



ABSOLUTE NNN DOLLAR GENERAL

7164 US-19 W, BRYSON CITY, NC 28713

ACTUAL STORE

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,761,180
Current NOI:	\$116,237.88
Initial Cap Rate:	6.60%
Land Acreage:	+/- 1.79
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$193.54
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.60%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2021 BTS Dollar General store located in Bryson City, North Carolina. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. There are 10 years left on the primary term. The lease contains 5 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has been open & successfully operating since July 2021.

This Dollar General is highly visible as it is strategically positioned with quick and convenient access off of US Highway 19 seeing 8,300 cars per day. The 10 mile population from the site is 13,088 and the 3 mile average household income is \$82,122 per year, making this location ideal for a Dollar General. This area is also seeing above average growth in population with the 3 mile population growth rate at 4.45%. 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 dollar store. List price reflects a 6.60% cap rate based on NOI of \$116,237.88.



PRICE \$1,761,180



CAP RATE 6.60%



LEASE TYPE Absolute NNN



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- 10 Yrs Remain on Primary Term
- Zero Landlord Responsibilities
- 2021 BTS Plus Construction
- 8,300 Cars Per Day | Located off Highway 19
- 5 (5 Year) Options | 10% Increases At Each Option
- 3 Mile Household Income \$82,122
- 10 Mile Population 13,088
- 3 Mile Population Growth 4.45%
- Investment Grade Dollar Store With "BBB" Credit Rating
- Dollar General Corporate Guaranty

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$116,237.88	\$12.77
GROSS INCOME	\$116,237.88	\$12.77
EXPENSE		PER SF
Expenses	\$0	\$0.00
GROSS EXPENSES	\$0	\$0.00
NET OPERATING INCOME	\$116,237.88	\$12.77

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	+/- 1.79 Acres
Building Size:	9,100 SF
Traffic Count:	8,300
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/25/2021
Lease Expiration Date:	7/31/2036
Lease Term Remaining:	10 Years
Rent Increases:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES
\$42.7 BILLION



STORE COUNT
20,900+



GUARANTOR
DG CORP

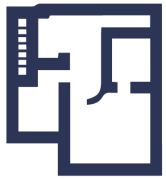


S&P
BBB

ABSOLUTE NNN DOLLAR GENERAL

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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	9,100	7/25/2021	7/31/2036	\$116,237.88	100.0		\$12.77
			Option 1	\$127,861.67			\$14.05
			Option 2	\$140,647.83			\$15.46
			Option 3	\$154,712.62			\$17.00
			Option 4	\$170,183.88			\$18.70
			Option 5	\$187,202.27			\$20.57
Totals/Averages	9,100			\$116,237.88			\$12.77



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$116,237.88



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.77

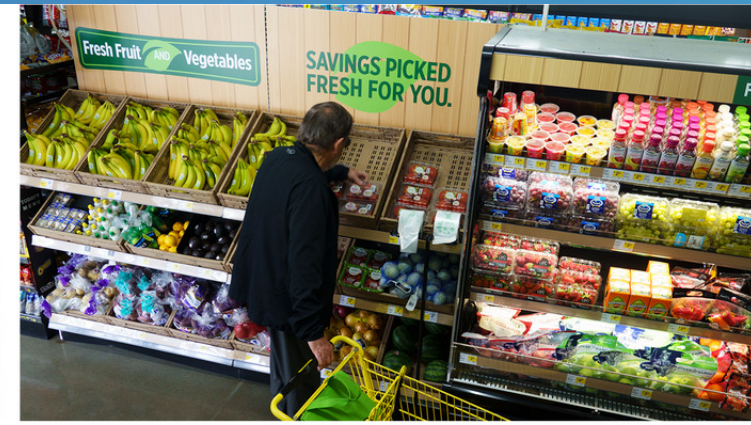


NUMBER OF TENANTS
1



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\$1.5 BILLION

2025 TOTAL NET INCOME



460 NEW STORES

OPENING IN 2026



\$42.7 BIL

2025 NET SALES



87 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 20,900+ stores with more than 195,000 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 581 new stores in 2025, and planning to open an additional 460 in 2026. 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.



20,900+ STORES ACROSS 48 STATES

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 FORTIS NET LEASE™



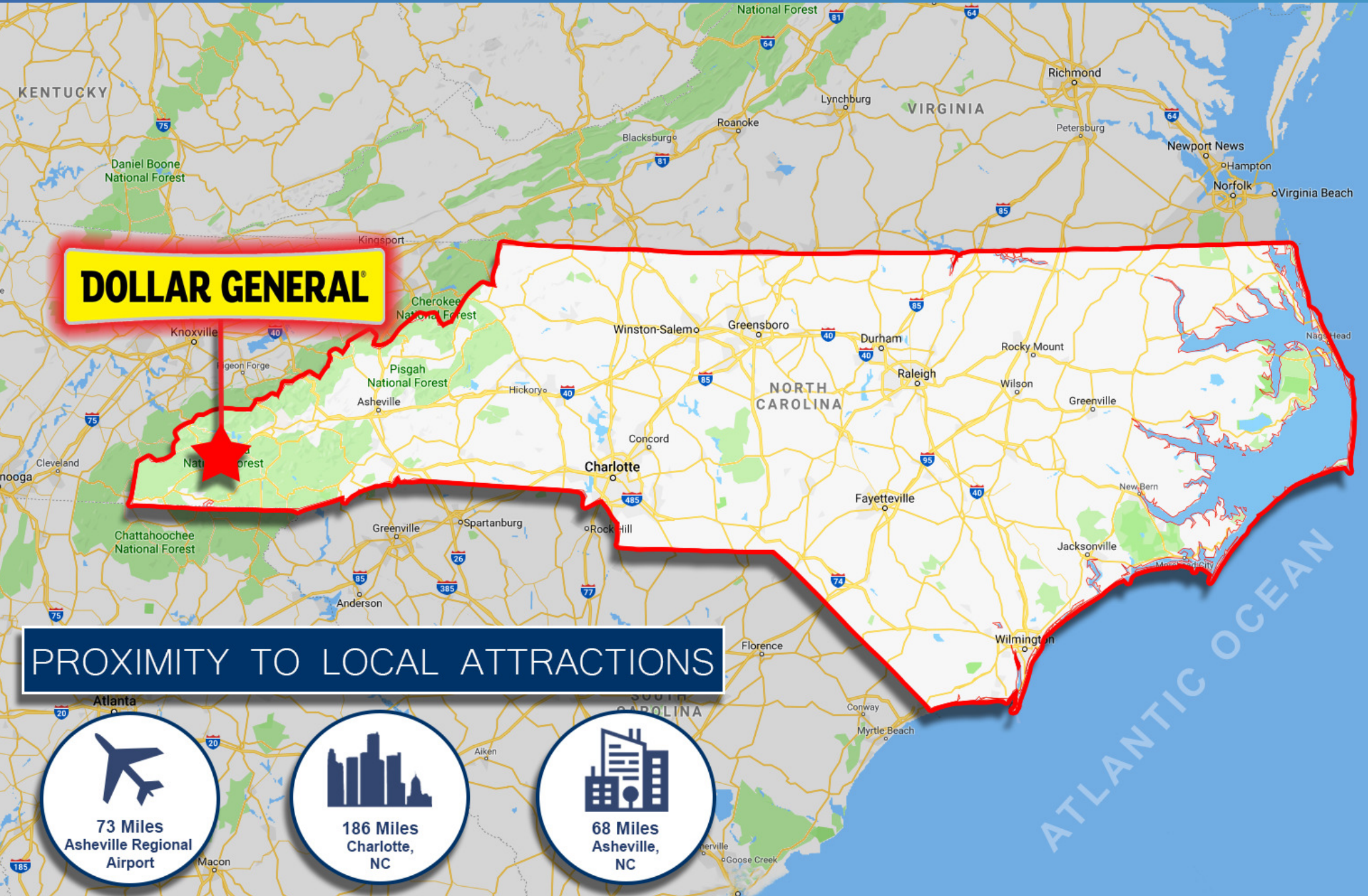
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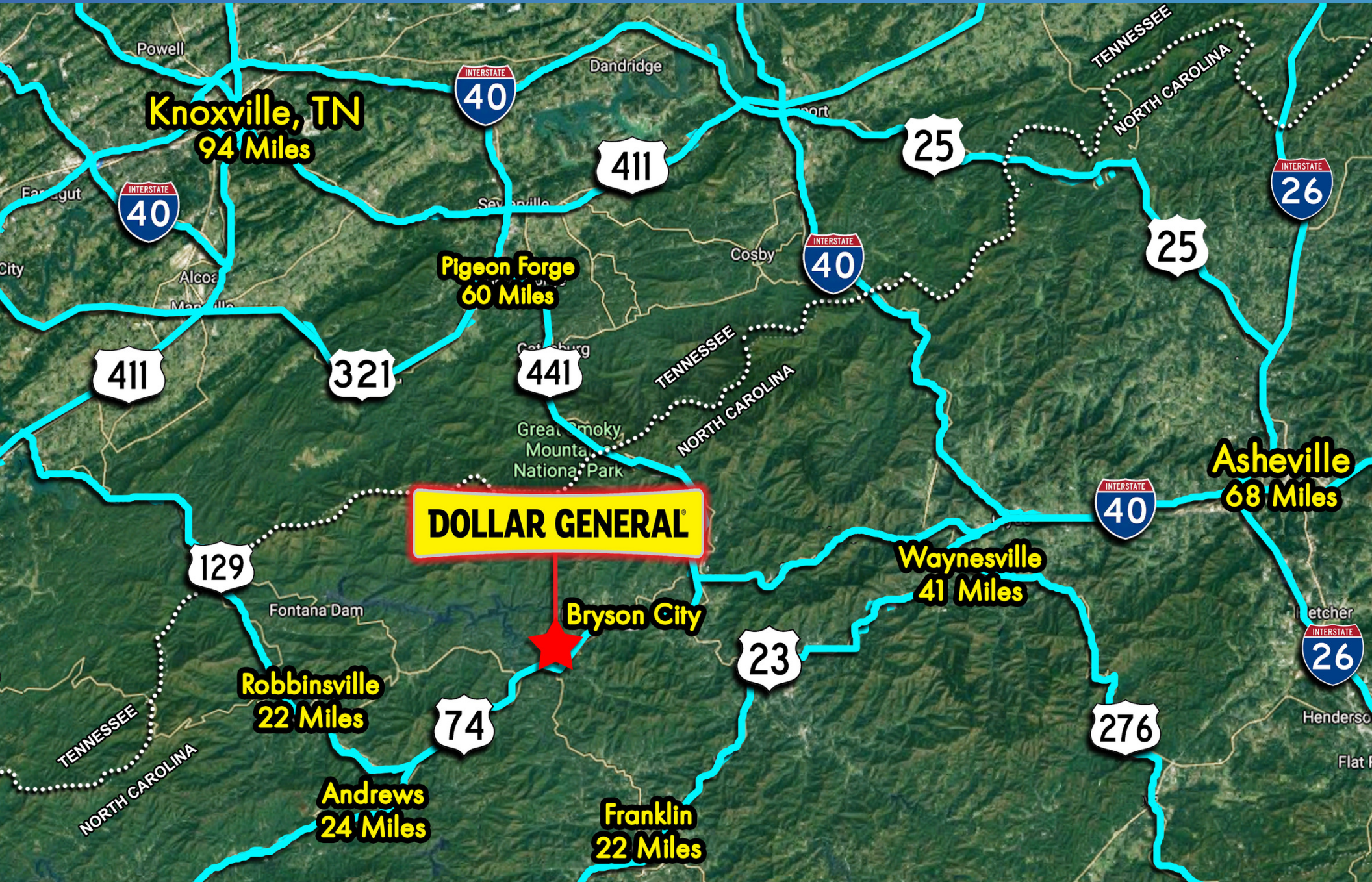
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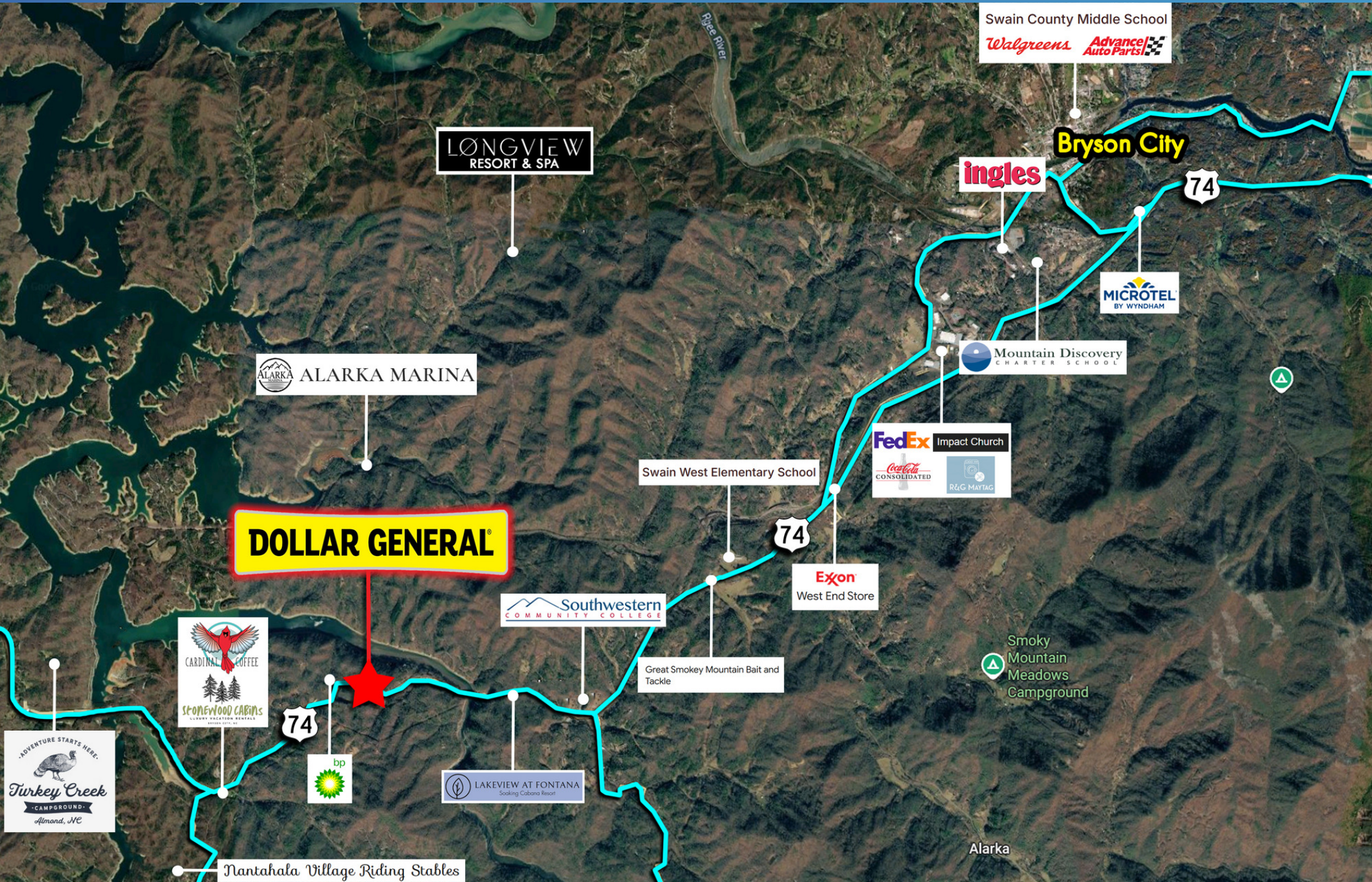
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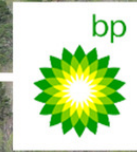
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7164 US-19 W, BRYSON CITY, NC 28713 

Carolina Tractor
Farm equipment supplier



DOLLAR GENERAL®

8,300 VPD



Nestled in the heart of the Great Smoky Mountains, Bryson City is a charming small town known for its scenic beauty, outdoor adventure, and relaxed mountain atmosphere. Surrounded by lush forests and rolling peaks, it sits at the gateway to the Great Smoky Mountains National Park—one of the most visited national parks in the United States.

The town is bordered by the sparkling waters of the Tuckasegee River, making it a popular destination for fishing, kayaking, and tubing. Just outside town lies Fontana Lake, a vast reservoir with stunning mountain views and opportunities for boating and swimming.

Bryson City is also home to the historic Great Smoky Mountains Railroad, which offers scenic train rides through valleys, across rivers, and into the deep wilderness—especially popular during fall foliage season.

With a walkable downtown filled with local shops, cozy restaurants, and a welcoming community vibe, Bryson City blends natural beauty with small-town charm. Whether you're hiking to waterfalls, exploring mountain trails, or simply enjoying the peaceful surroundings, it's a destination that captures the essence of Western North Carolina.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	1,461	3,818	13,088
Total Population 2030	1,526	3,954	13,385
Population Growth Rate	4.45%	3.56%	2.27%
Median Age	48.4	48.2	48.1
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	623	1,620	5,589
Average HH Income	\$82,122	\$80,727	\$74,914
Median House Value	\$243,116	\$248,663	\$244,694
Consumer Spending	\$19.2 M	\$49.1 M	\$159.8 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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