

DOLLAR GENERAL[®]

6369 Thomaston Rd, Macon, GA 31220

**Retail
Investment Opportunity**

Offering Memorandum



Exclusively Listed By



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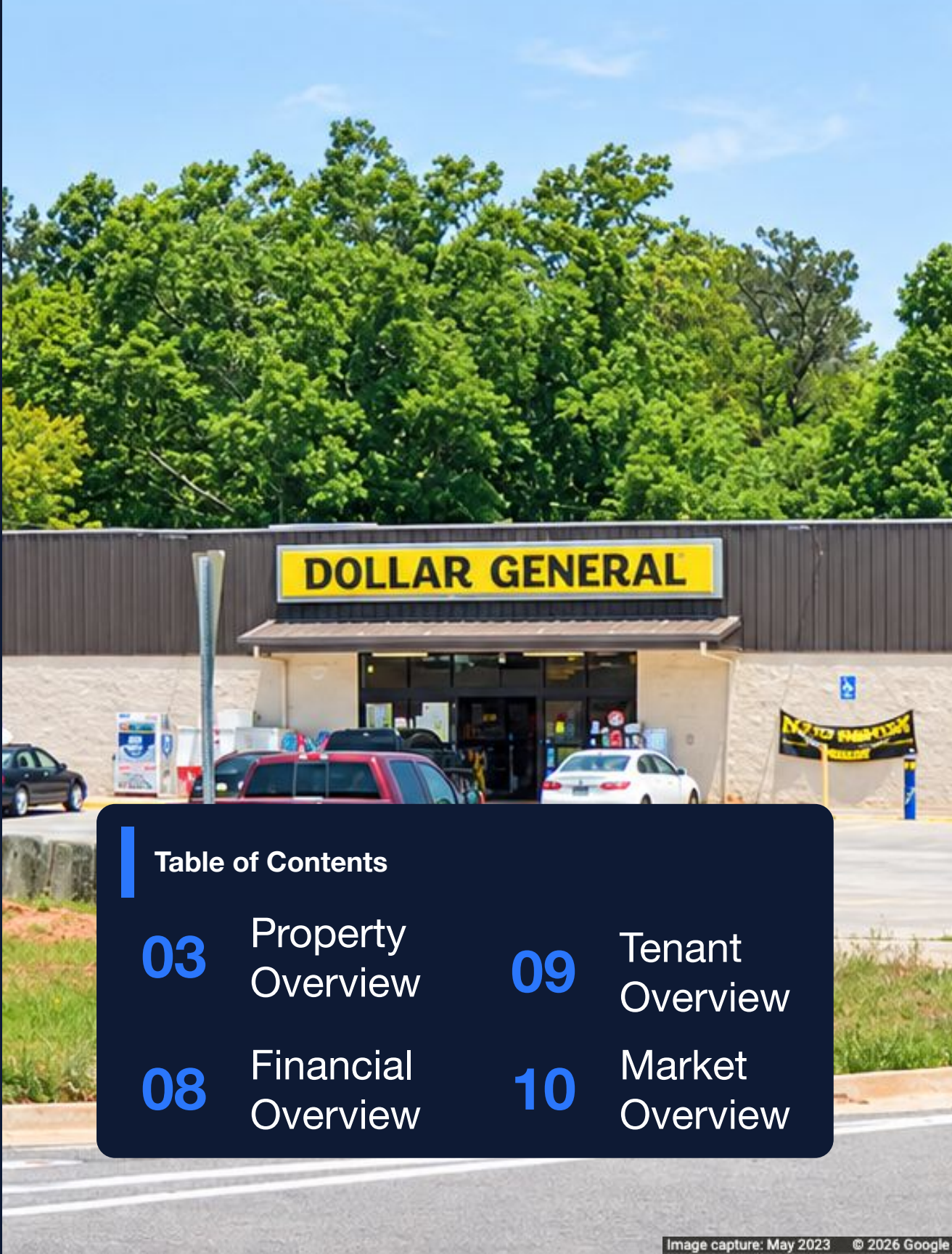


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Property Overview

Dollar General

6369 Thomaston Rd Macon, GA 31220



Investment Highlights

Property Highlights

- **Corporate Guarantee (NYSE: DG):** The lease is backed by a corporate guarantee from Dollar General, a Fortune 100 company and highly stable national tenant.
- **Attractive Return Metrics:** The asset is offered at a competitive listing price of \$1,440,000, delivering a strong 8% cap rate. The property generates \$115,000 in annual rent, which equates to \$9,583 monthly.
- **Long-Term Cash Flow:** The current lease provides long-term security with 8.6 years of term remaining and an expiration date of May 31, 2035.
- **Rent Increases:** Features scheduled 10% rent escalations at the start of each of the four, 5-year renewal options, enhancing long-term income growth and acting as a hedge against inflation.
- **High-Traffic Location:** Strategically positioned at 6369 Thomaston Road in Macon, GA, the site benefits from high visibility and exposure to over 11,000 vehicles per day on Thomaston Rd, a primary commercial corridor.
- **Strong Population Base:** Macon has approximately 157,500 residents, providing a substantial customer base for nearby retail and essential-service businesses.
- **Established Household Base:** The market supports 70,000+ employed residents, indicating a sizable workforce and consistent economic activity throughout the area.
- **Attractive Income & Age Profile:** The area has a \$51,234 median household income and a 36.6 median age, reflecting an established consumer base with ongoing household spending needs.





DOLLAR GENERAL
Subject Property

Publix


Middle Georgia State University
Middle Georgia State University - Macon Campus
±8,800 Students | ±650 Employees

Plantation Centre

Walmart Supercenter
Kroger
Walgreens
TACO BELL
KOHLS
Chick-fil-A
Applebee's GRILL + BAR
Wendy's

MERCER UNIVERSITY
Mercer University
±9,200 Students | ±2,145 Employees

Eisenhower Crossing

sam's club
ROSS DRESS FOR LESS®
THE HOME DEPOT
ALDI

Macon Mall

Burlington
FINISH LINE
Firestone
WELLS FARGO

Eisenhower Pkwy ± 17,200 VPD

Parkway Village Shopping Center

LOWE'S
planet fitness



6369 Thomaston Rd
Macon, GA 31220

±9,100 SF
GLA

2020
Year Built

±11,170 VPD
Thomaston Rd

±19,000
3-Mile Population



Financial Overview

Dollar General

6369 Thomaston Rd Macon, GA 31220



Financial Summary

\$1,440,000

List Price

8.00%

Cap Rate

±9,100 SF

GLA

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Investment
Lease Guarantor	Corporate
Lease Type	NN
Original Lease Term	15 Years
Rent Commencement Date	5/14/2020
Lease Expiration Date	5/31/2035
Term Remaining on Lease	±8.6 Years
Increase	10% in Each Option
Options	Four, 5-Year Options

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 5/31/35	\$9,583.00	\$115,000.00	10.00%	8.00%
Option 1	\$10,542.00	\$126,504.00	10.00%	8.79%
Option 2	\$11,596.00	\$139,152.00	10.00%	9.66%
Option 3	\$12,755.00	\$153,060.00	10.00%	10.63%
Option 4	\$14,031.00	\$168,372.00	10.00%	11.69%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±194,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
\$42.72 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General is one of the largest discount retailers in the United States, currently operating over 21,000 stores across 48 U.S. states and Mexico, with its greatest concentration of locations in the South, Southwest, Midwest, and East. Roughly 82.0% of Dollar General's sales are derived from consumables, including food, refrigerated and frozen products, paper products, cleaning supplies, health and beauty products, pet supplies, and other everyday necessities. Dollar General offers a wide selection of trusted national brands alongside its own private-label merchandise, including products from leading manufacturers across food, household, personal care, and other essential categories.

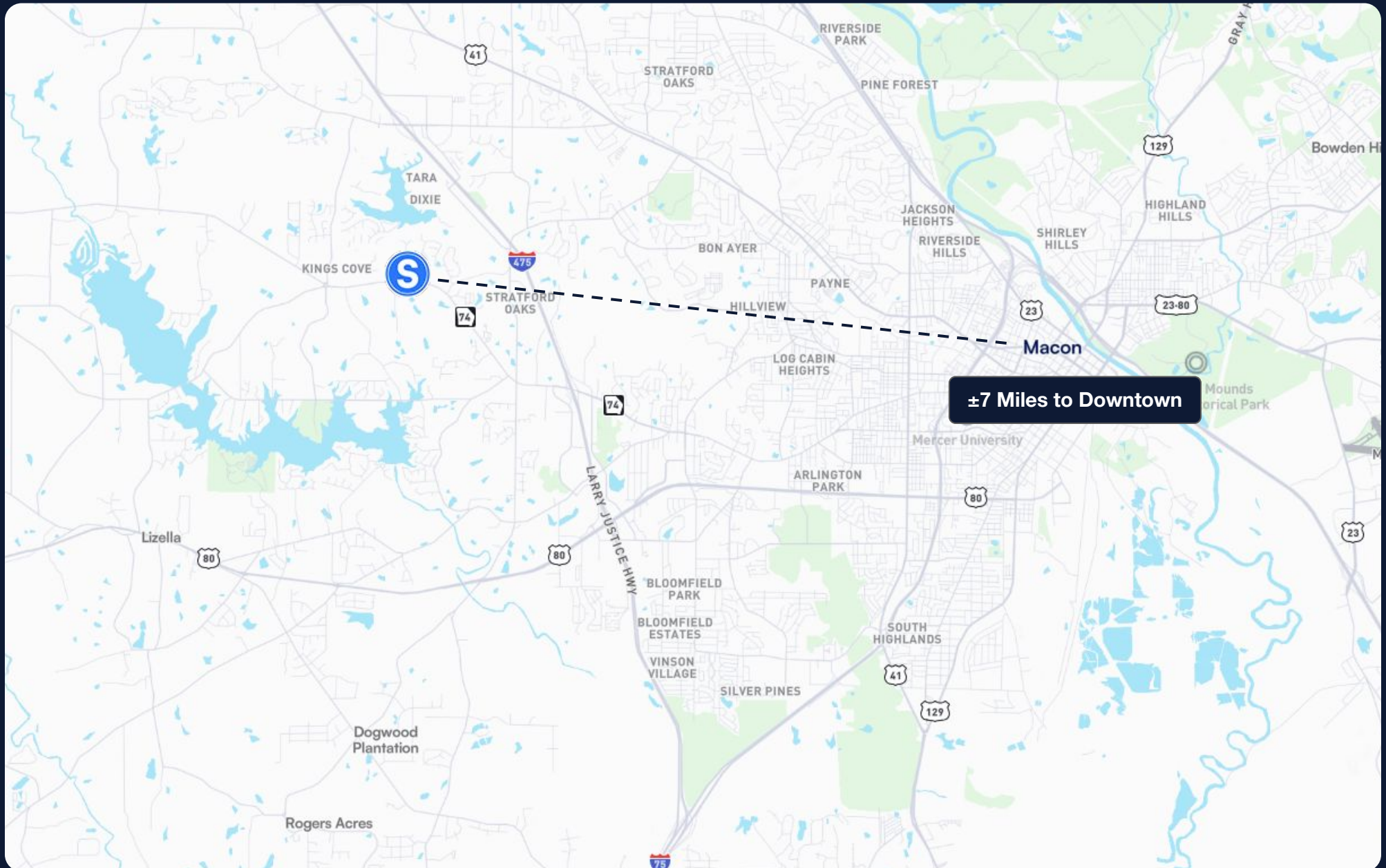
Why Invest in Dollar General?

- **Strong Recent Financial Performance:** In Q2 2026, Dollar General reported \$11.3 billion in net sales, up 5.2% year over year, while same-store sales increased 3.5%. Operating profit rose 29.2% to \$769.2 million and diluted EPS increased 33.3% to \$2.48.
- **Continued Store Expansion:** As of July 31, 2026, the company had 21,148 stores, up from 20,746 a year earlier. Dollar General plans approximately 460 new stores in fiscal 2026 — 450 in the U.S. and 10 in Mexico — while also remodeling thousands of existing locations.
- **Large, Established Retail Footprint:** Dollar General generated \$42.72 billion in fiscal 2025 net sales, up 5.2% from \$40.61 billion in fiscal 2024. Its consumables category alone generated approximately \$35.1 billion in fiscal 2025 sales.
- **Essential-Goods Focus:** The company's heavy exposure to consumables and everyday necessities supports recurring customer traffic and makes its stores an important convenience-oriented retail option in many communities.
- **Investment-Grade Credit Profile:** Dollar General's senior unsecured debt is currently rated BBB by S&P and Baa3 by Moody's, with stable outlooks reported in its latest quarterly filing.

Market Overview

Dollar General

6369 Thomaston Rd Macon, GA 31220



Macon, GA

Market Demographics

157,556

Total Population

\$51,234

Median HH Income

70,000+

Employed Population

36.6

Median Age

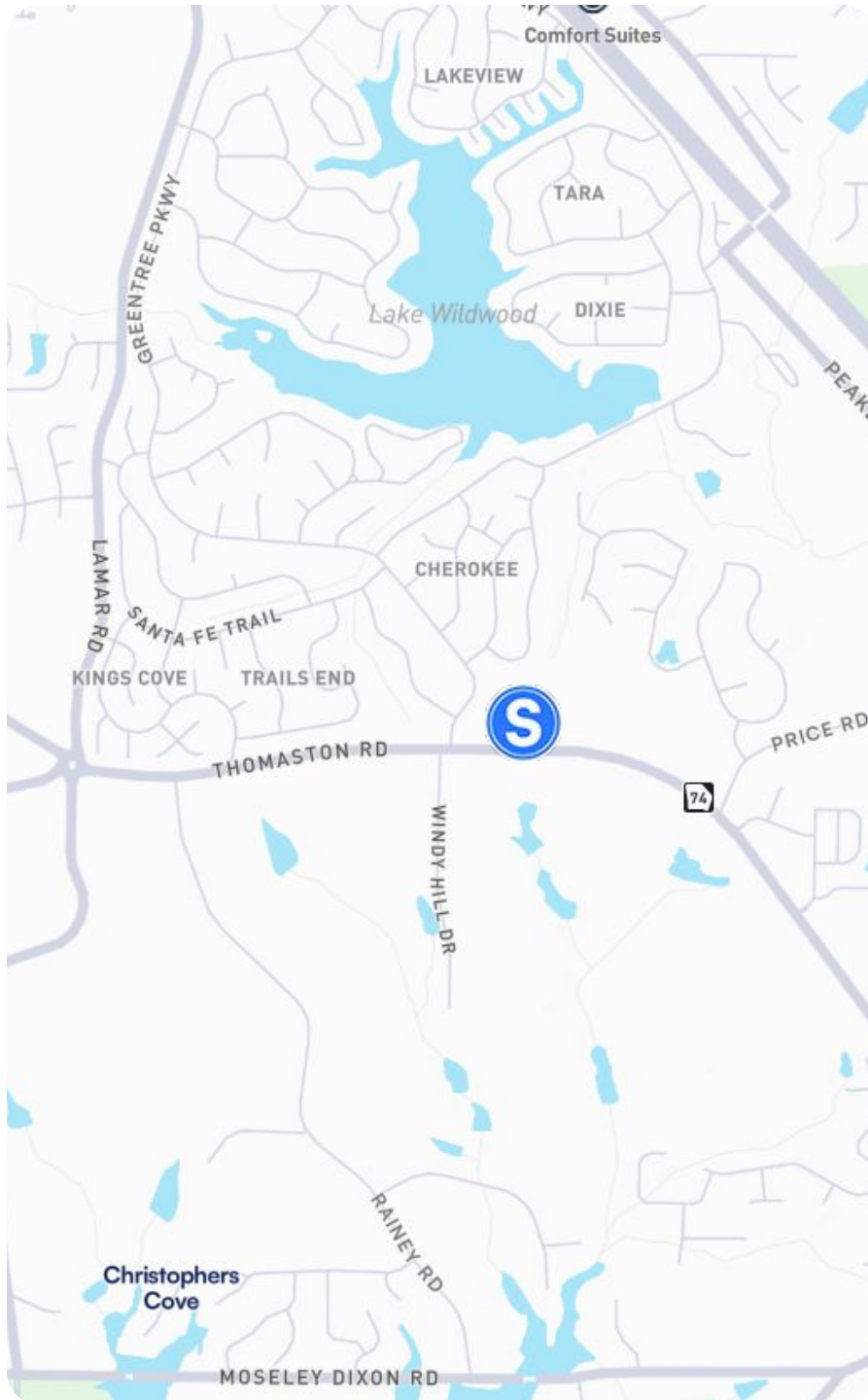
Local Market Overview

Macon, Georgia, is a relatively affordable Middle Georgia market with a diversified economy anchored by healthcare, manufacturing, logistics, distribution, education, and government-related employment. Its location at the intersection of major interstate corridors gives it good regional access and supports industrial and commercial activity. The city also benefits from its historic downtown, growing arts and cultural presence, and ongoing redevelopment efforts.

The residential market is generally more affordable than many larger Georgia metros, with a mix of established neighborhoods, newer suburban development, and investment opportunities in older housing stock. Commercial activity is strongest along major highway and retail corridors, while downtown and nearby historic areas offer a different mix of restaurants, entertainment, housing, and adaptive-reuse opportunities. Overall, Macon is a market where affordability, transportation access, and redevelopment potential are important themes.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,826	19,243	54,948
Current Year Estimate	2,864	19,354	55,291
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,058	7,774	21,981
Current Year Estimate	1,076	7,848	22,295
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$136,795	\$125,156	\$116,787



\$13.3B
Regional GDP

**Strategic
I-75 / I-16
Connectivity**

**Diversified Employment
& Industrial Base**

Economic Drivers

The Property is positioned within the Macon market, a regional hub for Middle Georgia supported by the intersection of Interstates 75 and 16. I-75 provides direct connectivity to Atlanta and the broader Southeast, while I-16 connects the market to the Port of Savannah, reinforcing Macon's role as a transportation and logistics center.

Additional economic support comes from Macon's diversified employment base, including advanced manufacturing, aerospace and defense, healthcare, logistics, and food processing. Major industrial investment has continued throughout Macon-Bibb County, while nearby Robins Air Force Base provides a significant concentration of aerospace, defense, logistics, and engineering employment in the broader Middle Georgia economy.

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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 6369 Thomaston Rd, Macon, GA, 31220 ("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.

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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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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.

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