

Actual Location

DOLLAR GENERAL

2109 Old Coffee Rd,
Cecil, GA 31627

Marcus & Millichap
HERNANDEZ | O'NEILL | LYONS GROUP

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Investment Overview[1]

Absolute NNN Lease | Passive Ownership Structure[2]

- Absolute NNN lease with no ongoing landlord responsibilities
- Tenant responsible for taxes, insurance, maintenance and repairs
- Five, 5-year renewal options providing long-term occupancy potential
- 10% rental increases at the commencement of each option period

Dollar General | Investment Grade Credit

- Lease with Dolgencorp, LLC, guaranteed by Dollar General Corporation
- BBB / Stable investment-grade credit rating from S&P
- More than 21,140+ stores across 48 states and Mexico
- Publicly traded on the New York Stock Exchange (NYSE: DG)
- Generated approximately $42.7 billion in FY2025 net sales

$1.31MM Price Point | 7.25% Cap Rate

- Current annual base rent of $94,872
- Attractive sub-$1.5MM basis for private investors and 1031 exchange buyers
- Long-term corporate-backed income with contractual renewal-term upside
- Five renewal options provide potential for continued tenant occupancy

Cecil, GA | I-75 / South Georgia Location

- Located at 2109 Old Coffee Road with convenient access to Interstate 75
- Positioned approximately 20 miles north of Valdosta, a primary commercial hub for South Georgia
- Convenient access to both Valdosta and Adel via the I-75 corridor
- Serves Cecil and surrounding rural communities throughout Cook County
- Dollar General specifically targets rural and underserved communities, with approximately 80% of its stores located in towns with populations less than 20k

Purpose-Built Dollar General | 9,002 SF

- Approximately 9,002 SF freestanding Dollar General
- Purpose-built for Dollar General's retail operating requirements
- Standalone site with dedicated customer parking and access
- Functional retail layout designed for single-tenant occupancy
- Tenant responsible for maintaining the building and improvements

Offering Price (CAP Rate)	**$1,310,000 (7.25% CAP)**
Net Operating Income (NOI)	$94,872

Property Information	
Property Address	2109 Old Coffee Rd, Cecil, GA 31627
Lease Type	Absolute NNN[2]
Remaining Lease Term	8+ Years
Lease Commencement	May 28, 2020
Lease Expiration	May 31, 2035
Year Built	2019
Rentable Area	9,002 SF
Lot Size	0.84 AC
Renewal Options	5, 5 Year
Rent Increases	10% in Options
Guarantor Type	Corporate
Guarantor	Dollar General Corporation (21,140+ Stores)

Demographics	**1 Mile**	**3 Mile**	**5 Mile**
2025 Population	100	1,374	8,445
Average Household Income	$66,889	$78,382	$83,292

(2) See Lease Abstract for more information.

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Lease Abstract [1]

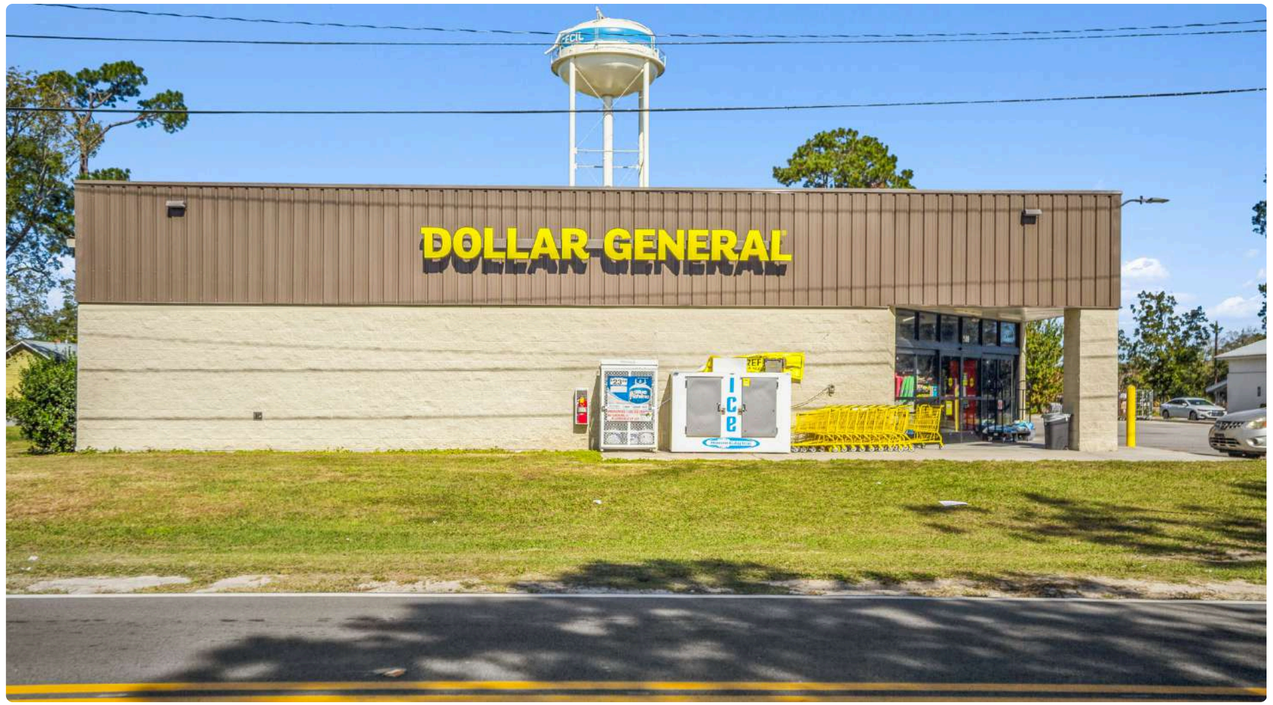
Property Address	2109 Old Coffee Rd, Cecil, GA 31627
Tenant	Dolgencorp, LLC
Guarantor	Dollar General Corporation
Lease Commencement	May 28, 2020
Lease Expiration	May 31, 2035
Original Lease Term	15 Years
Lease Structure	Absolute NNN
Building Size	Approximately 9,002 SF
Maintenance & Repair (Tenant)	Tenant responsible for maintaining the premises, building and improvements at its sole cost and expense
Maintenance & Repair (Landlord)	No ongoing maintenance obligations
Real Estate Taxes	Tenant reimburses Landlord for ad valorem real estate taxes
Utilities	Tenant pays all utilities
Insurance	Tenant maintains liability and property insurance
Renewal Options	Five, 5-Year Options
Option Notice	At least 180 days prior to expiration

Term	Rent PSF	Monthly Rent	Annual Rent
Original Term (Years 1-15)	$10.54	$7,906	$94,872
Option 1 (Years 16-20)	$11.59	$8,696	$104,352
Option 2 (Years 21-25)	$12.75	$9,566	$114,792
Option 3 (Years 26-30)	$14.03	$10,522	$126,264
Option 4 (Years 31-35)	$15.43	$11,574	$138,888
Option 5 (Years 36-40)	$16.97	$12,732	$152,784

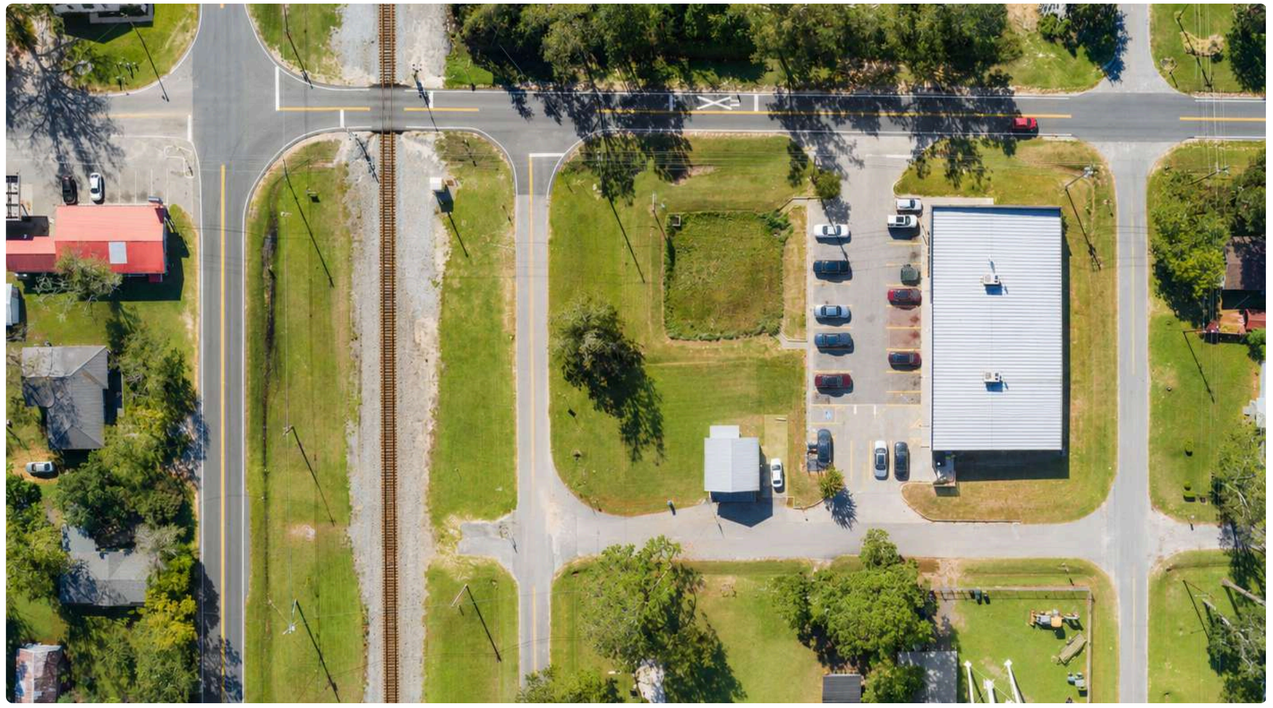
(1) The lease information contained herein has been obtained from the Lease Agreement and is considered confidential; it is provided solely for informational purposes and is subject to verification by prospective purchasers.
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Property Photos










75
Agricultural Land
Agricultural Land
75
53,500 VPD
Interstate-75
EXXON
CITGO
CECIL BAY
RV PARK
75
53,500 VPD
Guthrie Lumber Co
Union St
Old Coffee Rd
DOLLAR GENERAL
SUBJECT PROPERTY
STAGECOACH
MOTEL
RODEWAY INN
Union St
830 VPD
Old Coffee Rd
UNITED STATES POSTAL SERVICE
Union St
Railroad St
Railroad St


Agricultural Land
53,500 VPD
Interstate-75
A-Ray Sr
STAGECOACH MOTEL
DOLLAR GENERAL
SUBJECT PROPERTY
Jerusalem Missionary Church
Agricultural Land
CECIL BAY RV PARK
RODEWAY INN
Agricultural Land
Fellowship Rd
Fellowship Rd
Old Coffee Rd
Cecil K's HOMETOWN MARKET
Saint Pauls Church
830 VPD
53,500 VPD
Old Coffee Rd
A-Ray Sr
EXXON
CITGO
UNITED STATES POSTAL SERVICE
COUNTY LINE MOTORS, LLC
Tireko Towing - Tow Truck Service

Tenant Profile



Dollar General Corporation (NYSE: DG) is one of the largest small-box discount retailers in the United States and operates under its longstanding mission of “Serving Others.” Founded in 1939, the company provides convenient access to frequently purchased everyday essentials, including food, health and wellness products, cleaning and laundry supplies, personal care products, seasonal merchandise, and a combination of nationally recognized and private-label brands.

As of July 31, 2026, Dollar General operated 21,140+ stores across its Dollar General, DG Market, DGX, pOpshelf and Mi Súper Dollar General concepts throughout the United States and Mexico. The company maintains a substantial presence in rural and underserved communities, with approximately 80% of its stores located in towns with populations of 20,000 or fewer.

Dollar General generated $42.7 billion in fiscal 2025 net sales, representing a 5.2% increase year-over-year. During the same period, same-store sales increased 3.0%, operating profit increased 28.6% to approximately $2.2 billion, and annual cash flow from operations increased 21.3% to $3.6 billion.

The company's operating model centers on convenient neighborhood locations and value-oriented merchandise. Dollar General reports that approximately 75% of the U.S. population lives within five miles of a Dollar General store, reinforcing the scale and accessibility of its national footprint.

Headquartered in Goodlettsville, Tennessee, Dollar General traces its history to J.L. Turner and Son, founded in 1939. The first Dollar General store opened in Springfield, Kentucky in 1955. Today, the company employs more than 194,000 people and continues to expand its store base and distribution platform while maintaining its focus on convenient, value-oriented retail.

Sources: Dollar General Corporation 2025 Annual Report; Dollar General Investor Relations; Dollar General Newsroom; Dollar General Corporate History.

Company Name	Dollar General
Ownership Type	Public (NYSE: DG)
Guarantor	Dollar General Corporation
Segment(s)	Discount Retail
Revenue	$42.7 Billion
Credit Rating	BBB / Stable (Standard & Poor’s)
No. Locations	21,140+ Locations
Coverage	United States & Mexico
Workforce	194,000+ Employees
Headquarters	Goodlettsville, TN
Year Founded	1939
Website	www.dollargeneral.com

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Valdosta, GA | Regional Hub [1]

Valdosta, Georgia's ninth-largest metro, serves as the economic and tourism engine for south-central Georgia, as well as for a portion of northern Florida. The metro itself comprises Brooks, Echols, Lanier, Cook and Lowndes counties. Economic drivers include advanced manufacturing, agriculture and food processing, and warehousing and distribution operations

Economy

- Interstate 75 passes through Valdosta. Its proximity to Tallahassee, Jacksonville, and a collection of smaller southern Georgia cities enhances the local industrial sector. Lowe's, Home Depot, and Dillard's are only some of the companies with distribution facilities here.
- Archer Daniels Midland, South Georgia Pecan, and DuPont are among the companies that compose the local agriculture and food processing segment.
- Valdosta State University, with more than 10,000 students and 2,000 employees, has a sizable economic impact on the region.

Key Employers

ADM · LOWE'S · SOUTH GEORGIA PECAN · THE HOME DEPOT · Dillard's · DUPONT · STATE

QUICK FACTS

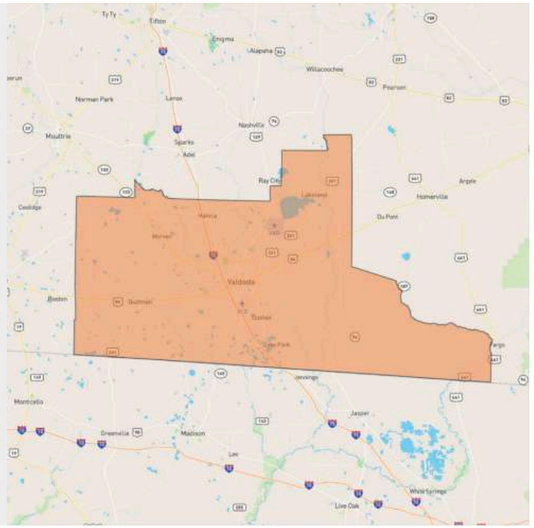
POPULATION
158K
*Growth 2025-2029**
4.2%

HOUSEHOLDS
61K
*Growth 2025-2029**
5.0%

MEDIAN AGE
35.0
US Median
40.0

MEDIAN HOUSEHOLD INCOME
$60,200
US Median
$78,200

* *Forecast*



Metro Highlights

Health Care Sector
Valdosta is home to South Georgia Medical Center, which has nearly 3,000 employees. It boasts nationally recognized heart and stroke programs

Military Base
The Moody Air Force Base is located in the metro. It is a multi-mission base with 5,000+ employees. Over 12,000 military retirees live in the region.

Tourism Industry
Tourism is a major contributor to Valdosta's economy, generating over $422M in visitor spending in 2025 and supporting 5,400+ jobs. Attractions like Wild Adventures and a vibrant downtown drive growth in the sector.

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Regional Map & Demographics[1]

Population	1 Mile	3 Mile	5 Mile
2030 Population	102	1,423	8,797
2025 Population	100	1,374	8,445
2020 Population	109	1,344	7,857

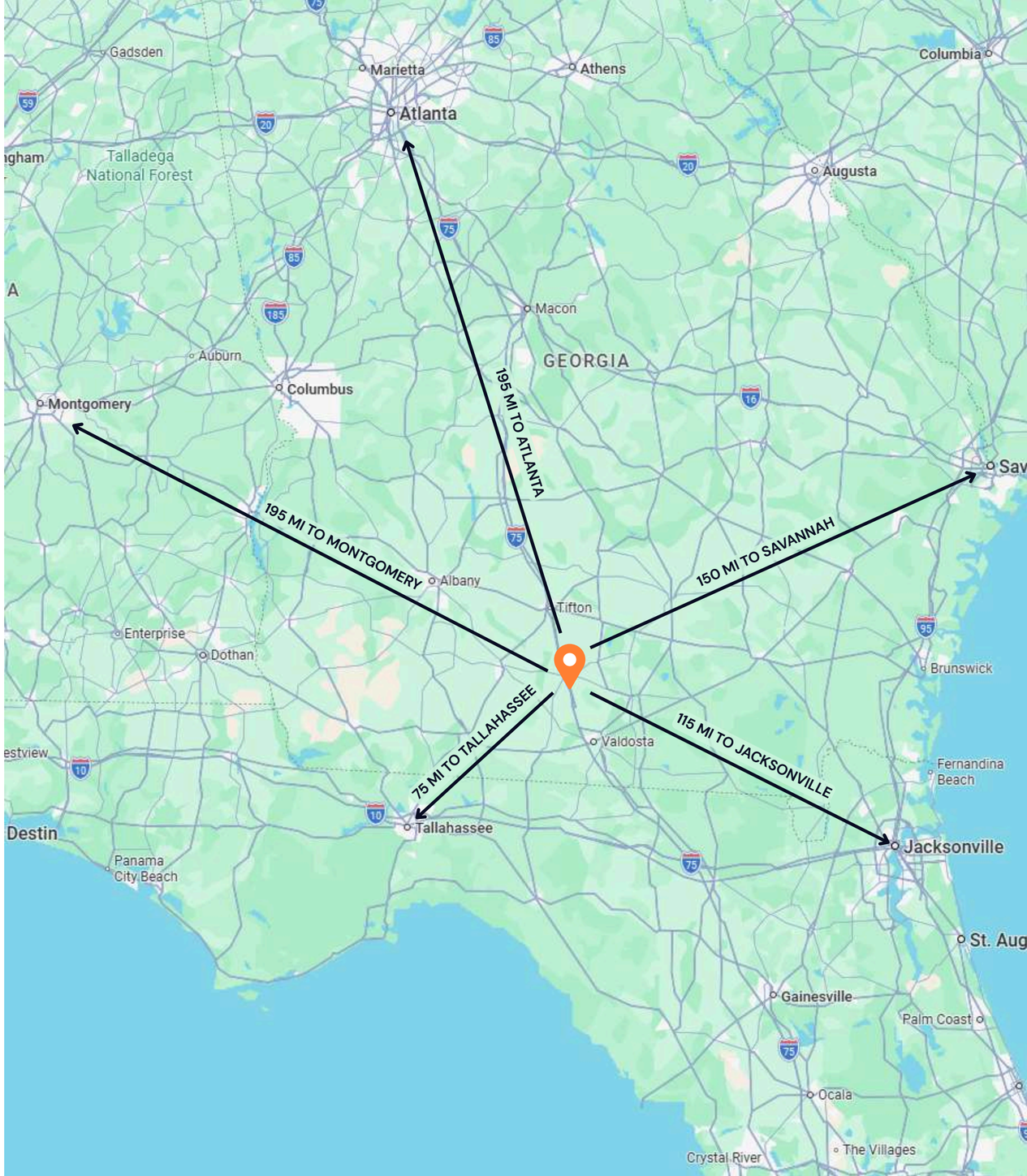
Household Income	1 Mile	3 Mile	5 Mile
Average	$66,889	$78,382	$83,292
Median	$55,999	$56,097	$62,466

Households	1 Mile	3 Mile	5 Mile
2030 Households	36	526	3,280
2025 Households	36	506	3,141
2020 Households	39	493	2,898

Housing	1 Mile	3 Mile	5 Mile
Median Home Value	$110,000	$215,322	$241,473

Employment	1 Mile	3 Mile	5 Mile
Total Daytime Employment	64	129	1,734

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