



NEW DOLLAR GENERAL WITH RENT BUMPS!

REPRESENTATIVE SITE

8336 MILL STREET, VANDERBILT, MI 49795

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,992,803
Current NOI:	\$131,525.00
Initial Cap Rate:	6.60%
Land Acreage:	+/- 1.11
Year Built	2026
Building Size:	9,100 SF
Price PSF:	\$218.99
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.94%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2026 BTS** Dollar General store located in Vanderbilt, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate 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 **opening & rent start on track for April 2026**.

This Dollar General is highly visible as it is strategically positioned **off of the I-75 Exit (seeing 10,295 cars per day)** on the **corner** of Mill Street (**seeing 3,006 cars per day**) and Yuill Road. There are **2 points of egress/ingress** and the store is **accessible from both streets**. The 10 mile population from the site is 14,395 and the 3 mile average household income is \$66,871 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 dollar store. List price reflects a 6.60% cap rate based on NOI of \$131,525.



PRICE \$1,992,803



CAP RATE 6.60%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **2026 BTS Construction | Opening in April**
- **Just off the I-75 Exit | 10,295 Cars Per Day**
- **Corner Location | 3,006 Cars Per Day**
- **2 Points of Ingress/Egress - Accessible from Both Streets**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- 3 Mile Household Income \$66,871
- **10 Mile Population 14,395 | Expected 3.98%**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**
- **Only 15 Minute Drive to the Popular Treetops Golf & Ski Resort**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$131,525.00	\$14.45
Gross Income	\$131,525.00	\$14.45
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$131,525.00	\$14.45

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 1.11 Acres
Building Size:	9,100 SF
Traffic Count 1:	10,295 VPD on I-75
Traffic Count 2:	3,006 VPD on Mill St.
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$131,525.00
Rent PSF:	\$14.45
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	4/15/2026
Lease Expiration Date:	4/30/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$40.6 BILLION



STORE COUNT:
20,500+



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	9,100	4/15/2026	4/30/2041	\$131,525.00	100.0	-	\$14.45
				\$138,101.25		5/1/2031	\$15.18
				\$145,006.31		5/1/2036	\$15.93
				Option 1		5/1/2041	\$16.73
				Option 2		5/1/2046	\$17.57
				Option 3		5/1/2051	\$18.45
Option 4	5/1/2056	\$19.37					
Option 5	5/1/2061	\$20.34					
Averages	9,100			\$138,210.85			\$15.19



TOTAL SF

9,100



TOTAL ANNUAL RENT

\$131,525.00



OCCUPANCY RATE

100.0%



AVERAGE RENT/SF

\$15.19



NUMBER OF TENANTS

1



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\$1.1 BILLION

2024 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$40.6 BIL

2024 NET SALES



86 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

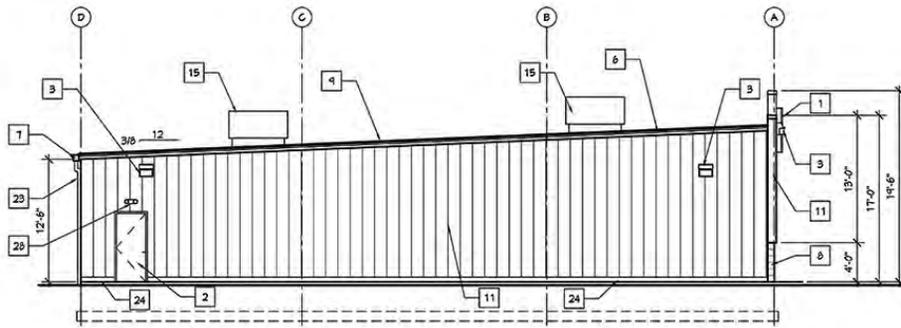
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations 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 725 new stores in 2024, and planning to open an additional 575 in 2025. 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.



20,500+ STORES ACROSS 48 STATES

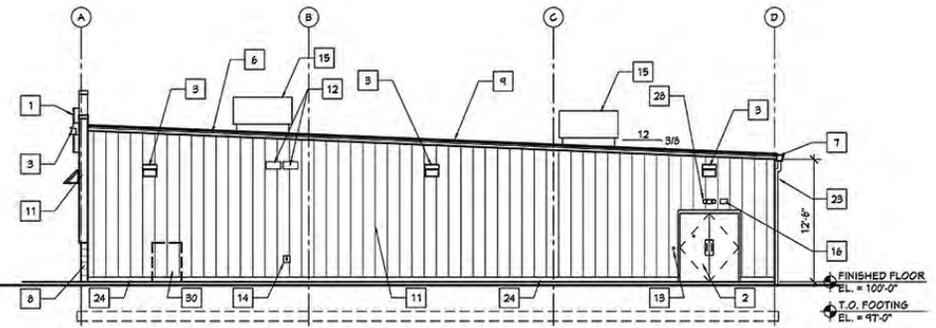
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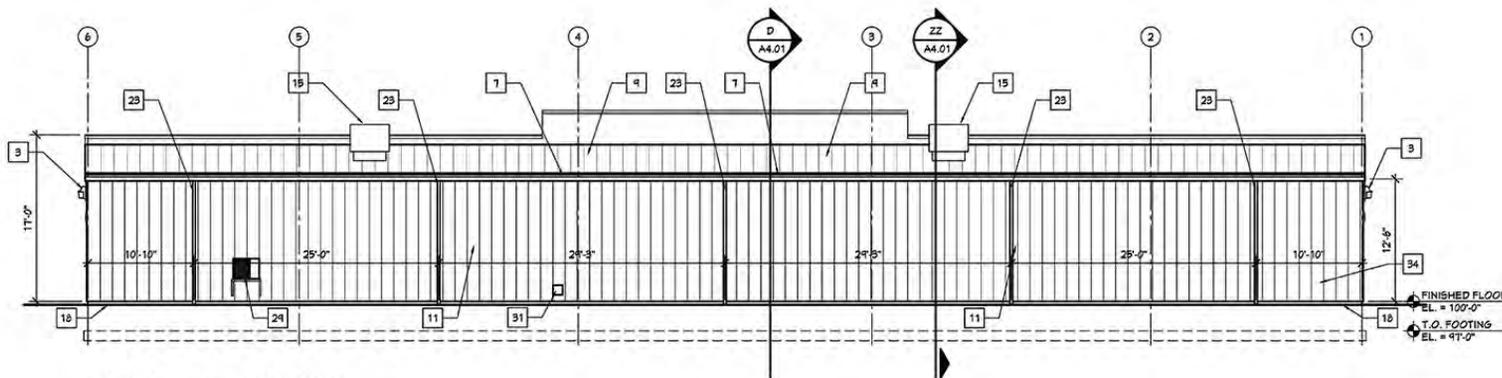
WEST ELEVATION

SCALE: 1/8" = 1'-0"



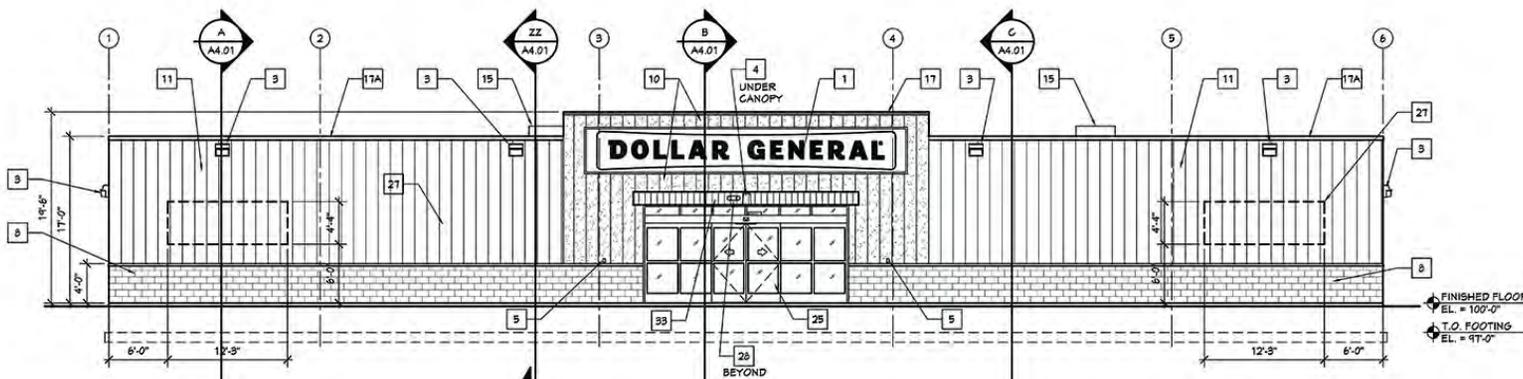
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

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 FORTIS NET LEASE™



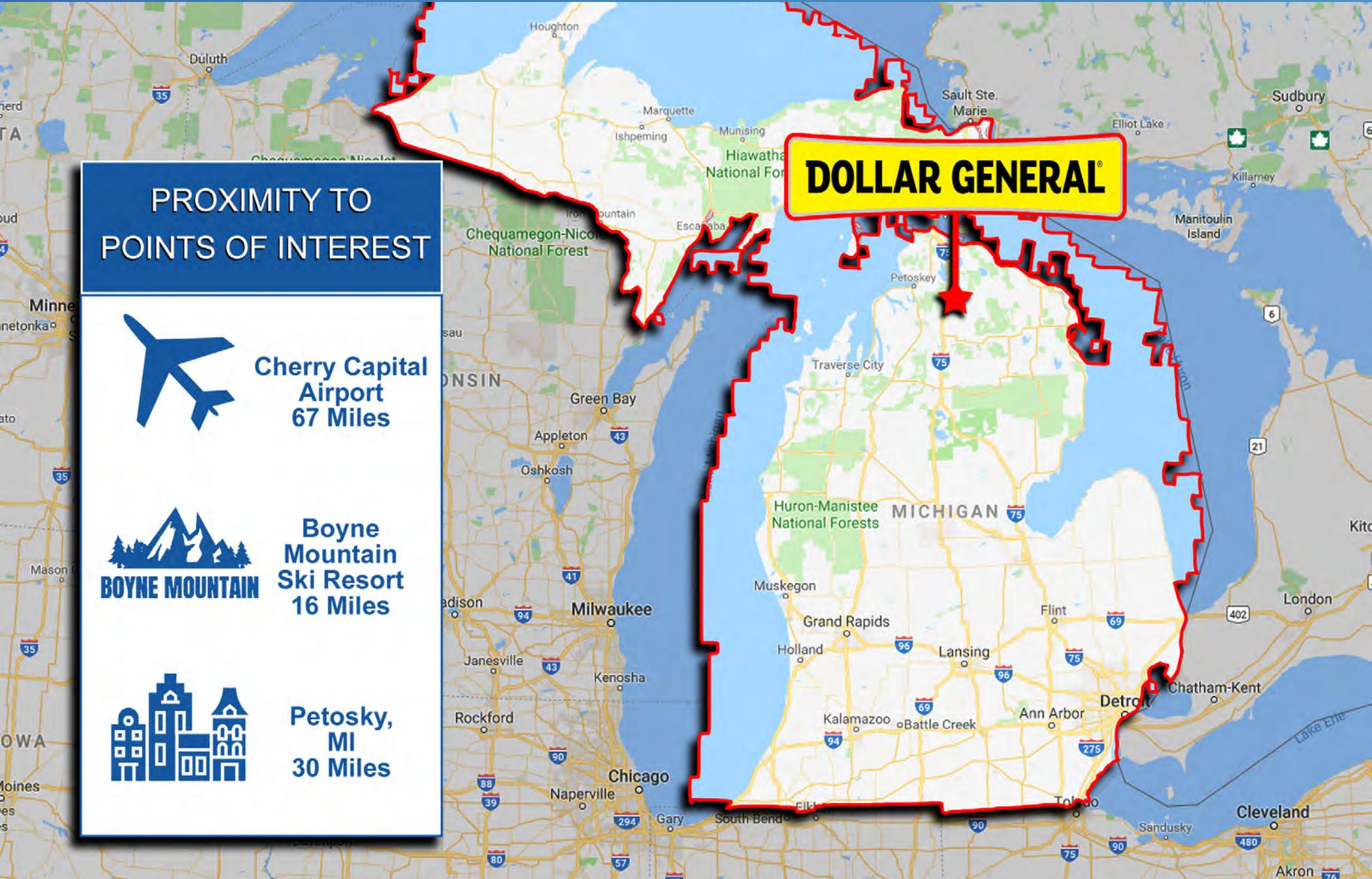
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DOLLAR GENERAL®

PROXIMITY TO POINTS OF INTEREST



Cherry Capital Airport
67 Miles



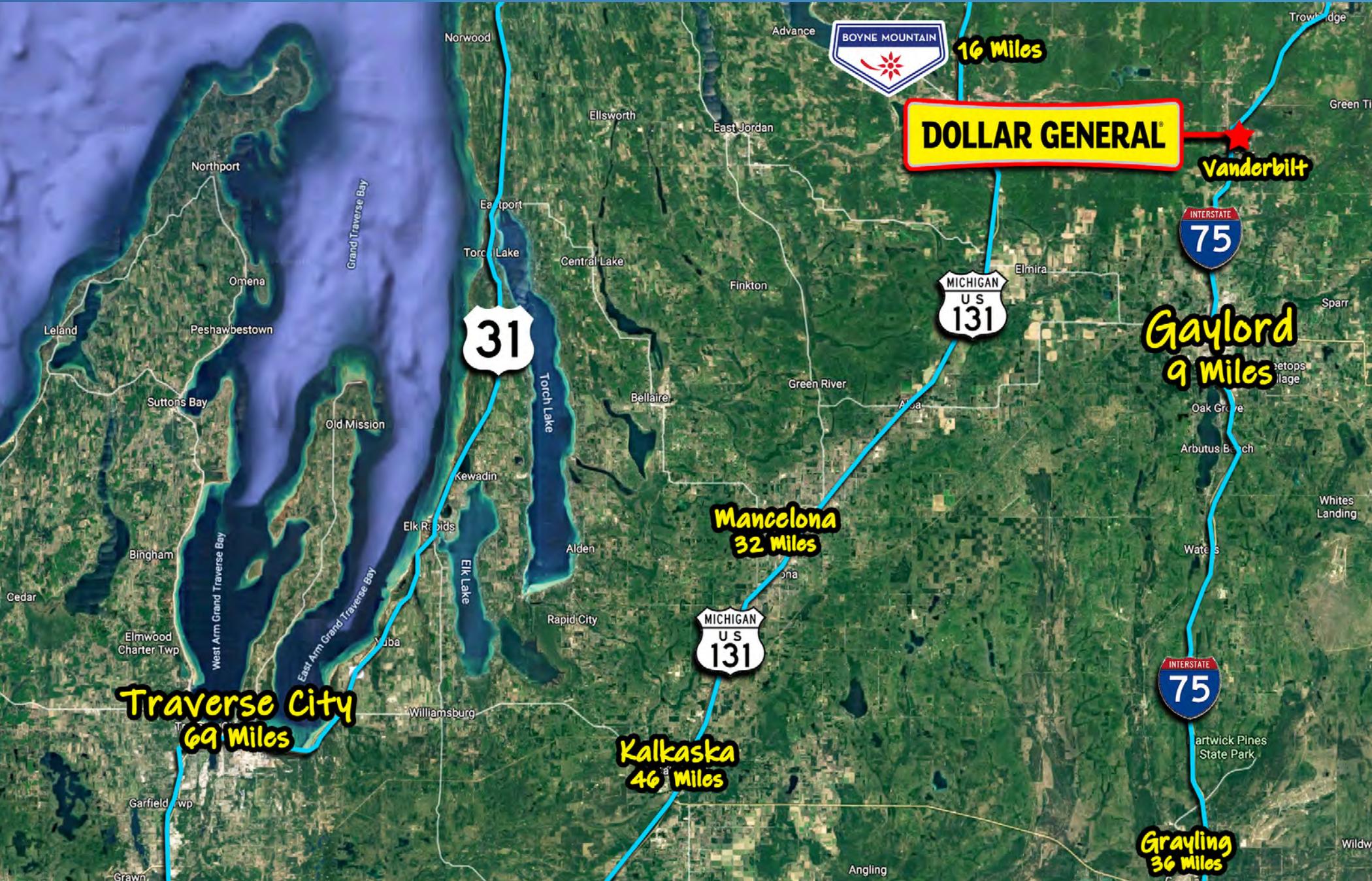
Boyne Mountain Ski Resort
16 Miles



Petosky, MI
30 Miles

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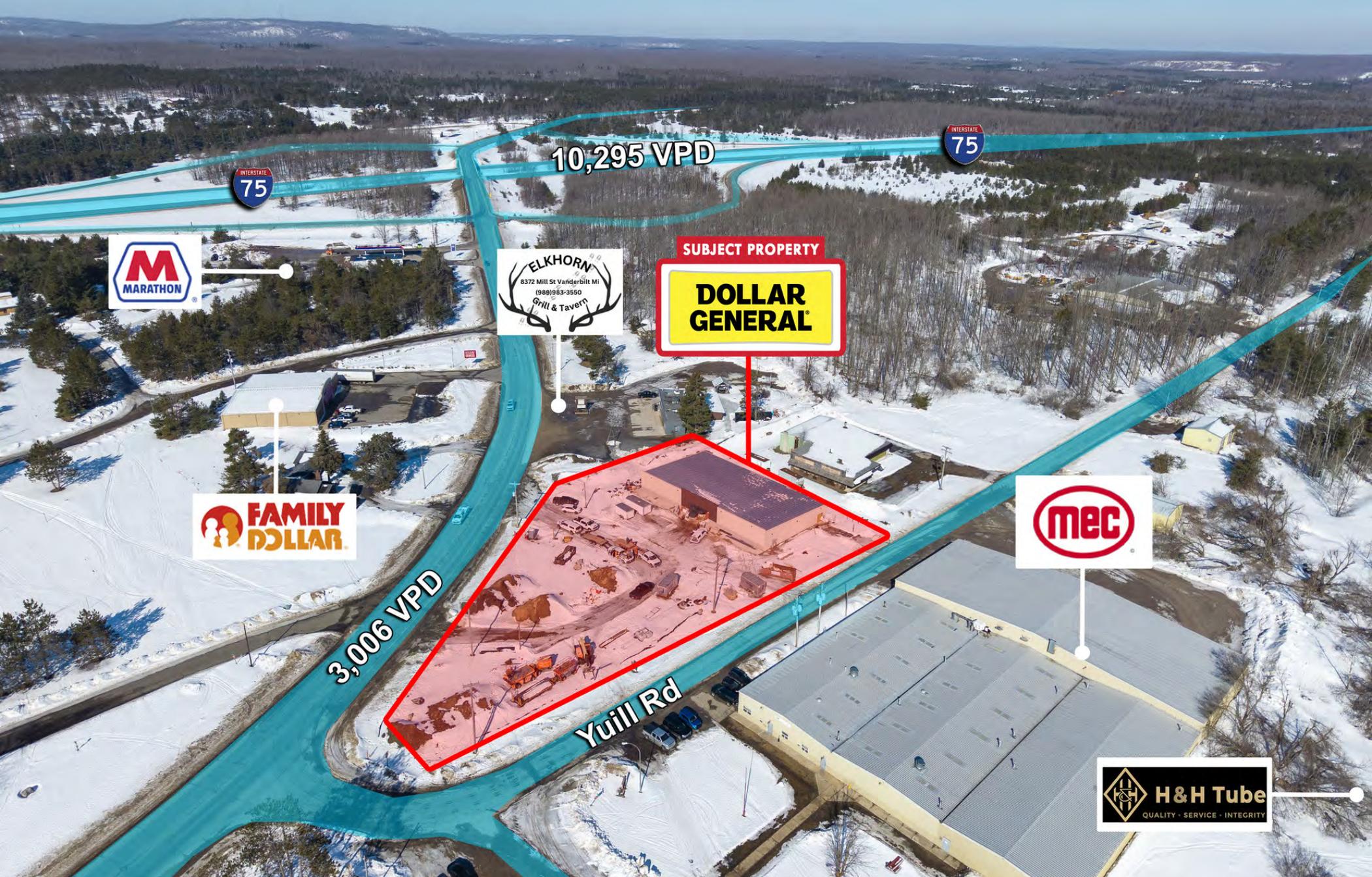
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FORTIS NET LEASE™



 **Vanderbilt Area School**

The **Senior Center**

 **UNITED STATES POSTAL SERVICE**

MILL STREET PIZZA & DINER
PIZZA & DINER
EST. 1985

 **H&H Tube**
QUALITY · SERVICE · INTEGRITY

 **MEC**

 **LIBRARY**

Vanderbilt Downtown EZ Mart



SUBJECT PROPERTY
DOLLAR GENERAL

 **FAMILY DOLLAR**

ELKHORN
8372 Mill St Vanderbilt MI
(989)963-3550
Grill & Tavern

3,006 VPD

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Vanderbilt, Michigan is a small, peaceful village tucked into the heart of Northern Michigan’s scenic countryside in Michigan. Located along the historic Old US 27 corridor in Otsego County, Vanderbilt offers a quiet, rural atmosphere surrounded by rolling forests, open farmland, and miles of outdoor recreation.

Just a short drive north of Gaylord, the village serves as a gateway to year-round adventure. In the winter, snowmobilers and cross-country skiers are drawn to the extensive trail systems that weave through the nearby Pigeon River Country State Forest, often called “The Big Wild” for its vast, untouched beauty. During the warmer months, the area is popular for hiking, hunting, fishing, camping, and wildlife viewing, with elk frequently spotted in the surrounding forestlands.

Vanderbilt’s small population and laid-back pace give it a close-knit, community-oriented feel. Its location provides the serenity of the north woods while remaining conveniently connected to Gaylord’s shopping, dining, and golf courses — a balance that appeals to outdoor enthusiasts, seasonal visitors, and those seeking a quieter Northern Michigan lifestyle.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,156	1,930	14,395
Total Population 2029	1,202	2,000	14,857
Population Growth Rate	3.98%	3.63%	3.21%
Median Age	46.5	46.3	43.3
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	499	815	5,908
Average HH Income	\$66,871	\$67,886	\$65,713
Median House Value	\$145,641	\$149,689	\$158,851
Consumer Spending	\$14.2 M	\$23.3 M	\$158.6 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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