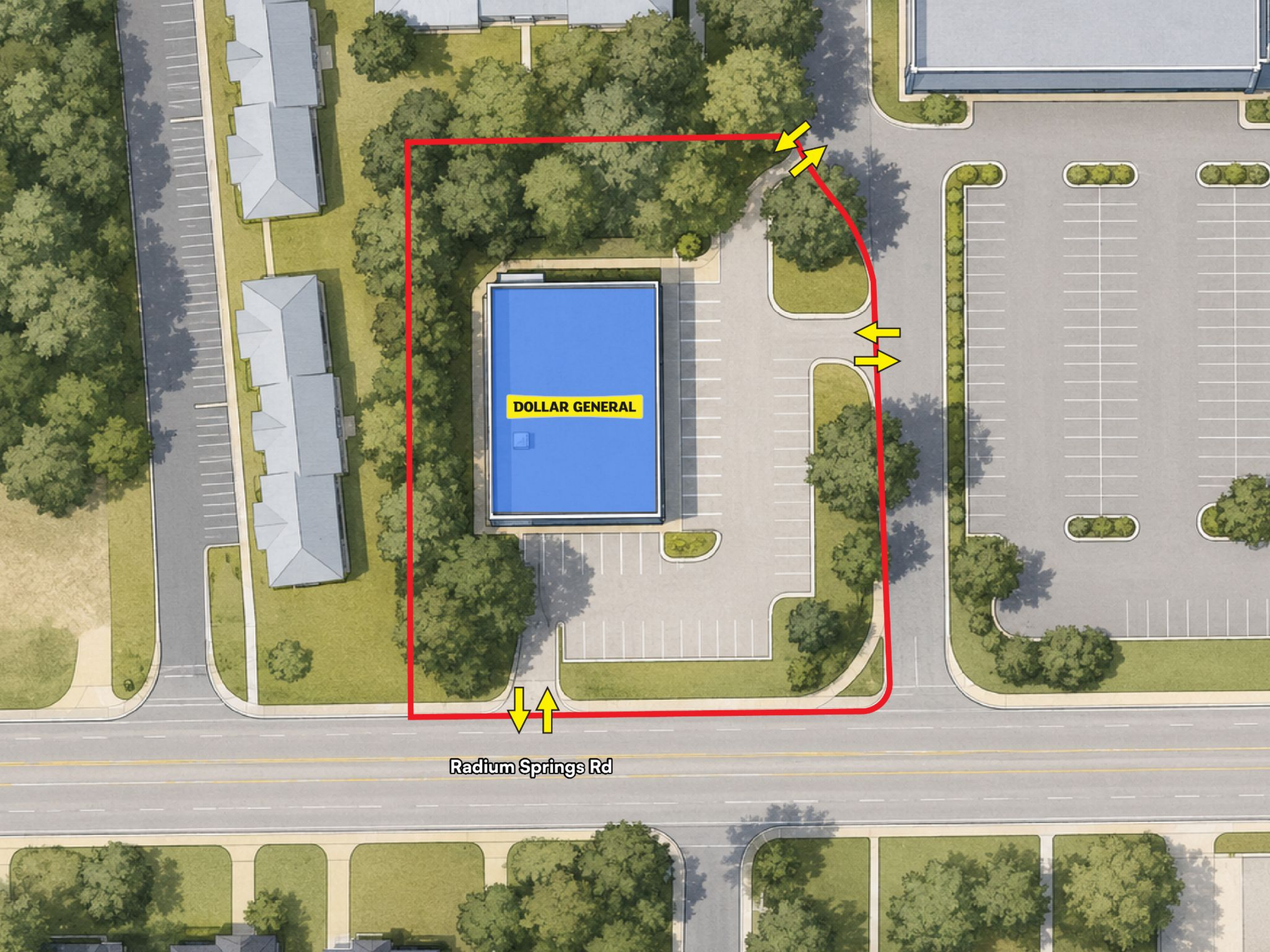
Dollar General
1515 Radium Springs Road, Albany, GA 31705

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.


N
Staples
ZAXBY'S
COOK-OUT
Krispy Kreme DOUGHNUTS
Wendy's
Walgreens
Phoebe Putney Memorial Hospital
±691 Beds
19
McDonald's
TACO BELL
BURGER KING
PIC-N-SAV GROCERY OUTLET
DQ
Albany High School
±3,000 Students
BMW
NISSAN
HONDA
MITSUBISHI MOTORS
CITITRENDS
Checkers
AutoZone
UNITED STATES POSTAL SERVICE
BUS 82
BURGER KING
piggly wiggly
Hilton Garden Inn
Church's
KFC
WAFFLE HOUSE
DUNKIN'
SUBWAY
±12,200 VPD
Albany Technical College
±2,719 Students
Albany State University
±6,768 Students
P&G
234
±20,100 VPD
MARS
FOOD LION
BURGER KING
SUBWAY
DOLLAR GENERAL
Subject Property
133
Southwest Georgia Regional Airport


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

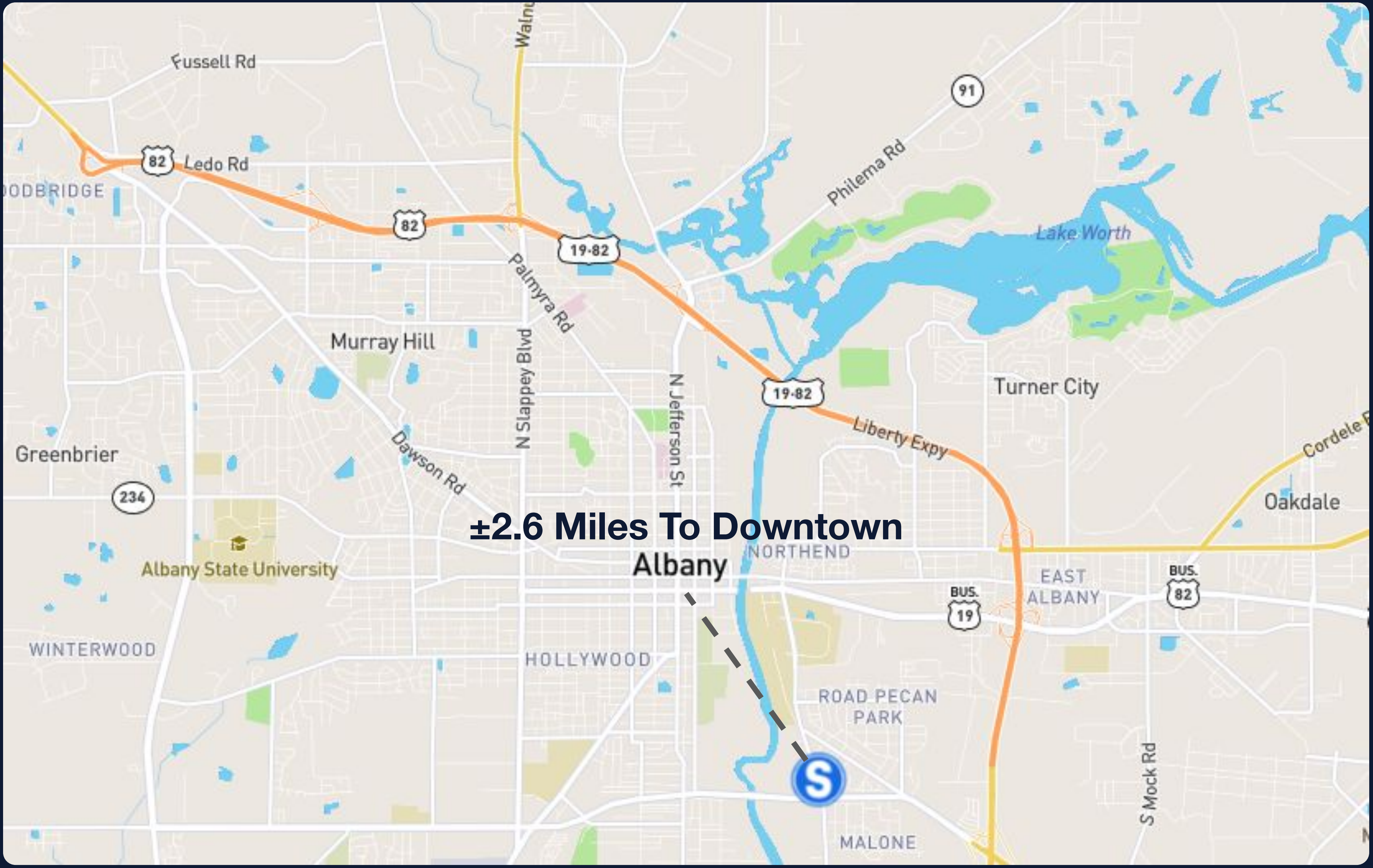
Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, 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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