

## **FOR SALE**

Dollar General Investment Property
Carrollton Villa Rica Highway, Sandhill, GA



ID # 3005

Commercial Real Estate and Property





**Purchase Price: \$1,400,000** 

Cap Rate: 8%

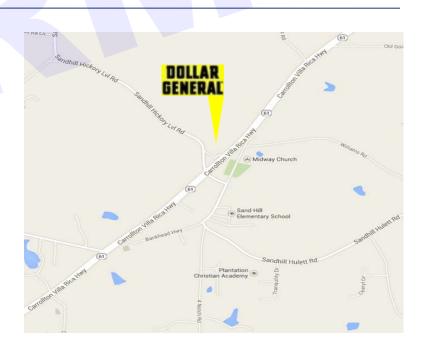
## **PROPERTY HIGHLIGHTS:**

- 15,814 Sf. Ft. center
- Current Tenants

Dollar General (9,014 Sq. Ft.) Subway (1,200 Sq. Ft.) Journey's to Health (3,300 Sq. Ft.) April's Enchanted Flowers (1,500 Sq. Ft.)

Heavens Sent Helpers (800 Sq. Ft.)

- Main corridor to Atlanta
- Signalized major intersection
- Nearest major retailers 6-7 miles away
- Midway Macedonia Church located across the highway features a multi million dollar campus with approximately 2,000-3,000 members
- Fairfield plantation approx 2-3 miles from site with 1700 houses and new homes under construction. Approximate population of 5000-6000.
- Carrollton approximately 5 miles
- Villa Rica approximately 6 miles



This marketing package is based upon information obtained from sources believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors and omissions, change of sale price or lease price, and any other conditions related to this listing. It is the responsibility of the recipient of this information to independently confirm its accuracy and completeness.

#### For more information contact:

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# **Dollar General**

## **Sandhill Crossing**

### ID # 3005

## Carrollton Villa Rica Highway, Sandhill, GA

Dollar General Annual Rent:

\$63,900.00

Total Annual Income: \$132,894.28

Lease Commencement:

May 1, 2004

\$20,556.39

Initial Lease Expiration:

April 30, 2014

Net Operating \$112,342.89 Income:

Initial Lease Term:

10 year lease with 3-five year options at 7.97% increase/ option period (currently in 1st option period)

**Total Population:** 

**Total Annual** 

Expense:

Total Households:

Median HH Income:

1 MILES	5 MILES	10 MILES
1,127	29,143	111,116
370	10,078	38,069
59,331	59,226	53,255



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