

## OFFERING MEMORANDUM

Dollar General – 4901 Russell Pkwy Warner Robbins, GA 31088



- ✓ 6 PLUS YEARS REMAINING ON 15-YEAR ABSOLUTE NNN LEASE INITIAL TERM
- ✓ UPGRADED ALL BRICK BUILDING
- ✓ 3-MILE POPULATION: 29,058
- ✓ FAST GROWING WARNER ROBINS/HOUSTON CO. GA; AIR FORCE ANCHORED COMMUNITY



## PROPERTY OVERVIEW

OFFERING SUMMARY	
SALE PRICE:	\$1,925,000
BUILDING SIZE:	9,100 SF
LOT SIZE:	1.58 ACRES
PRICE / SF:	\$211.53
CAP RATE:*	5.177%
NOI:*	\$99,664
YEAR BUILT:	2013
ZONING:	C2

\*NOI IS CURRENTLY \$96,761 WITH A RARE INITIAL TERM INCREASE TO \$99,664 ON 8/1/23. CAP RATE IS BASED ON INCREASED RENT, SELLER TO CREDIT DIFFERENCE AT CLOSING.

## LOCATION OVERVIEW

This Dollar General is located on the Russell Parkway – 1.6 miles east of Interstate I-75 (Exit 144). There are 29,000 residents within 3 miles of the store location. Warner Robins is home to Robins AFB; the home of the Air Force Materiel Command's Air Logistics Complex which is the worldwide manager for a wide range of aircraft, engines, missiles, software, avionics and accessories components. There are multiple residential subdivisions in the area and other retailers include Buc-ees "mega" Convenience Store and Walmart Neighborhood grocery store.

## PROPERTY OVERVIEW

Unique opportunity to acquire a NNN leased Dollar General in a densely populated market, one of the early NNN DGs, built in 2013. It features upgraded "all Brick" exterior construction. Warner Robins is located in Houston County, population 201,469 (MSA). Lower rent at \$99,664 in a growing market.

## PROPERTY HIGHLIGHTS

- 6 plus years remaining on 15-year initial lease - Expiration 7/31/2028
- Dense Population – 29,058 within 3 miles
- Average Household Income - \$101,621 within 3 miles
- Fronts Russell Parkway & Lakeview Road - 20,000 estimated ADT traffic counts
- Rare Upgraded "All Brick" exterior construction

## RENT ROLL

- Initial Lease Term Expiration: 7/31/2028
- 10% increases with each option period

OPTIONS TO RENEW	DATE	5 YEAR OPTIONS
1st Option	8/1/2028	\$109,630.92
2nd Option	8/1/2033	\$120,594.00
3rd Option	8/1/2038	\$132,652.92
4th Option	8/1/2043	\$145,918.92
5th Option	8/1/2048	\$160,509.96



## AREA MAP (EAST VIEW)

Approximately 1.3 miles East of Site



Middle Georgia Veterinary  
Emergency Center

Houston Church  
J&M Drugs  
Keller Williams Realty

Robbins Financial  
Credit Union

The Rose Hill  
Residential Subdivision

**DOLLAR GENERAL®**

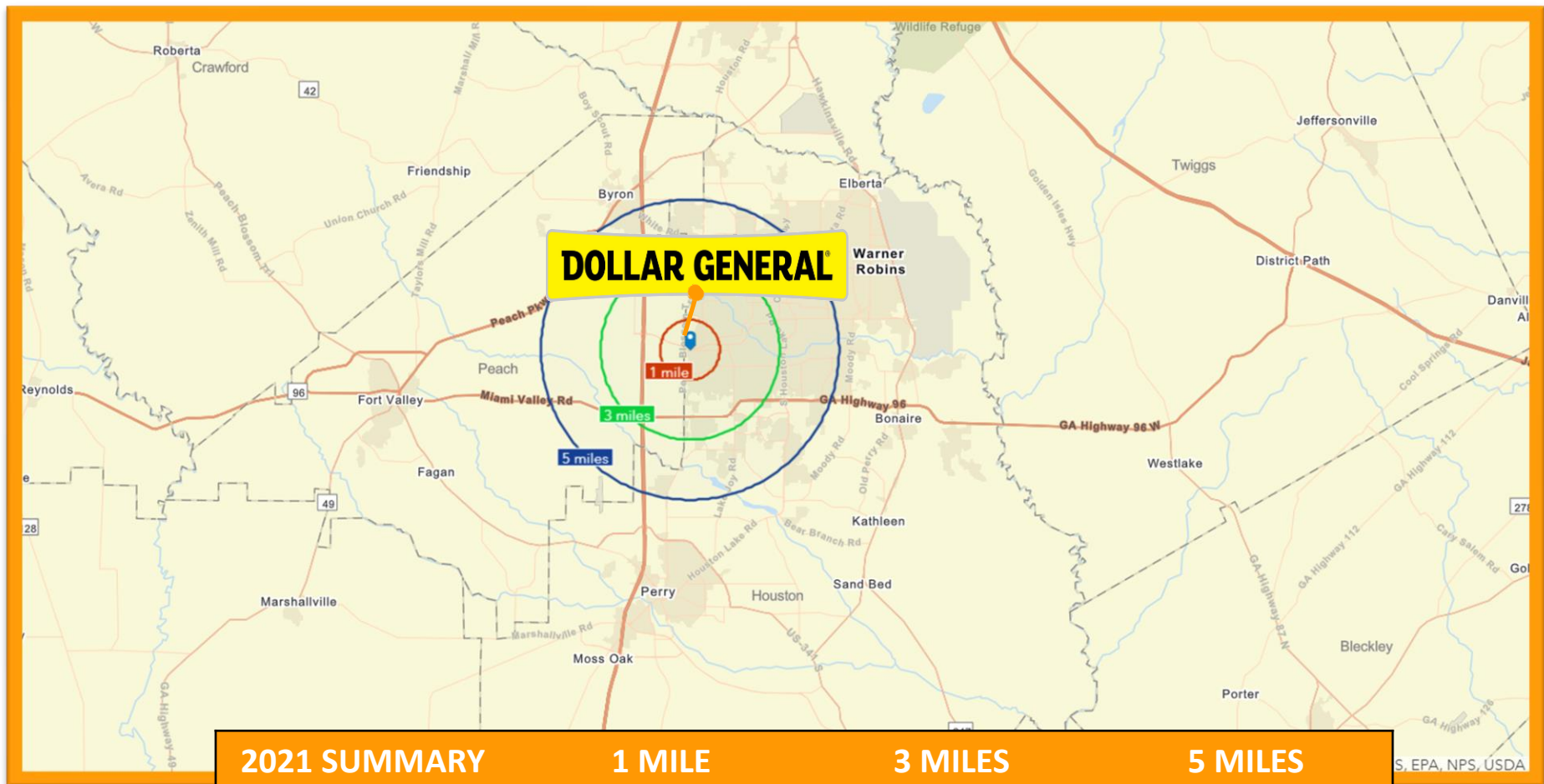


## AREA MAP (WEST VIEW)



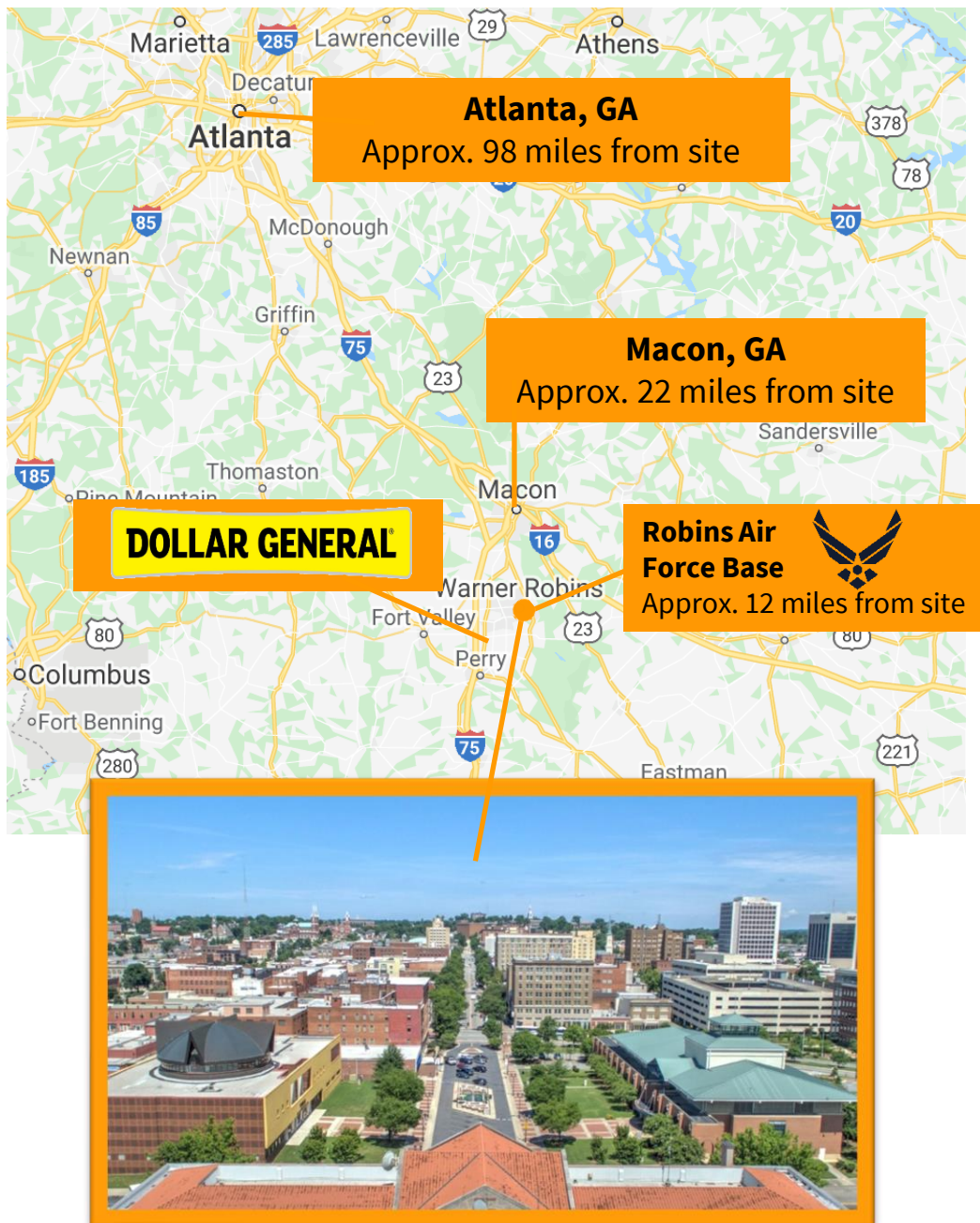


## DEMOGRAPHICS MAP



2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,986	29,058	83,169
Households	2,222	10,588	31,763
Median Age	35.9	35.9	36.6
Avg Household Income	\$111,524	\$101,621	\$87,452

## ABOUT THE AREA



### ABOUT THE AREA:

**Warner Robins, Georgia** is located in Houston & Peach counties in the central part of the state. It is currently Georgia's eleventh largest incorporated city, with a census population of 80,308 in 2020. It is one of the fastest growing municipalities in the area.

The city is the main component of the Warner Robins Metropolitan Statistical Area, including the entirety of Houston, Peach, and Pulaski counties, which had a census population of 201,469 in 2020; it, in turn, is a component of a larger trade area, the Macon–Warner Robins–Fort Valley Combined Statistical Area, with an estimated 2018 population of 423,572.

Warner Robbins, GA welcomes people from all over the world, the diversity of the community prompted the slogan "Georgia's International City" to be officially adopted in 1968. The citizens and workforce contribute to the dynamic, progressive culture, combining both the small town and big city life.

### ABOUT ROBINS AIR FORCE BASE:

Robins Air Force Base is the home of the 78th Air Base Wing and its 54 mission partners that make up a vital part of the Air Force warfighting team. It is the largest single-site industrial complex in Georgia, employing a workforce of almost 24,000 civilians, contractors and military members.



## Demographic and Income Comparison Profile

4901 Russell Pkwy, Warner Robins, Georgia, 31088  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.57891  
Longitude: -83.71637

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	5,094	24,251	71,761
Households	1,876	8,758	27,291
Families	1,513	6,787	19,791
Average Household Size	2.72	2.77	2.63
Owner Occupied Housing Units	1,502	6,748	19,609
Renter Occupied Housing Units	374	2,010	7,682
Median Age	34.2	33.7	34.4
<b>2021 Summary</b>			
Population	5,986	29,058	83,169
Households	2,222	10,588	31,763
Families	1,761	8,071	22,642
Average Household Size	2.69	2.74	2.62
Owner Occupied Housing Units	1,611	7,588	21,590
Renter Occupied Housing Units	611	3,000	10,173
Median Age	35.9	35.9	36.6
Median Household Income	\$100,898	\$87,184	\$72,241
Average Household Income	\$111,524	\$101,621	\$87,452
<b>2026 Summary</b>			
Population	6,522	31,350	88,627
Households	2,432	11,447	33,866
Families	1,916	8,680	24,018
Average Household Size	2.68	2.74	2.62
Owner Occupied Housing Units	1,811	8,345	23,326
Renter Occupied Housing Units	620	3,101	10,540
Median Age	34.5	35.2	36.8
Median Household Income	\$107,259	\$96,229	\$79,255
Average Household Income	\$124,363	\$113,880	\$98,626
<b>Trends: 2021-2026 Annual Rate</b>			
Population	1.73%	1.53%	1.28%
Households	1.82%	1.57%	1.29%
Families	1.70%	1.47%	1.19%
Owner Households	2.37%	1.92%	1.56%
Median Household Income	1.23%	1.99%	1.87%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	36	1.6%	501	4.7%	2,352	7.4%
\$15,000 - \$24,999	41	1.8%	250	2.4%	1,445	4.5%
\$25,000 - \$34,999	85	3.8%	615	5.8%	2,657	8.4%
\$35,000 - \$49,999	272	12.2%	1,245	11.8%	4,102	12.9%
\$50,000 - \$74,999	282	12.7%	1,668	15.8%	5,787	18.2%
\$75,000 - \$99,999	374	16.8%	1,796	17.0%	5,517	17.4%
\$100,000 - \$149,999	648	29.2%	2,584	24.4%	5,469	17.2%
\$150,000 - \$199,999	311	14.0%	1,196	11.3%	2,821	8.9%
\$200,000+	173	7.8%	732	6.9%	1,614	5.1%
Median Household Income	\$100,898		\$87,184		\$72,241	
Average Household Income	\$111,524		\$101,621		\$87,452	
Per Capita Income	\$39,525		\$36,979		\$33,491	

2026 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	31	1.3%	415	3.6%	1,987	5.9%
\$15,000 - \$24,999	34	1.4%	202	1.8%	1,229	3.6%
\$25,000 - \$34,999	74	3.0%	538	4.7%	2,447	7.2%
\$35,000 - \$49,999	230	9.5%	1,153	10.1%	3,823	11.3%
\$50,000 - \$74,999	270	11.1%	1,746	15.3%	6,100	18.0%
\$75,000 - \$99,999	394	16.2%	1,891	16.5%	6,013	17.8%
\$100,000 - \$149,999	779	32.0%	3,001	26.2%	6,552	19.3%
\$150,000 - \$199,999	402	16.5%	1,571	13.7%	3,701	10.9%
\$200,000+	219	9.0%	930	8.1%	2,013	5.9%
Median Household Income	\$107,259		\$96,229		\$79,255	
Average Household Income	\$124,363		\$113,880		\$98,626	
Per Capita Income	\$44,221		\$41,535		\$37,794	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	364	7.1%	1,728	7.1%	5,203	7.3%
Age 5 - 9	422	8.3%	1,960	8.1%	5,399	7.5%
Age 10 - 14	469	9.2%	2,076	8.6%	5,466	7.6%
Age 15 - 19	404	7.9%	1,894	7.8%	5,294	7.4%
Age 20 - 24	244	4.8%	1,403	5.8%	4,631	6.5%
Age 25 - 34	698	13.7%	3,518	14.5%	10,524	14.7%
Age 35 - 44	864	17.0%	3,870	16.0%	10,299	14.4%
Age 45 - 54	890	17.5%	4,061	16.7%	11,148	15.5%
Age 55 - 64	439	8.6%	2,203	9.1%	7,131	9.9%
Age 65 - 74	205	4.0%	995	4.1%	4,083	5.7%
Age 75 - 84	72	1.4%	422	1.7%	2,032	2.8%
Age 85+	23	0.5%	121	0.5%	552	0.8%

2021 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	373	6.2%	1,838	6.3%	5,322	6.4%
Age 5 - 9	388	6.5%	1,886	6.5%	5,455	6.6%
Age 10 - 14	399	6.7%	1,908	6.6%	5,507	6.6%
Age 15 - 19	381	6.4%	1,795	6.2%	4,990	6.0%
Age 20 - 24	385	6.4%	1,737	6.0%	4,779	5.7%
Age 25 - 34	982	16.4%	4,945	17.0%	13,415	16.1%
Age 35 - 44	841	14.1%	4,257	14.7%	12,017	14.4%
Age 45 - 54	825	13.8%	3,799	13.1%	10,158	12.2%
Age 55 - 64	833	13.9%	3,924	13.5%	10,803	13.0%
Age 65 - 74	398	6.7%	2,056	7.1%	6,709	8.1%
Age 75 - 84	146	2.4%	726	2.5%	3,086	3.7%
Age 85+	33	0.6%	186	0.6%	928	1.1%

2026 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	439	6.7%	2,112	6.7%	5,826	6.6%
Age 5 - 9	424	6.5%	2,072	6.6%	5,821	6.6%
Age 10 - 14	426	6.5%	2,059	6.6%	5,878	6.6%
Age 15 - 19	375	5.8%	1,784	5.7%	5,226	5.9%
Age 20 - 24	332	5.1%	1,554	5.0%	4,581	5.2%
Age 25 - 34	1,333	20.4%	5,986	19.1%	14,349	16.2%
Age 35 - 44	984	15.1%	5,182	16.5%	14,239	16.1%
Age 45 - 54	703	10.8%	3,335	10.6%	9,786	11.0%
Age 55 - 64	770	11.8%	3,609	11.5%	10,095	11.4%
Age 65 - 74	490	7.5%	2,410	7.7%	7,749	8.7%
Age 75 - 84	202	3.1%	1,013	3.2%	3,917	4.4%
Age 85+	43	0.7%	236	0.8%	1,160	1.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,646	71.6%	16,673	68.8%	48,705	67.9%
Black Alone	963	18.9%	4,942	20.4%	16,738	23.3%
American Indian Alone	19	0.4%	77	0.3%	238	0.3%
Asian Alone	241	4.7%	1,042	4.3%	2,278	3.2%
Pacific Islander Alone	3	0.1%	19	0.1%	84	0.1%
Some Other Race Alone	59	1.2%	766	3.2%	1,668	2.3%
Two or More Races	163	3.2%	732	3.0%	2,049	2.9%
Hispanic Origin (Any Race)	220	4.3%	1,720	7.1%	4,286	6.0%

2021 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,778	63.1%	17,555	60.4%	49,980	60.1%
Black Alone	1,413	23.6%	7,328	25.2%	23,481	28.2%
American Indian Alone	23	0.4%	97	0.3%	274	0.3%
Asian Alone	432	7.2%	1,916	6.6%	4,069	4.9%
Pacific Islander Alone	6	0.1%	32	0.1%	131	0.2%
Some Other Race Alone	82	1.4%	992	3.4%	2,167	2.6%
Two or More Races	251	4.2%	1,137	3.9%	3,067	3.7%
Hispanic Origin (Any Race)	303	5.1%	2,281	7.8%	5,608	6.7%

2026 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,861	59.2%	17,749	56.6%	50,083	56.5%
Black Alone	1,662	25.5%	8,512	27.2%	26,796	30.2%
American Indian Alone	25	0.4%	105	0.3%	292	0.3%
Asian Alone	560	8.6%	2,462	7.9%	5,192	5.9%
Pacific Islander Alone	7	0.1%	39	0.1%	155	0.2%
Some Other Race Alone	94	1.4%	1,088	3.5%	2,386	2.7%
Two or More Races	312	4.8%	1,395	4.4%	3,723	4.2%
Hispanic Origin (Any Race)	358	5.5%	2,600	8.3%	6,397	7.2%

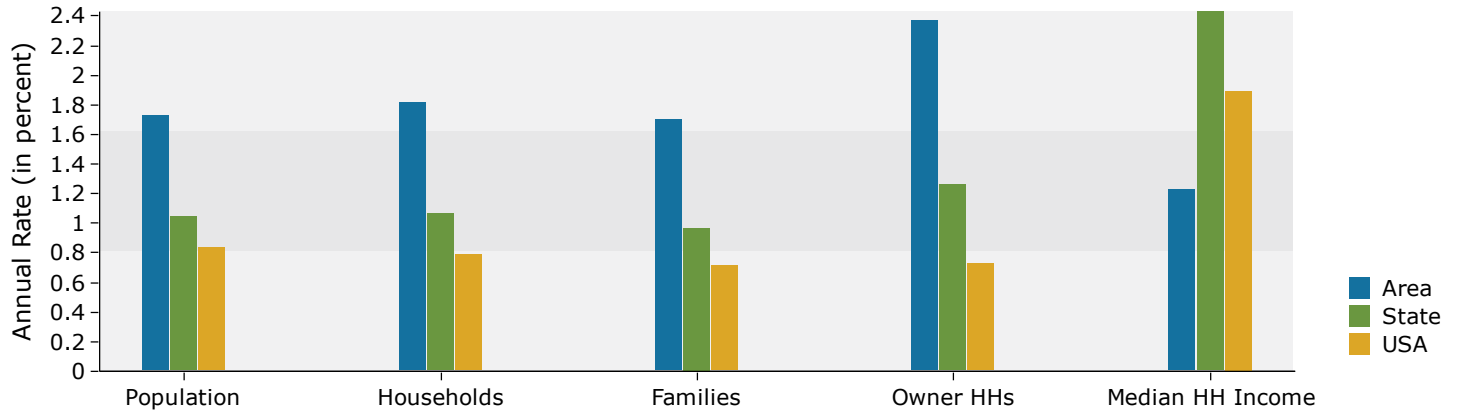
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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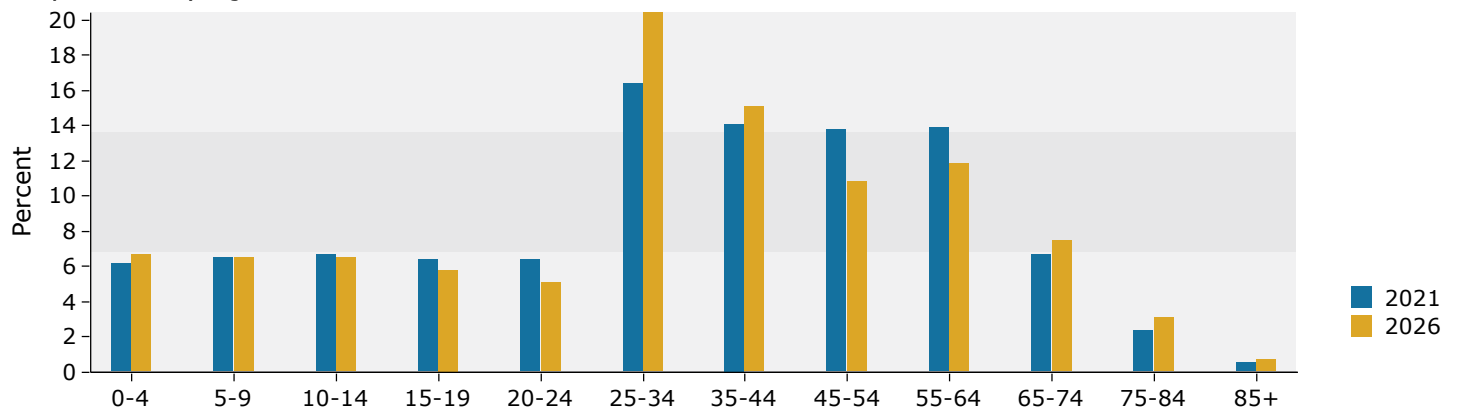


## 1 mile

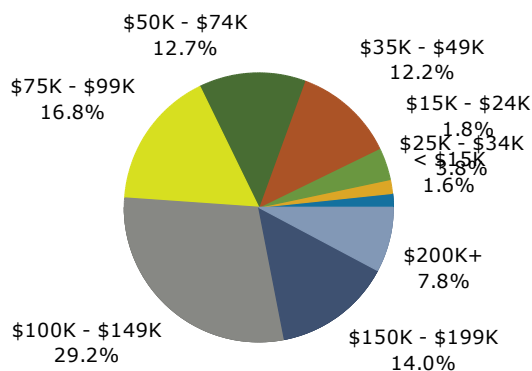
### Trends 2021-2026



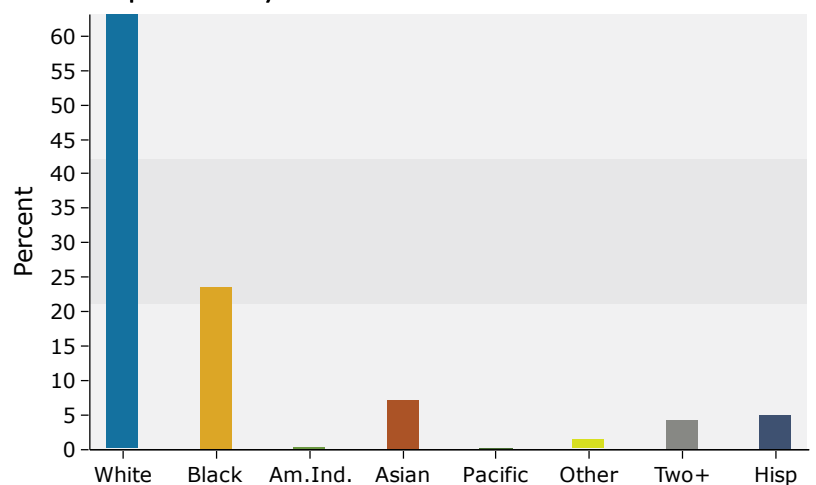
### Population by Age



### 2021 Household Income



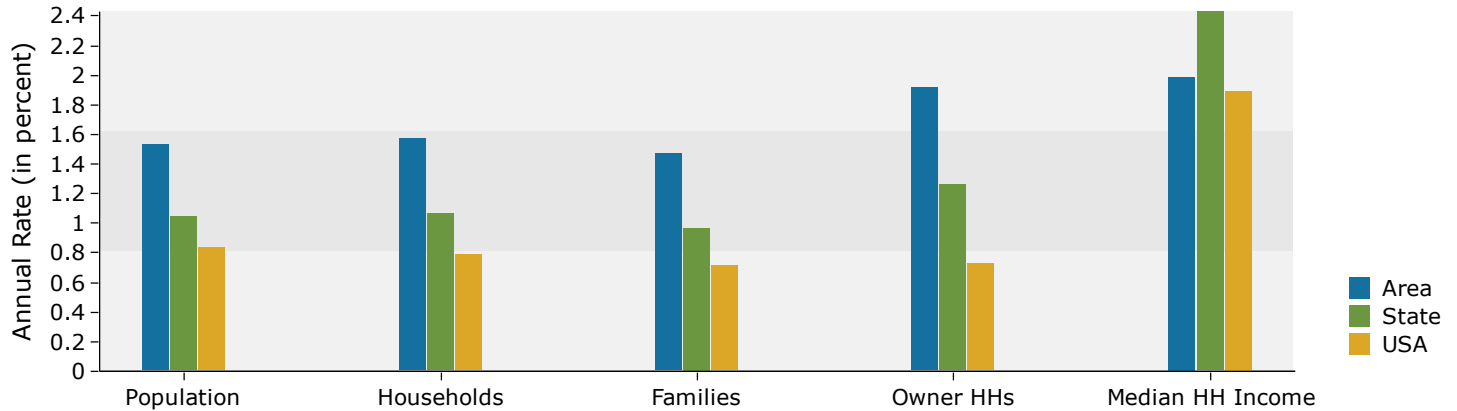
### 2021 Population by Race



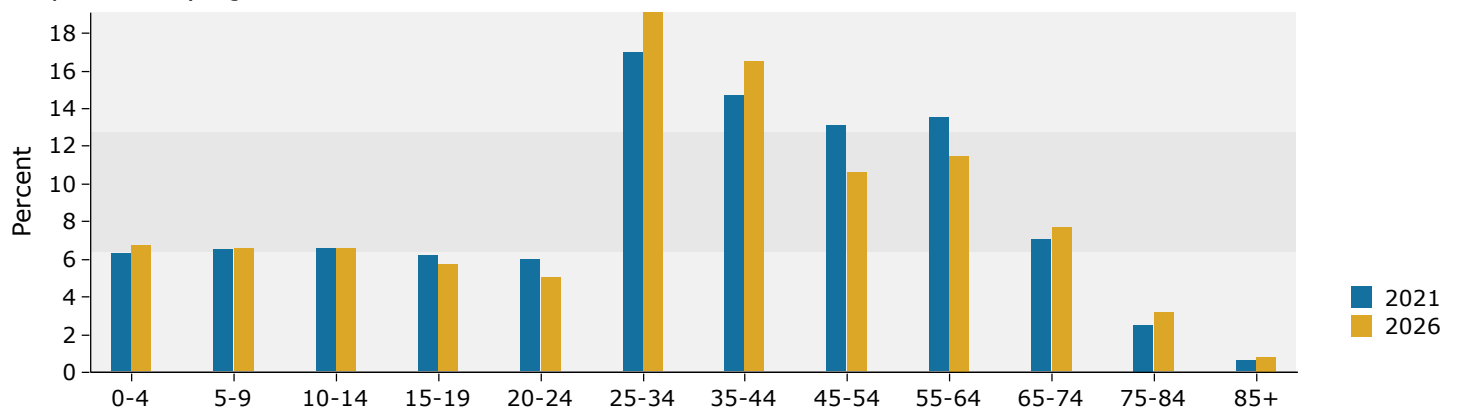


## 3 miles

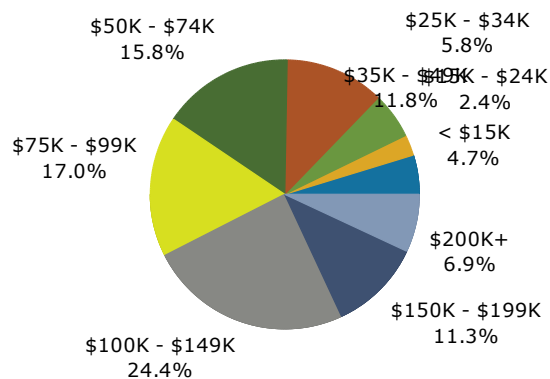
### Trends 2021-2026



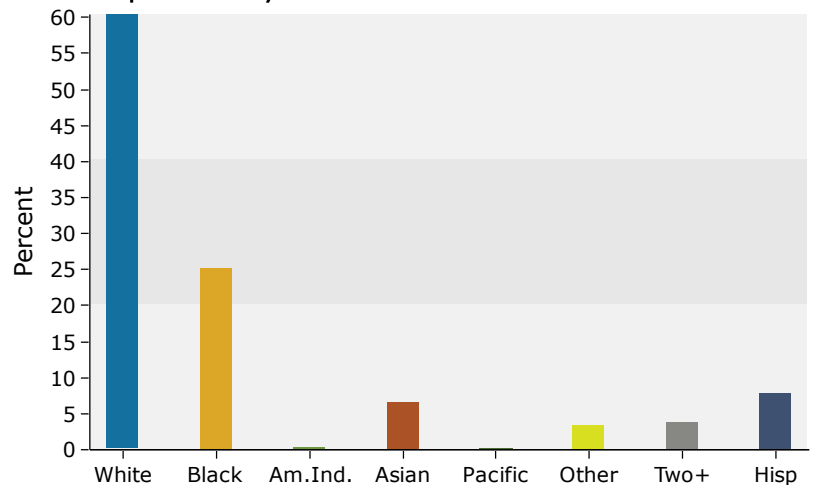
### Population by Age



### 2021 Household Income

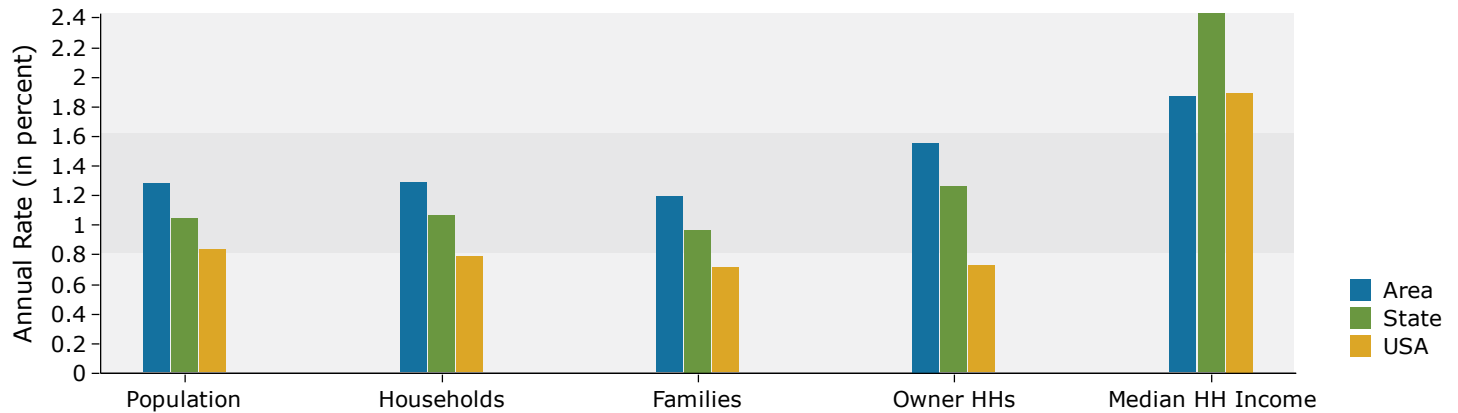


### 2021 Population by Race

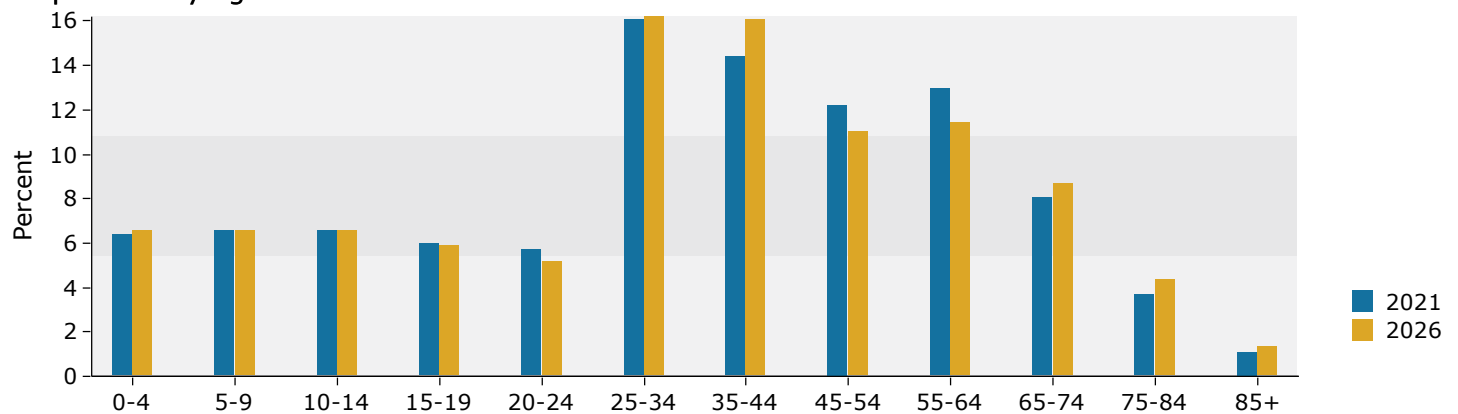


## 5 miles

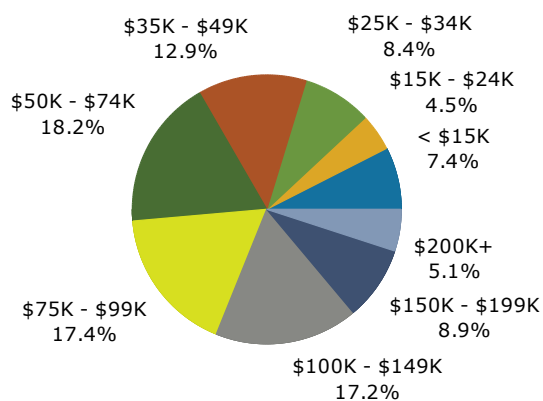
### Trends 2021-2026



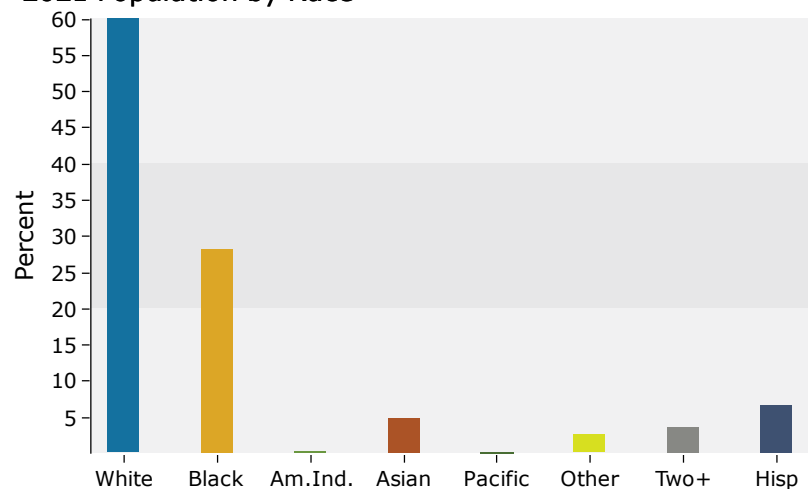
### Population by Age



### 2021 Household Income



### 2021 Population by Race





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