



BRAND NEW DOLLAR GENERAL PLUS | 5% BUMPS!

ACTUAL STORE RENDERING

1222 GA HWY 32 E, ALMA, GA 31510

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UPGRADED DOLLAR GENERAL PLUS

1222 GA HWY 32 E, ALMA, GA 31510 



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EXCLUSIVELY LISTED BY:

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BANG REALTY
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CINCINNATI , OH 45241
513.898.1551

UPGRADED DOLLAR GENERAL PLUS

1222 GA HWY 32 E, ALMA, GA 31510 

INVESTMENT SUMMARY

List Price:	\$2,036,909
Current NOI:	\$134,436.00
Initial Cap Rate:	6.60%
Land Acreage:	+/- 2.5
Year Built	2024
Building Size:	10,640 SF
Price PSF:	\$191.44
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.94%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus store located in Alma, Georgia with an upgraded exterior design. 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 has completed construction & opened to the public in April 2024.

This Dollar General is highly visible as it is strategically positioned on GA Hwy 32 which sees **5,789 cars per day**, a main thoroughfare into downtown Alma. The 10 mile population from the site is 11,627 while the 3 mile average household income is \$47,206 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 6.60% cap rate based on NOI of \$134,436.



PRICE \$2,036,909



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**
- **5% RENT INCREASES EVERY 5 YEARS!!**
- **Located off Main Thoroughfare seeing 5,789 VPD**
- **2024 BTS Plus Size | Plus Size & Upgraded Exterior Design**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$47,206
- Ten Mile Population 11,627
- Investment Grade Dollar Store With "BBB" Credit Rating

DOLLAR GENERAL

UPGRADED DOLLAR GENERAL PLUS

1222 GA HWY 32 E, ALMA, GA 31510 

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$134,436.00	\$12.63
Gross Income	\$134,436.00	\$12.63
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$134,436.00	\$12.63

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 2.5 Acres
Building Size:	10,640 SF
Traffic Count:	5,789 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded & Plus Size
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$134,436.00
Rent PSF:	\$12.63
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	4/22/2024
Lease Expiration Date:	4/30/2039
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

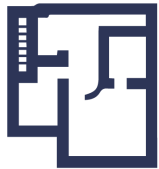


S&P:
BBB

UPGRADED DOLLAR GENERAL PLUS

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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	4/22/2024	4/30/2039	\$134,436.00	100.0	5/1/2029 5/1/2034	\$12.63	
				\$141,157.80			\$13.27	
				\$148,215.69			\$13.93	
				Option 1		\$155,626.47	5/1/2039	\$14.63
				Option 2		\$163,407.80	5/1/2044	\$15.36
				Option 3		\$171,578.19	5/1/2049	\$16.13
Option 4	\$180,157.10	5/1/2054	\$16.93					
Option 5	\$189,164.95	5/1/2059	\$17.78					
Averages	10,640			\$141,269.83			\$13.28	



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$134,436.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.28



NUMBER OF TENANTS
1



UPGRADED DOLLAR GENERAL PLUS

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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

UPGRADED DOLLAR GENERAL PLUS

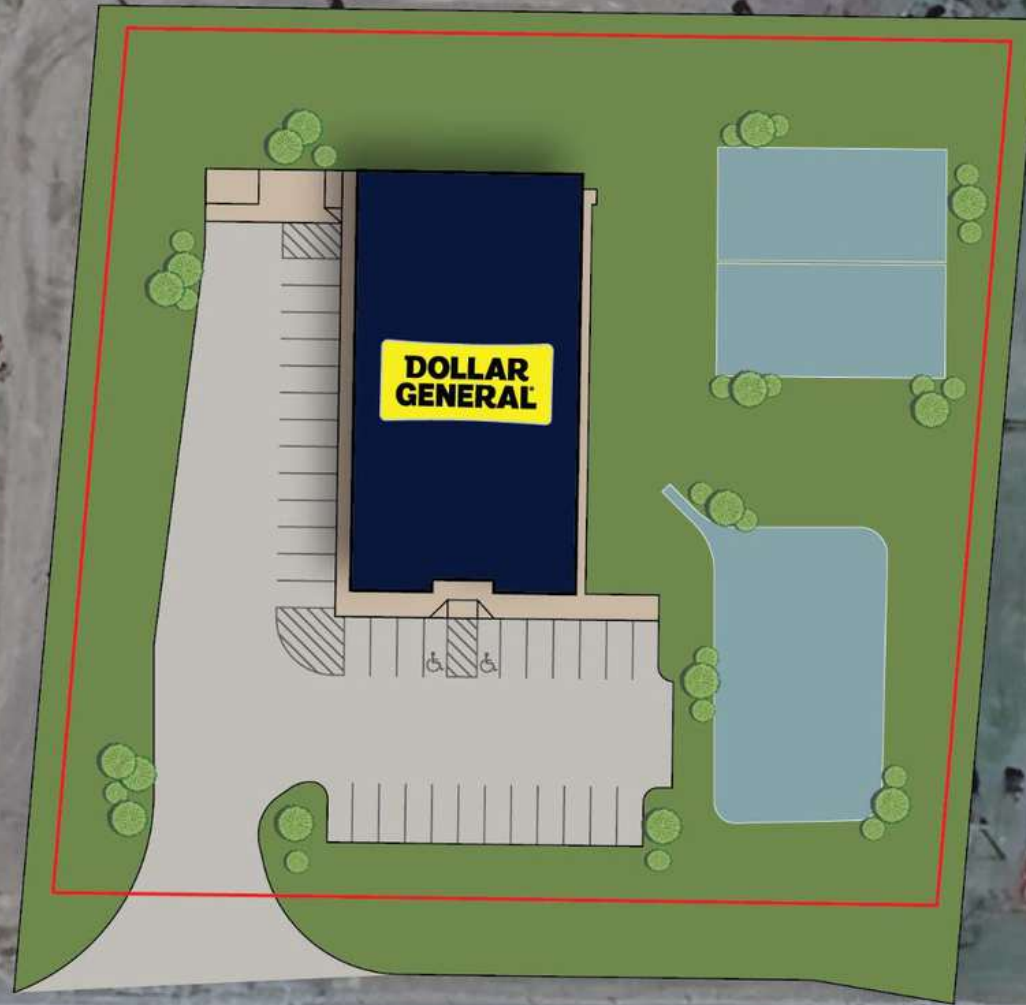
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 FORTIS NET LEASE™



UPGRADED DOLLAR GENERAL PLUS

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32

5,789 VPD

32

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PROXIMITY TO LOCAL ATTRACTIONS



67 Miles
Brunswick
Golden Isles
Airport



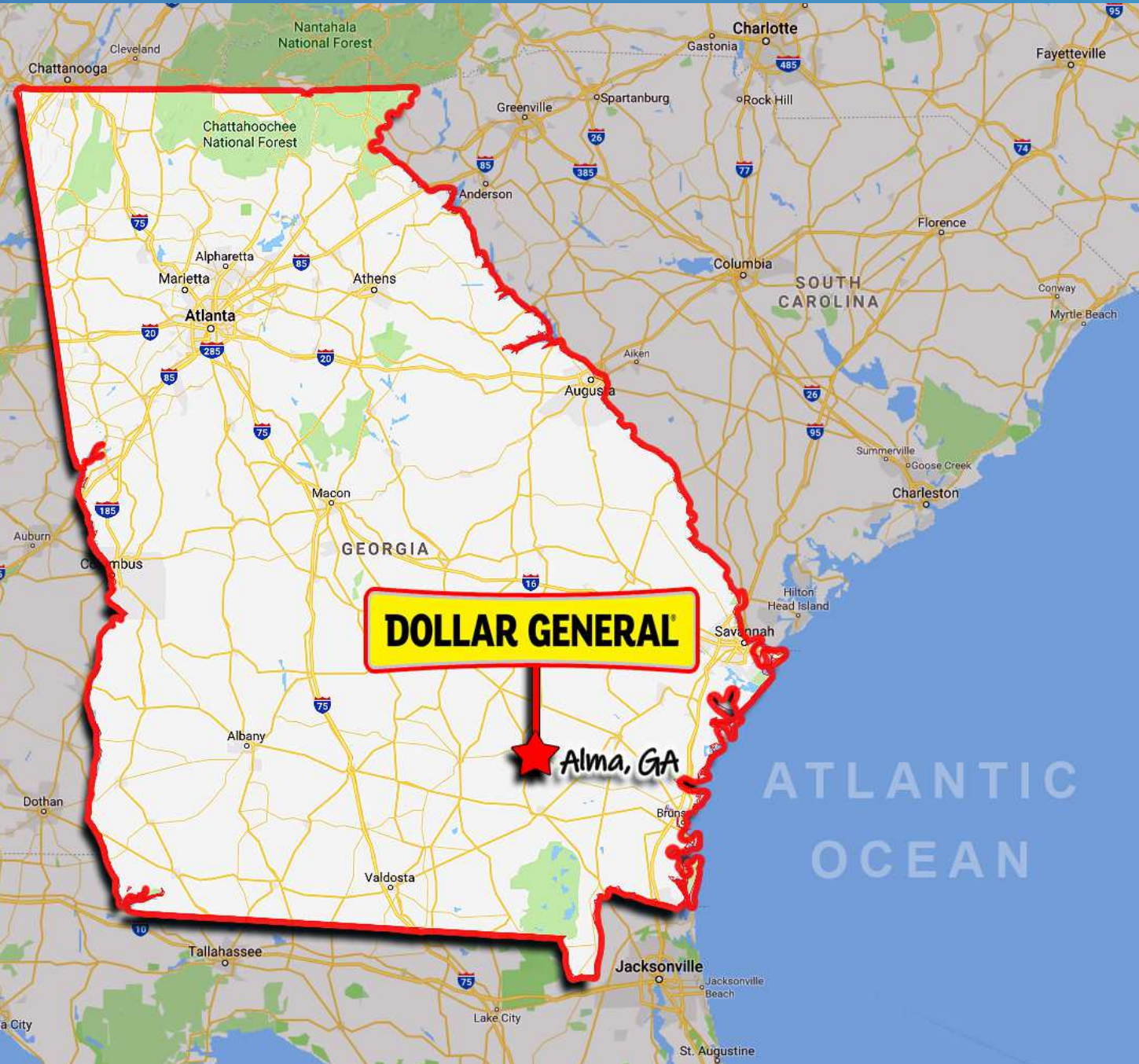
216 Miles
Atlanta,
GA



103 Miles
Savannah,
GA

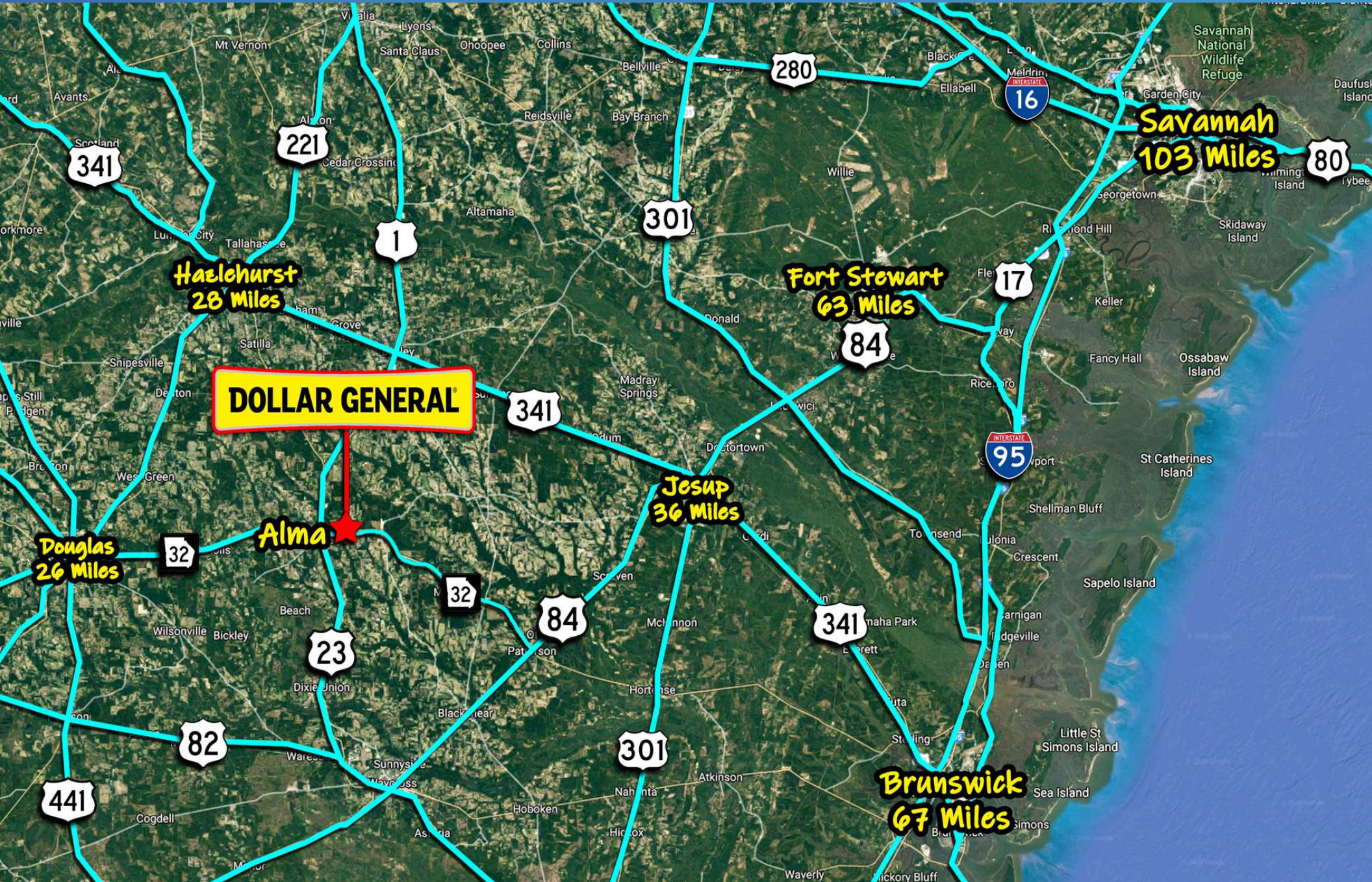


26 Miles
Douglas,
GA



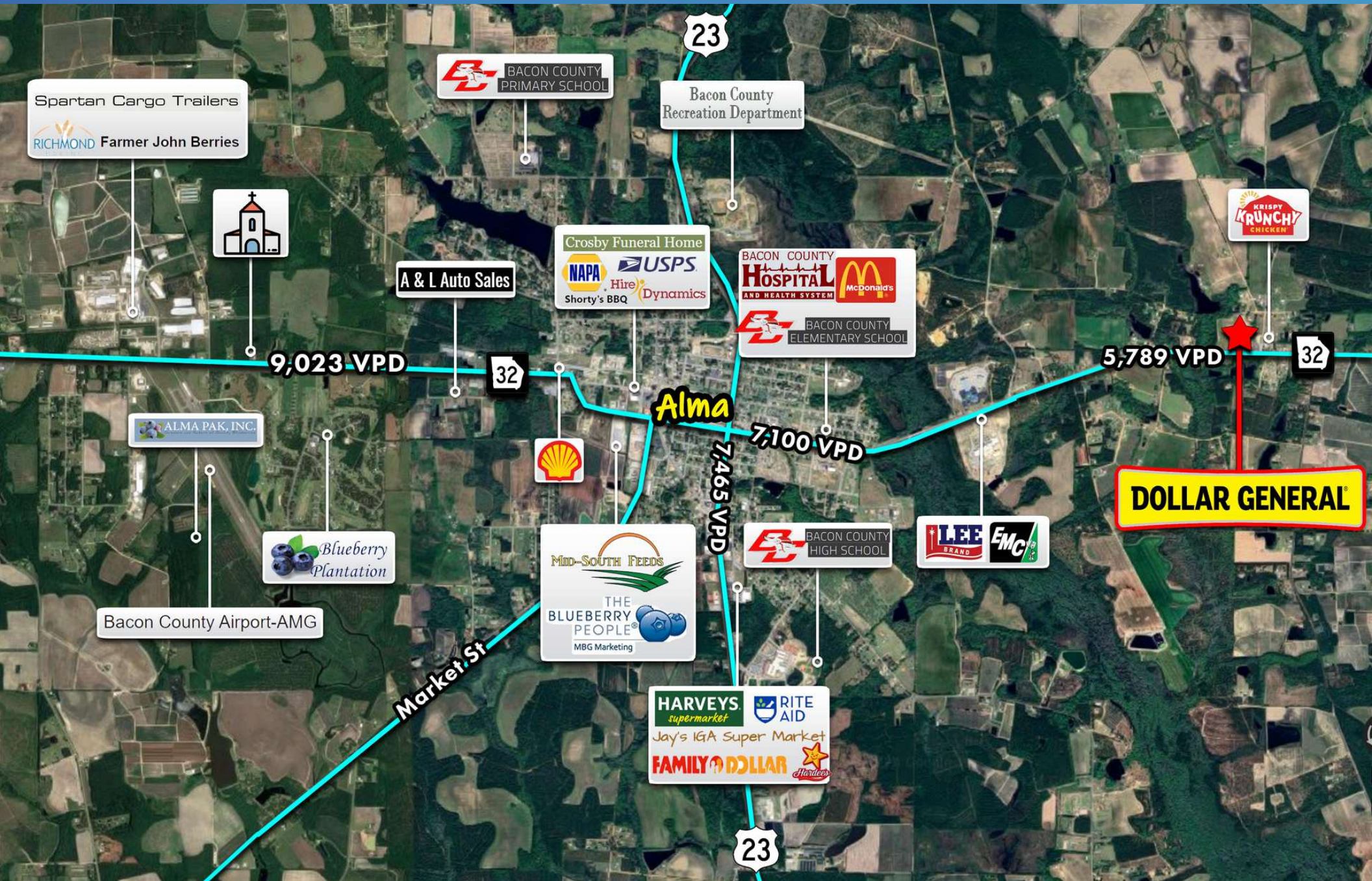
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FORTIS NET LEASE™



Georgia Hwy 32 - 5,789 VPD

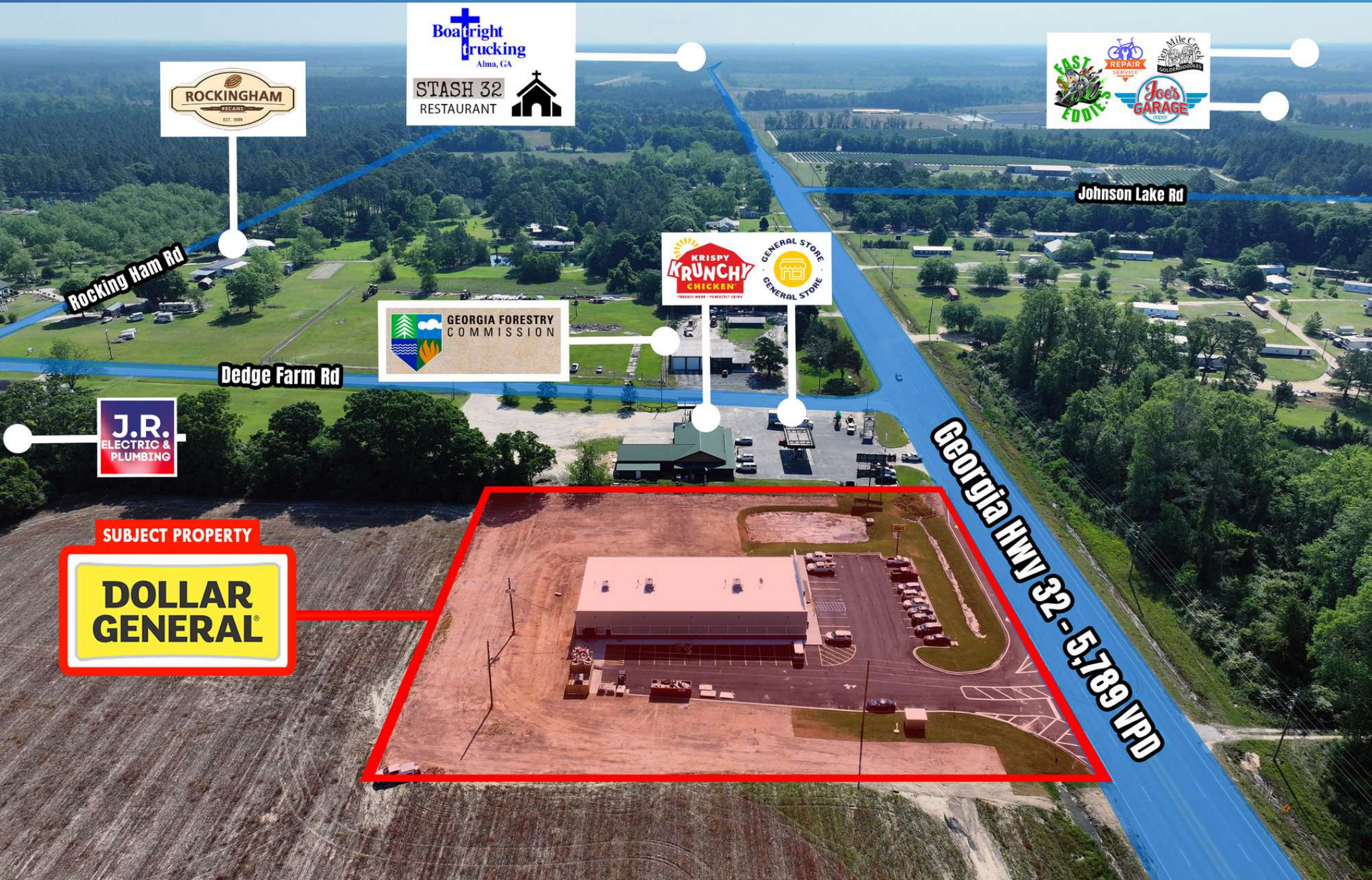
SUBJECT PROPERTY

DOLLAR GENERAL®



UPGRADED DOLLAR GENERAL PLUS

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Rocking Ham Rd

Johnson Lake Rd

Dedge Farm Rd



Georgia HWY 32 - 5,789 VPD

SUBJECT PROPERTY



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Alma, Georgia, nestled in the heart of Bacon County, exudes Southern charm and hospitality at every turn. This small, yet vibrant city is a quintessential representation of rural Georgia, offering visitors a glimpse into the rich tapestry of the South.

The downtown area of Alma is a delightful blend of historic architecture and modern amenities. Stroll down Main Street, where charming storefronts house local businesses, antique shops, and cozy cafes serving up hearty Southern fare. Stop by the courthouse square, a focal point of community life, where locals gather for festivals, farmer's markets, and live music events.

Nature enthusiasts will find plenty to explore in Alma and its surrounding areas. With the nearby Okefenokee Swamp providing a haven for wildlife and outdoor adventures, including kayaking, birdwatching, and hiking, there's no shortage of opportunities to reconnect with the natural world.

Alma is also steeped in history, with sites like the Bacon County Museum offering a glimpse into the area's past. Learn about the region's agricultural heritage, Civil War history, and the contributions of local luminaries.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	4,126	6,077	11,627
Median Age	37.3	38.1	39.2
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,556	2,306	4,440
Average HH Income	\$47,206	\$50,574	\$53,781
Median House Value	\$90,917	\$93,892	\$94,607
Consumer Spending	\$35.6 M	\$56.5 M	\$115.9 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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