

DOLLAR GENERAL

2880 GA Hwy 286
Chatsworth, GA 30705



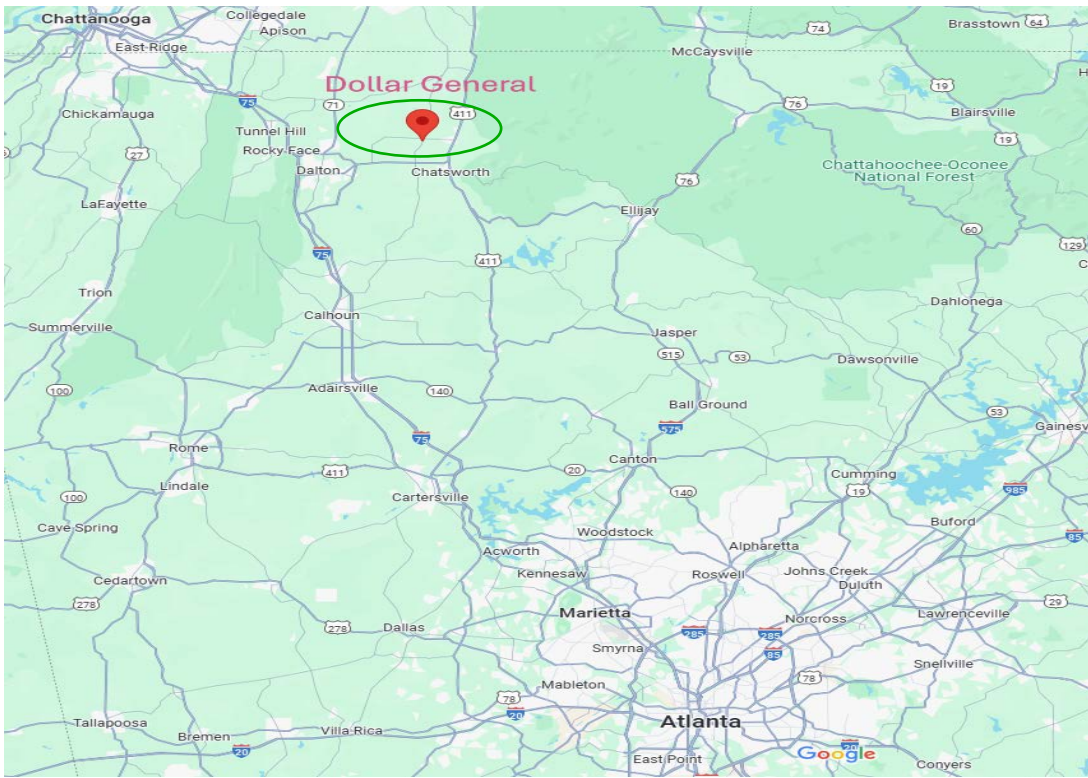
PROPERTY INFO

- 10,640 SF Standalone building on 3.32 acres; newly constructed in 2024
- Located at signalized intersection of two state highways seeing approximately 11,000 vehicles per day.
- Located directly across the street from an elementary and middle school and down the street from a high school.
- Store is in Eton, GA; 7 miles north of Chatsworth, 12 miles from Dalton, the Carpet Capital of the World
- It is near Interstate 75 in northwest Georgia; 40 miles southeast of Chattanooga and 80 miles north of Atlanta
- Some neighboring businesses include: Walgreens, Tractor Supply, AutoZone, Ingles, Food City and more.



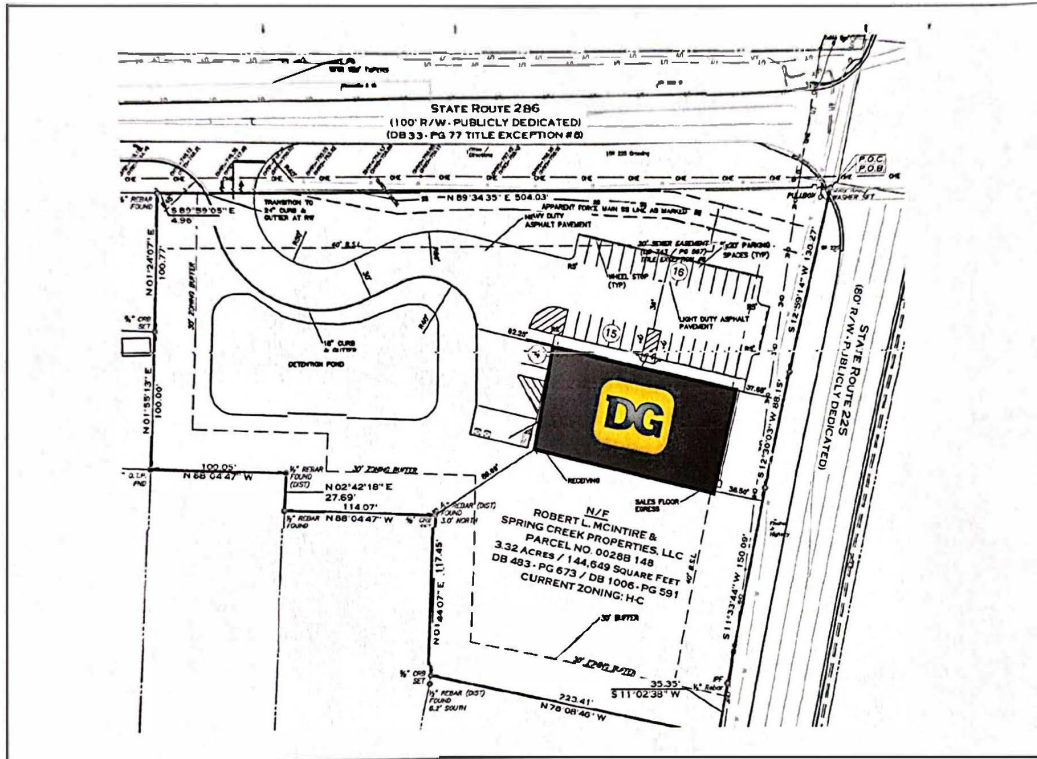
PROPERTY GROUP, INC.
DEVELOPMENT, MANAGEMENT & LEASING

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Benefits:

- Signalized intersection at 2 state highways
- Located across from 2 schools with 1,100 students. And, down the street from the high school
- Zero Landlord Maintenance; NNN lease structure



TOTAL 10,640 SQ FT