



# 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

Lease  
Commencement:

May 1, 2004

Initial Lease  
Expiration:

April 30, 2014

Initial Lease Term:

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

Total Annual  
Income:

\$132,894.28

Total Annual  
Expense:

\$20,556.39

Net Operating  
Income:

\$112,342.89

Total Population:

1,127

29,143

111,116

Total Households:

370

10,078

38,069

Median HH Income:

59,331

59,226

53,255



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