



RELOCATION DOLLAR GENERAL MARKET

ACTUAL STORE RENDERING

350 S FIRST STREET, COLQUITT, GA 39837

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EXCLUSIVELY LISTED BY:

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RELOCATION DOLLAR GENERAL MARKET

350 S FIRST STREET, COLQUITT, GA 39837

INVESTMENT SUMMARY

List Price:	\$2,384,308
Current NOI:	\$154,980.00
Initial Cap Rate:	6.50%
Land Acreage:	+/- 1.29
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$224.09
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.83%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF **RELOCATION** Dollar General Market store located in Colquitt, Georgia. **Dollar General Market stores sell produce and fresh meats and are a necessary addition to the areas they serve. This is also a relocation of an older store and upgraded into a Market store!** The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rent increases every 5 years** including at each of the 5 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is currently under construction with store opening & rent on track to start in April 2025.

This Dollar General Market is highly visible as it is strategically positioned on the **hard signaled corner** of S First Street & Highway 27 **seeing 7,567 cars per day**. The site is nestled among residential homes & in the heart of downtown Colquitt. The 10 mile population from the site is 6,643 while the 3 mile average household income is \$62,489 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top small box discount retailer. List price reflects a 6.50% cap rate based on NOI of \$154,980.



PRICE \$2,384,308



CAP RATE 6.50%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **RELOCATION STORE! UPGRADED TO MARKET STORE!**
- **Brand New 15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **Dollar General Market | Produce and Fresh Meats**
- **5% RENT INCREASES EVERY 5 YEARS!!**
- 2025 BTS Construction | Plus Size Footprint
- **Signaled Corner Location | 7,567 ADTC**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$62,489
- Ten Mile Population 6,643
- Investment Grade Dollar Store With “BBB” Credit Rating | Corporate Guaranty

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$154,980.00	\$14.57
Gross Income	\$154,980.00	\$14.57
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$154,980.00	\$14.57

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.29 Acres
Building Size:	10,640 SF
Traffic Count:	7,567 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Market Prototype
Parking Lot:	Asphalt
# of Parking Spaces	34
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$154,980.00
Rent PSF:	\$14.57
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	4/14/2025
Lease Expiration Date:	4/30/2040
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years & at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

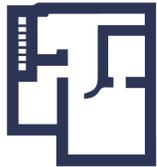


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Dollar General	10,640	4/14/2025	4/30/2040	\$154,980.00	100.0	5/1/2030	\$14.57	
				\$162,729.00			5/1/2035	\$15.29
				\$170,865.45			5/1/2035	\$16.06
				Option 1			5/1/2040	\$16.86
				Option 2			5/1/2045	\$17.70
				Option 3			5/1/2050	\$18.59
Option 4	5/1/2055	\$19.52						
Option 5	5/1/2060	\$20.50						
Totals/Averages	10,640			\$162,858.15			\$15.31	



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$154,980.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$15.31



NUMBER OF TENANTS
1



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\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

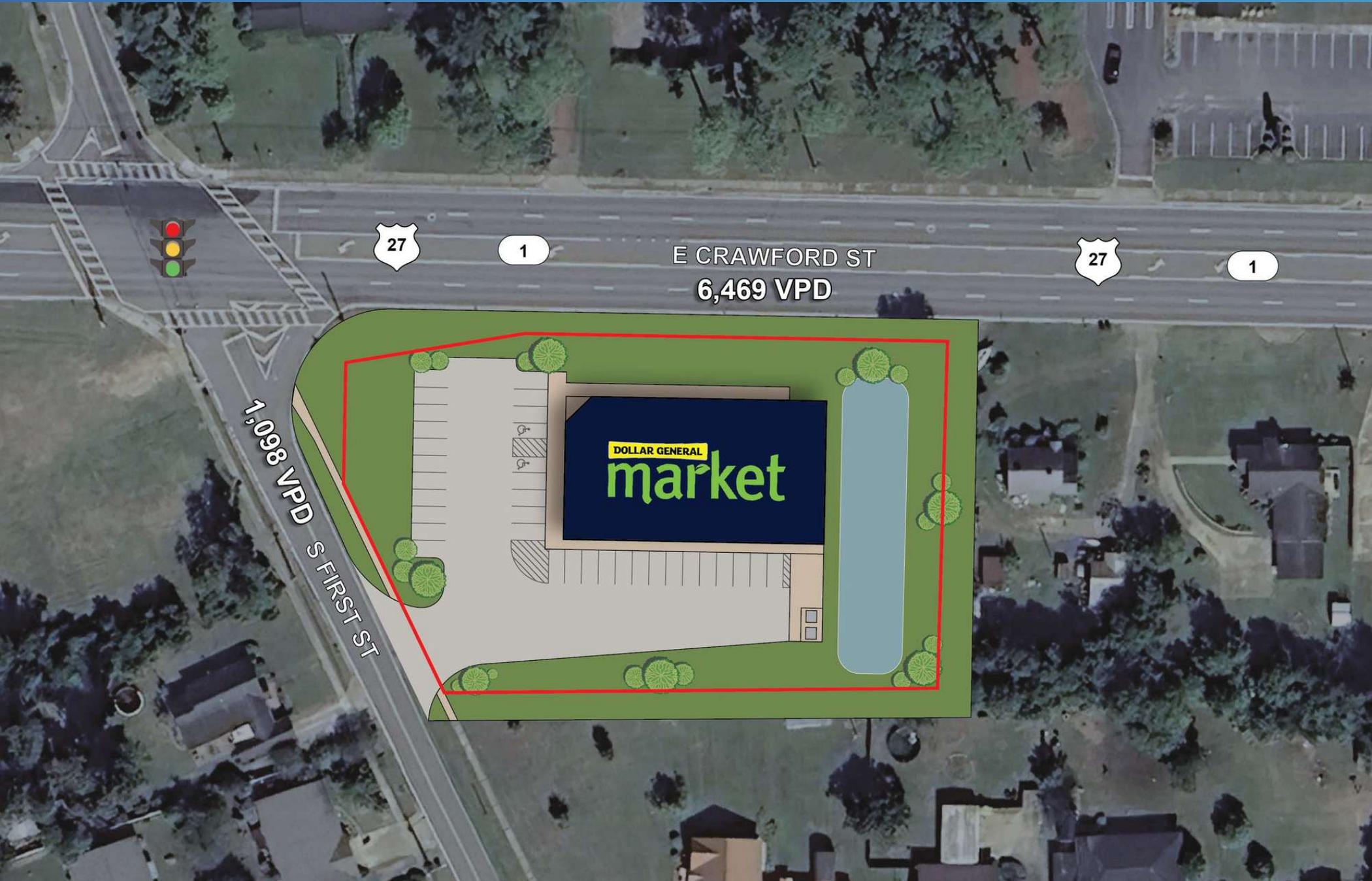
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,000+ STORES ACROSS 48 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



46 Miles
Southwest GA
Regional
Airport



212 Miles
Atlanta,
GA



104 Miles
Valdosta,
GA



50 Miles
Albany State
University

DOLLAR GENERAL
market

 Colquitt GA

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FORTIS NET LEASE™

Old Store Being Relocated

Shell
Crawford Bay COTTAGE & RV PARK
DOLLAR GENERAL
LAREDO GRILL
BURGER KING
verizon
DIVISION OF AGRICULTURE

Walgreens
Tillie's flower shop
ZIGGY'S SEAFOOD MARKET
PHILIP LEE
Madison Av
HONG KONG BUFFET
NAPA
Cafe de la Colquitt PHARMACY
Hardee's
MED-LANE MEDICAL SUPPLIES
Franklin's SPRING CREEK FORD

Hospital Authority of MILLER COUNTY
Miller's FOOD MARKET
Cotton Hall Theater
Cobb
COBB-VANTRESS

PEOPLESOUTH BANK
CSN COLLISION CENTRES HWY 27
ASSEMBLIES OF GOD AG

UNITED STATES POSTAL SERVICE
First State Bank
SECURITY FINANCE
SHEPARD LAW
DJ'S SMOKE HEAVEN
McMurrin AUTO PARTS

6,469 VPD

1,098 VPD

Bremond St

N First St

College St

SUBJECT PROPERTY

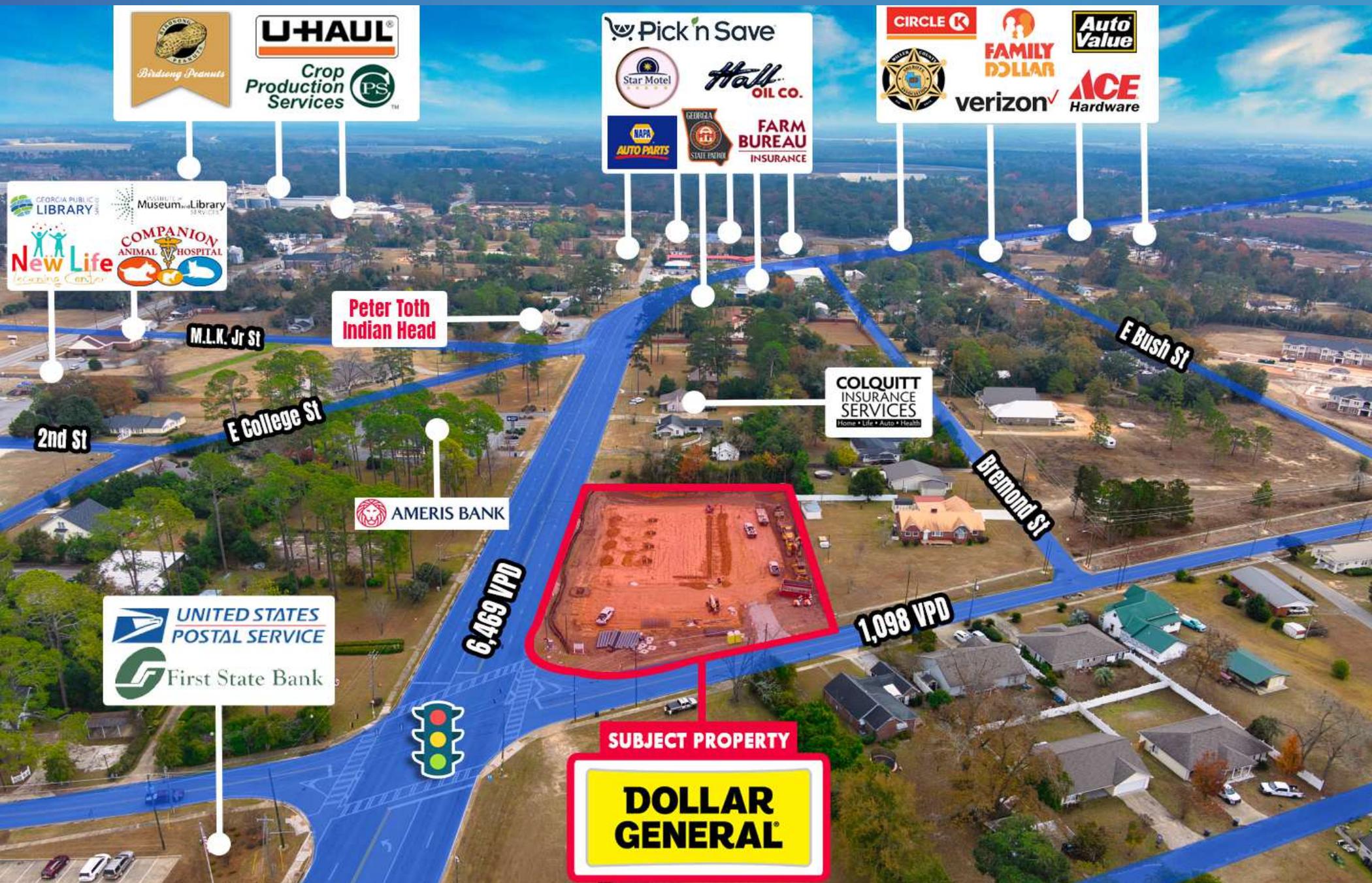
DOLLAR GENERAL

AMERIS BANK
Peter Toth Indian Head
Colquitt MAYHAW MUSIC FESTIVAL

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Colquitt, Georgia, is a charming small town nestled in the southwestern part of the state, serving as the county seat of Miller County. Known for its rich Southern heritage and tight-knit community, Colquitt is a destination that combines historical charm with modern-day vibrancy. The town is most famous for its designation as Georgia's "First Mural City," featuring a collection of stunning outdoor murals that capture the history, culture, and spirit of the region. These murals make the town a living art gallery and a hub for creative expression.

Colquitt's downtown area is dotted with historic buildings, cozy shops, and local eateries, offering a warm and inviting atmosphere. The town is also home to the Cotton Hall Theater, the heart of the community's thriving performing arts scene. The theater hosts the celebrated Swamp Gravy plays, an engaging series of productions that share the stories of rural life and Southern traditions.

Surrounded by picturesque countryside, Colquitt offers opportunities for outdoor enthusiasts to explore nearby state parks, fishing spots, and quiet rural landscapes. Its location near the Flint River and within driving distance of Lake Seminole makes it a great base for water-based recreation. Despite its small size, Colquitt is big on hospitality and charm, making it a memorable stop for travelers and a beloved home for its residents.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,167	3,067	6,643
Median Age	44.5	45.3	46.0
Average Household Size	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	932	1,304	2,797
Average HH Income	\$62,489	\$64,990	\$66,380
Median House Value	\$99,999	\$111,469	\$123,252
Consumer Spending	\$23.4 M	\$34.4 M	\$76.5 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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