

For Sale

22 Berkeley Rd, Carlton GA 30627

Dollar General Store

NNN



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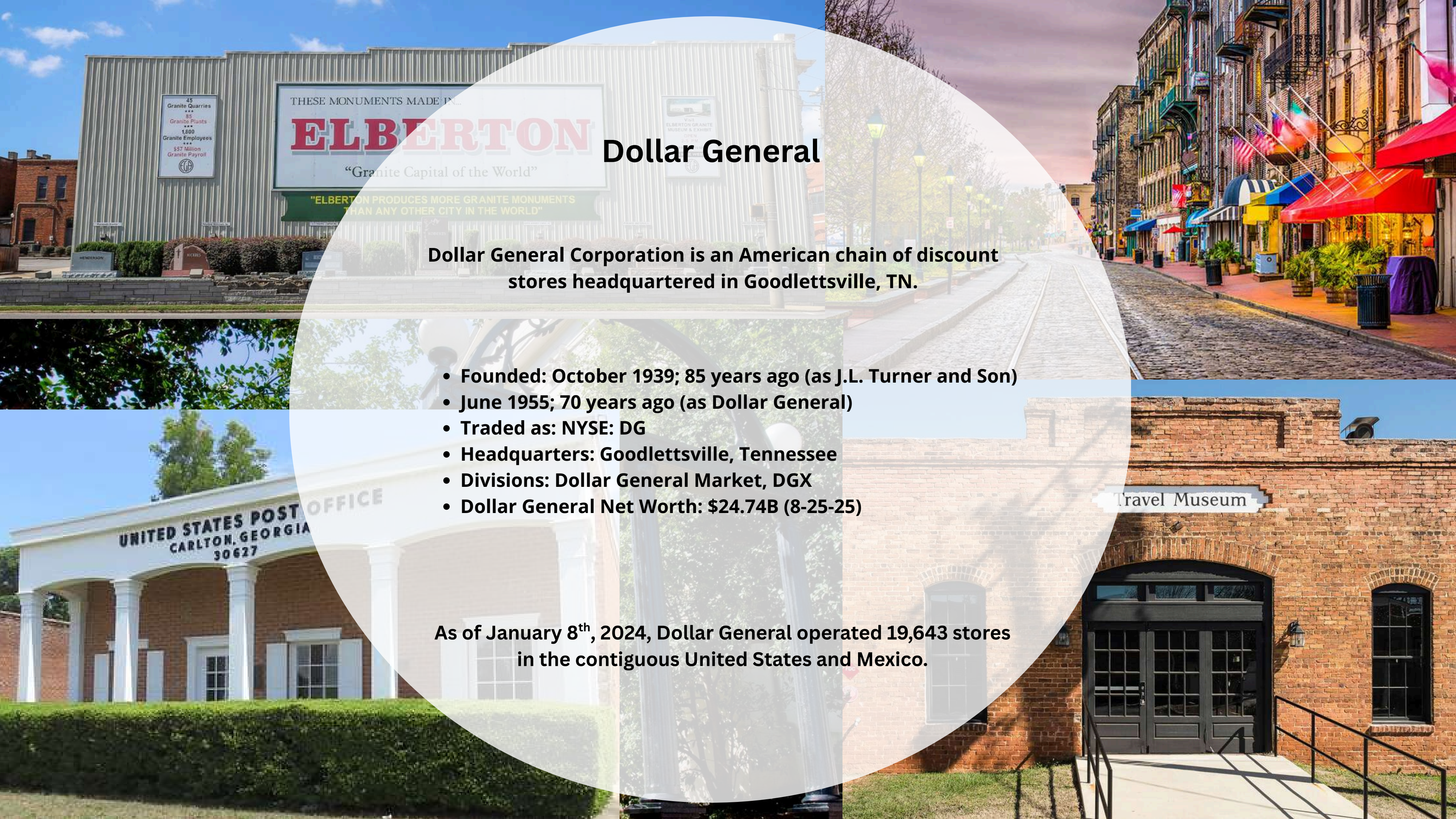
Broker of Record:
Brian Brockman-Broker
Bang Realty Inc-Georgia Inc
GA License #: 378952
bor@bangrealty.com
513-898-1551

Dollar General

22 Berkeley Road

Carlton GA 30627

- Sales Price: \$1,130,000.00
- Cap Rate: 7%
- Year Built: 2018
- Acres: 1.77
- Building Sq Ft: 7489
- 29 Parking Spaces
- NOI \$79,080.00
- NNN Lease Term: June 2018 to June 2033
- Remaining Term: 8 Years
- 5/5 Year Renewals with Rare 10% Increases
- Madison County GA
- Annual Property Taxes Reimbursed by Tenant to Landlord
- High Traffic Intersection
- Location: Between Comer and Carlton GA
- Located at the intersection of Old SR-72 and Berkeley Road



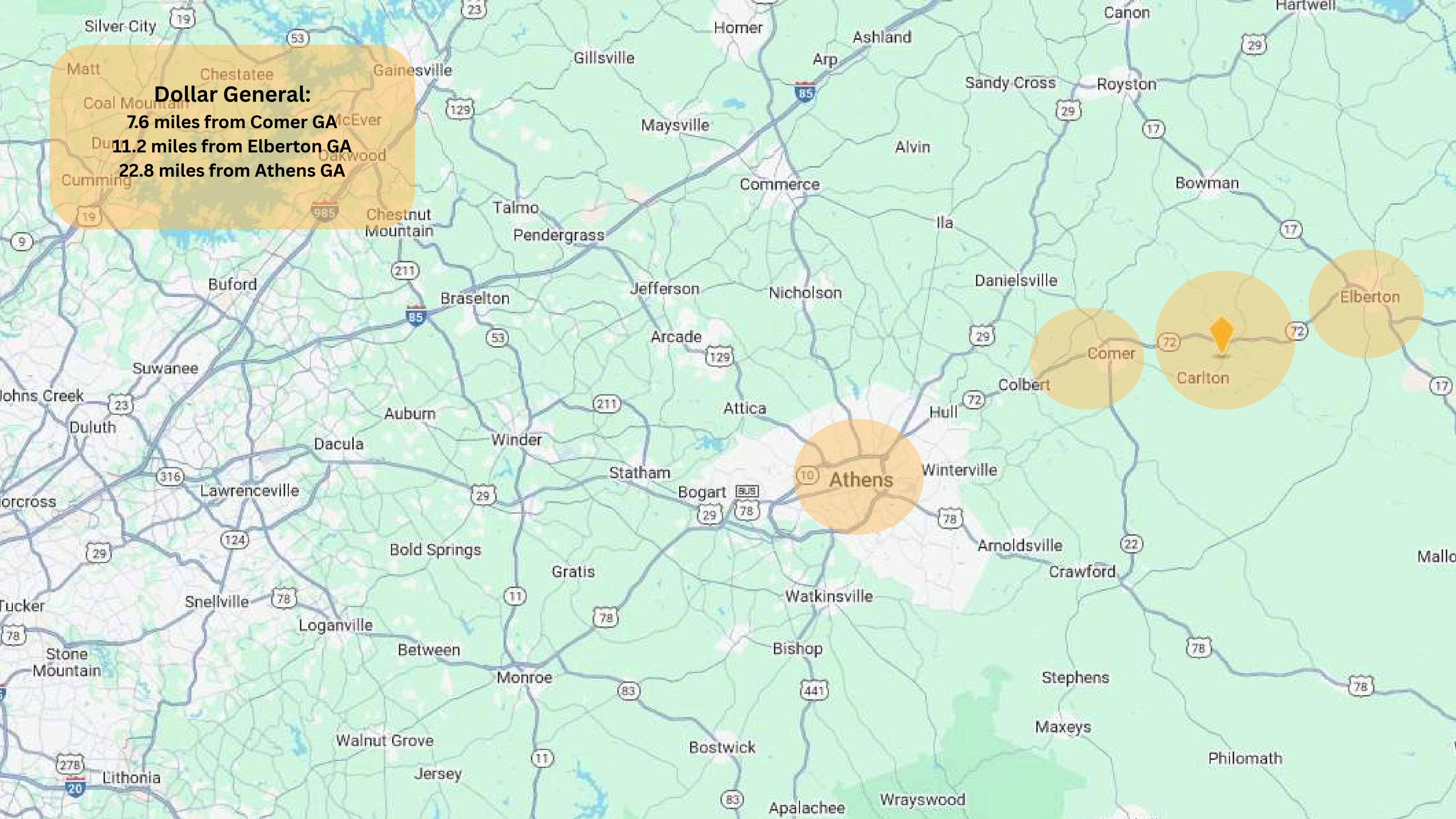
Dollar General

Dollar General Corporation is an American chain of discount stores headquartered in Goodlettsville, TN.

- **Founded: October 1939; 85 years ago (as J.L. Turner and Son)**
- **June 1955; 70 years ago (as Dollar General)**
- **Traded as: NYSE: DG**
- **Headquarters: Goodlettsville, Tennessee**
- **Divisions: Dollar General Market, DGX**
- **Dollar General Net Worth: \$24.74B (8-25-25)**

As of January 8th, 2024, Dollar General operated 19,643 stores in the contiguous United States and Mexico.

Dollar General:
7.6 miles from Comer GA
11.2 miles from Elberton GA
22.8 miles from Athens GA





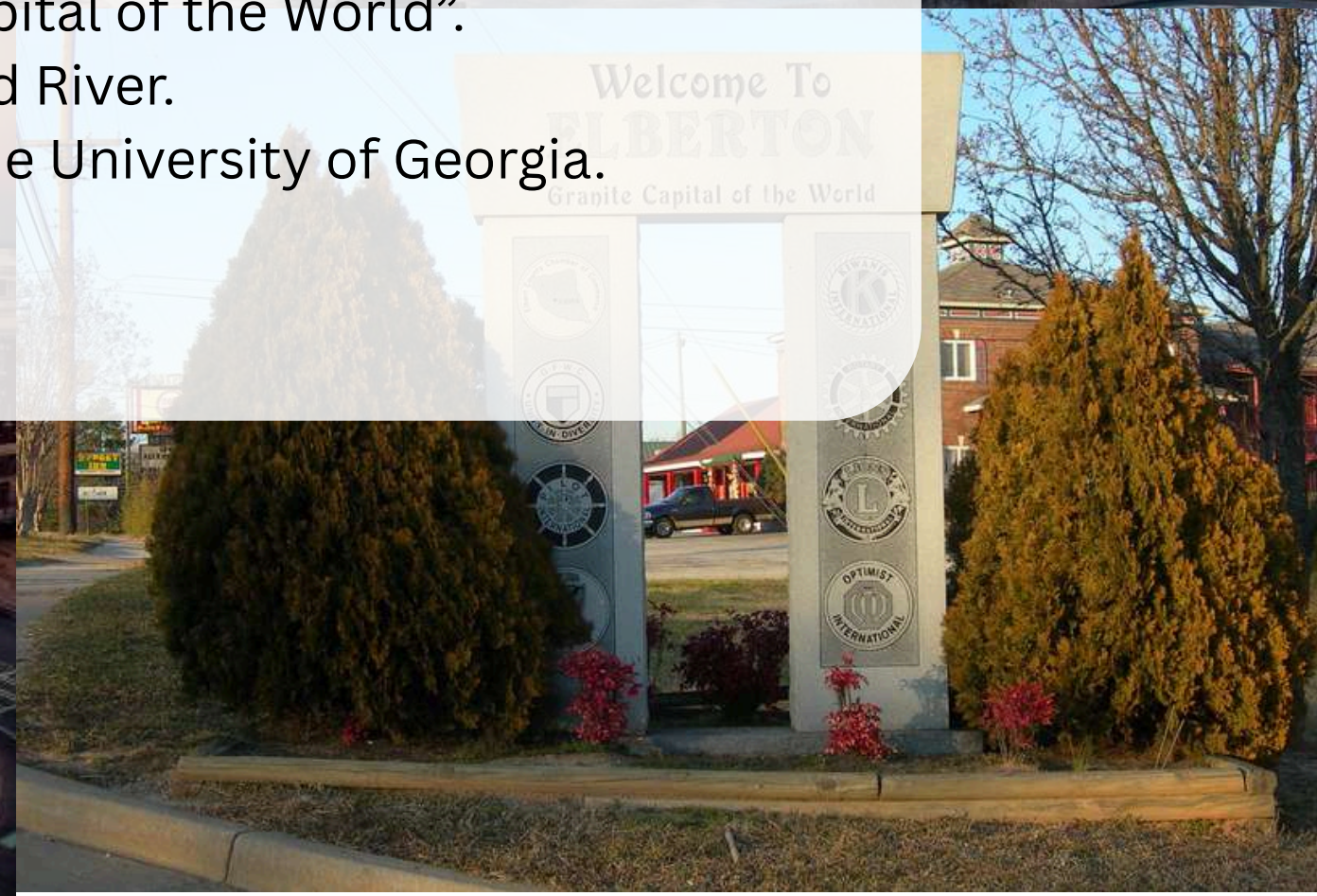
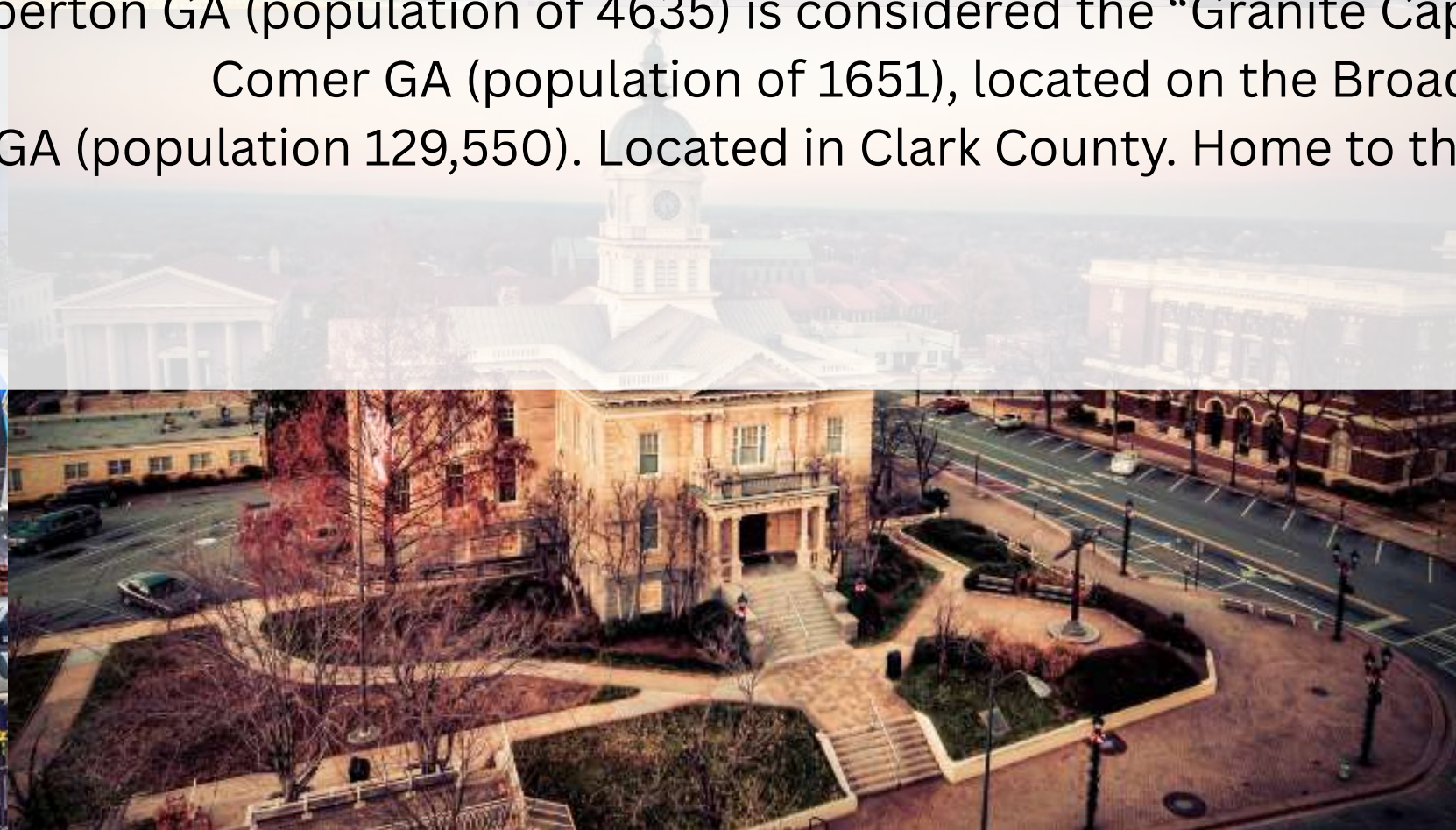
Charming Communities in Madison and Clark County GA

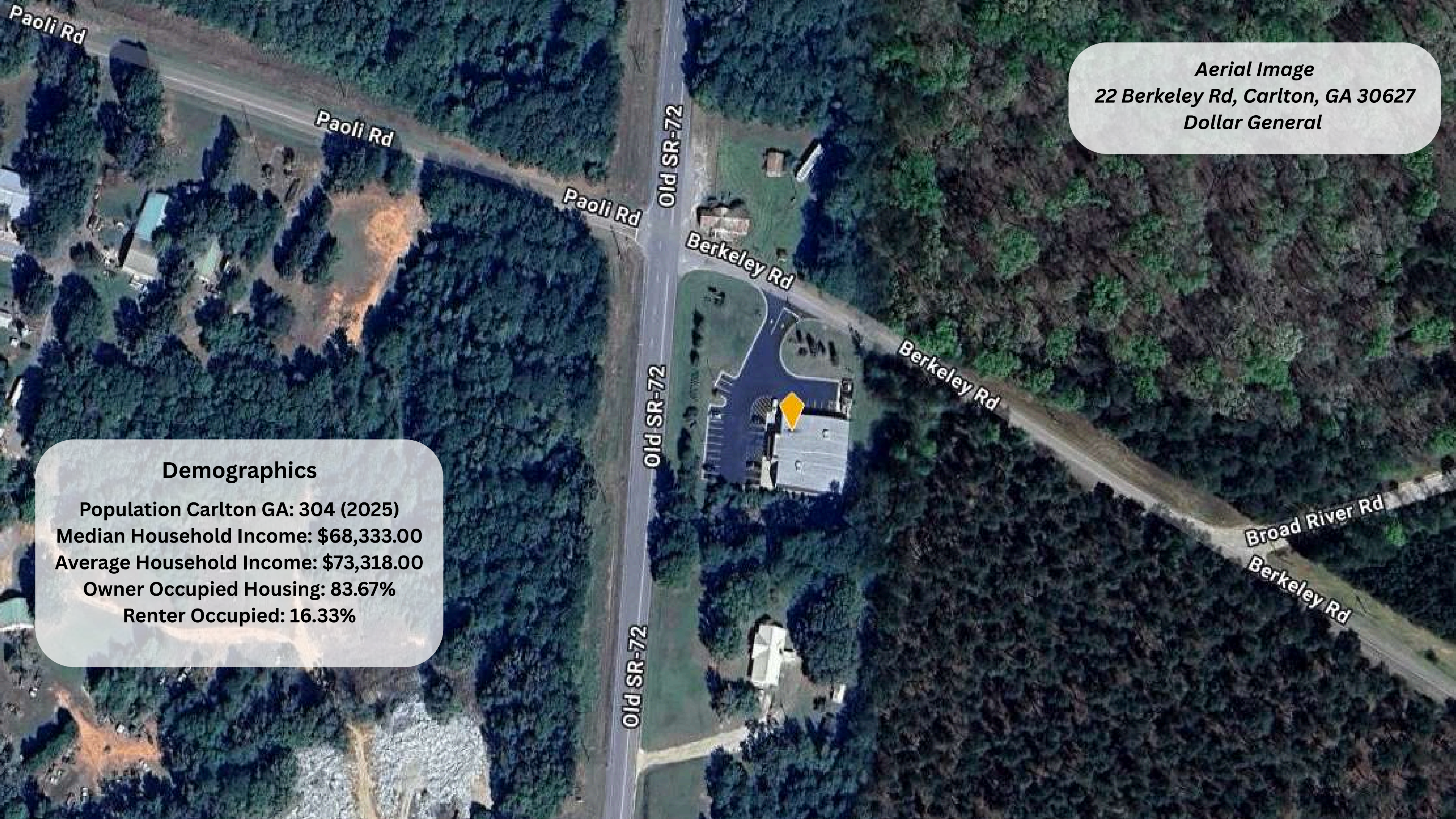
Carlton GA (population of 304) is located in Madison County (population of 32,771).

Elberton GA (population of 4635) is considered the “Granite Capital of the World”.

Comer GA (population of 1651), located on the Broad River.

Athens GA (population 129,550). Located in Clark County. Home to the University of Georgia.





Aerial Image
22 Berkeley Rd, Carlton, GA 30627
Dollar General

Demographics

Population Carlton GA: 304 (2025)
Median Household Income: \$68,333.00
Average Household Income: \$73,318.00
Owner Occupied Housing: 83.67%
Renter Occupied: 16.33%

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by OmniVest, LLC in compliance with all applicable fair housing and equal opportunity laws.



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Advisor Bio

Professional Background

Anita Risberg, CCIM has been recognized by her peers for her service and professionalism. Having successfully negotiated all types of commercial and investment real estate since 1987, much of Anita's brokerage practice over the last twenty-five years has been centered on multifamily and investment property acquisitions and dispositions. Her completed transactions total over \$995,000,000.00. Serving local, regional and national clients across the Pacific Northwest.

She has worked on a wide range of projects that include valuations for attorneys, dispositions for banks, assemblages, development and redevelopment of existing properties. Anita has cultivated a strong regional network of relationships and exclusive partnerships and is an active liaison with other top brokers/agents. One of Anita's greatest strengths is her ability to prospect for off-market opportunities.

Memberships & Affiliations

Served as the 2017 Regional Vice President for Region 1 through the CCIM Institute. She is a member of CCIM Institute and the National Association of Realtors. 2010 Chapter President Oregon/SW Washington CCIM Chapter. WVCR 2009 Realtor of the year. 2017 Graduate of the JWL leadership training through the CCIM Institute in Chicago. CCIM Designation June 2000.

Education

Bachelors Degree in Business from Mankato State University and Western Oregon University.
CCIM Designation, CCIM Institute Chicago, Ill.

2017 Graduate of the JWL leadership training through the CCIM Institute.