



*Actual location is not shown

Ideal for 1031 Exchange
 Household Income \$43K+
 Within 5 Mile Radius

Essential Business Classification
 Long Term Corporate Lease

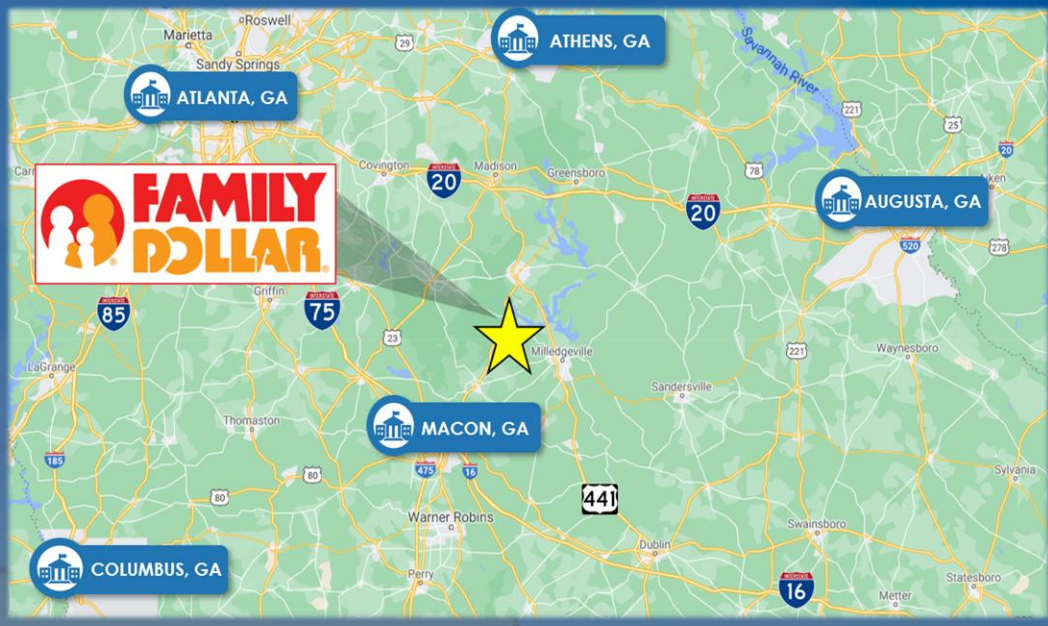
FOR MORE INFORMATION :
Bill Weitzenkorn, CCIM
 470-237-2043
 bweitzenkorn@gmail.com

TERMS

PRICE	\$908,668
CAP	8.25%

HIGHLIGHTS :

- Freestanding Family Dollar Store
- Corporate Backed Net Lease
- Essential Business Classification during Covid-19
- 5% Rent Increases in each of the Options
- Main Corridor with Excellent Visibility
- Located near Lake Sinclair, home to 80,000 residents
- No direct competition in immediate market
- Located 1.2 miles from Baldwin High School creating additional traffic (the only public high school in Baldwin County)
- Less than 3 Miles to Georgia College & State University with 7,031 enrollment
- Approx. 29 miles from Macon, GA



	3 MILE	5 MILE	10 MILE
POPULATION	20,666	29,509	47,460
HOUSEHOLDS	6,669	10,272	17,145
HOUSEHOLD INCOME	\$35,132	\$43,559	\$53,165



The enclosed information has been secured by sources deemed to be reliable, SWE Realty, LLC makes no representations or warranties expressed or implied as to the accuracy of the above information. Purchaser must verify the accuracy of the enclosed information and bears all risks for any inaccuracies. Enclosed information is subject to verification and no liability for errors or omissions are assumed.