



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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6649 U.S. 10, FOUNTAIN, MI 49410

DOLLAR GENERAL

FOR SALE \$1,000,000 | 7.50% CAP

LEGACYCREA.COM

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DOLLAR GENERAL®

FOUNTAIN, MI

- Single Tenant Freestanding Dollar General in Fountain, MI
- Absolute NNN Lease Structure with Zero (0) Landlord Responsibilities
- FedEx Pick Up and Drop Off Service On Site
- Limited Competition Area
- Large 3 Acre Lot
- 46 Minute Drive to Manistee County-Blacker Airport (33.5 Mile Distance)
- Dollar General (NYSE: DG), Ranked #128 on the Fortune 500, Reported Revenues North of \$39 Billion for FY2023, Representing a 7.56% Increase Year-Over-Year
- Dollar General Holds an Investment Grade Credit Rating of "BBB" With S&P and a Positive/Stable Outlook
- Essential Retailer - Internet, Pandemic, and Recession Resistant Tenant

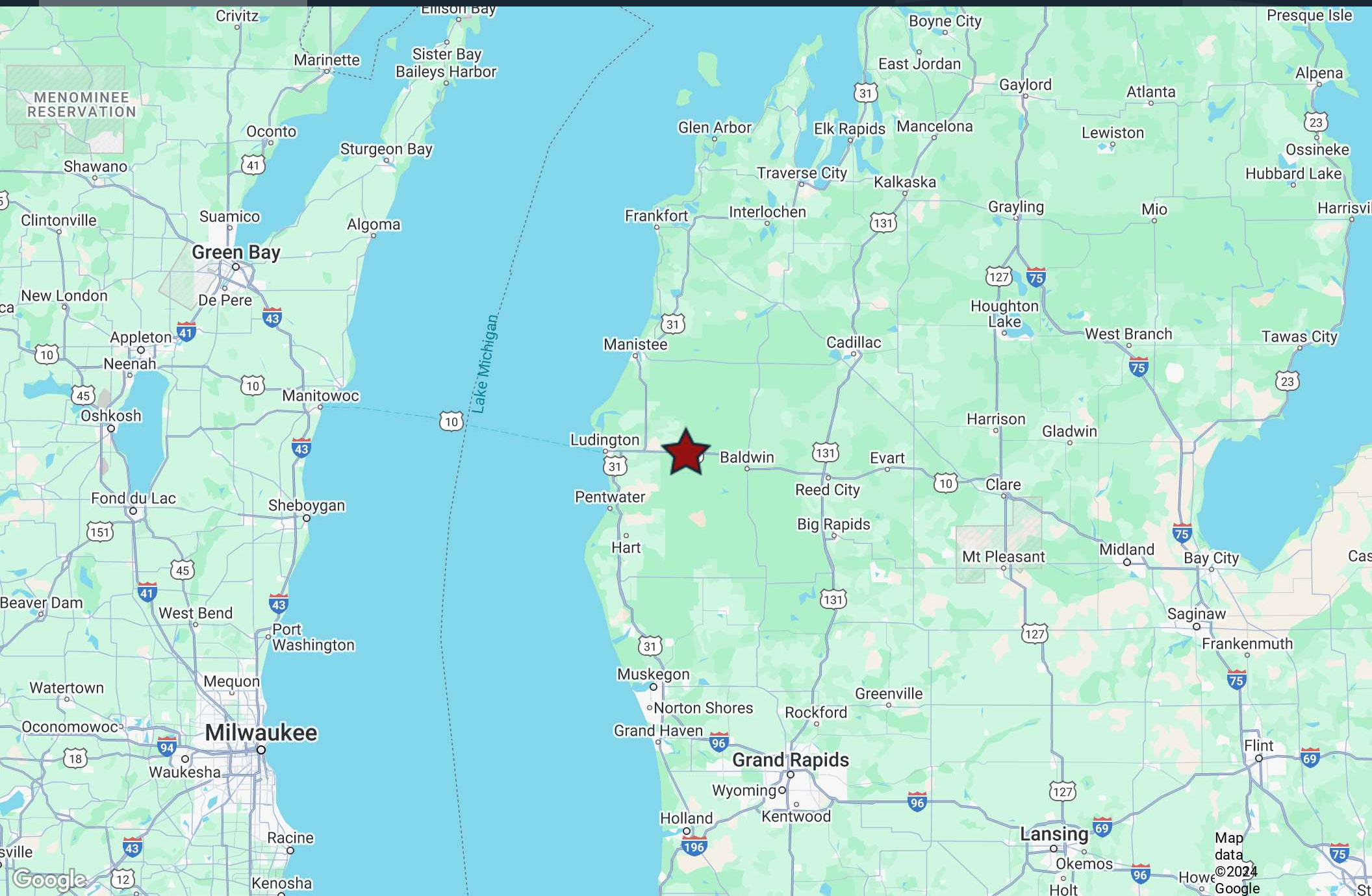
PROPERTY DETAILS

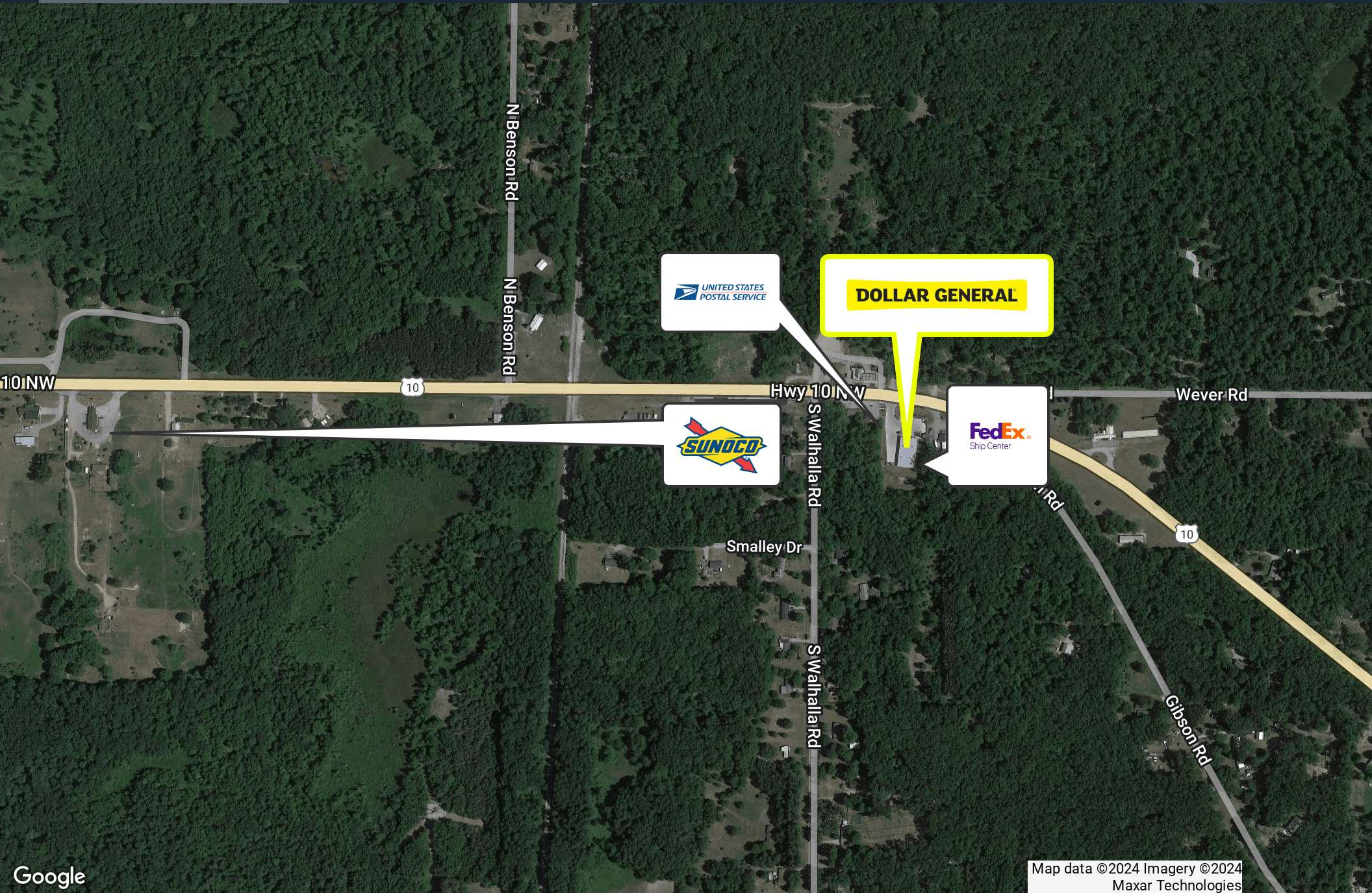
Building Area:	9,100 SF
Land Area:	2.95 Acres
Price:	\$1,000,000
Year Built:	2016
Cap Rate:	7.5%
Price (PSF):	\$109.89

LEASE OVERVIEW

Remaining Lease Term:	6 Years
NOI:	\$75,012
Lease Type:	NNN
Scheduled Rent Increases:	10% Per Option
Options & Increases:	(5) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant







Map data ©2024 Imagery ©2024 Maxar Technologies

Google



DOLLAR GENERAL

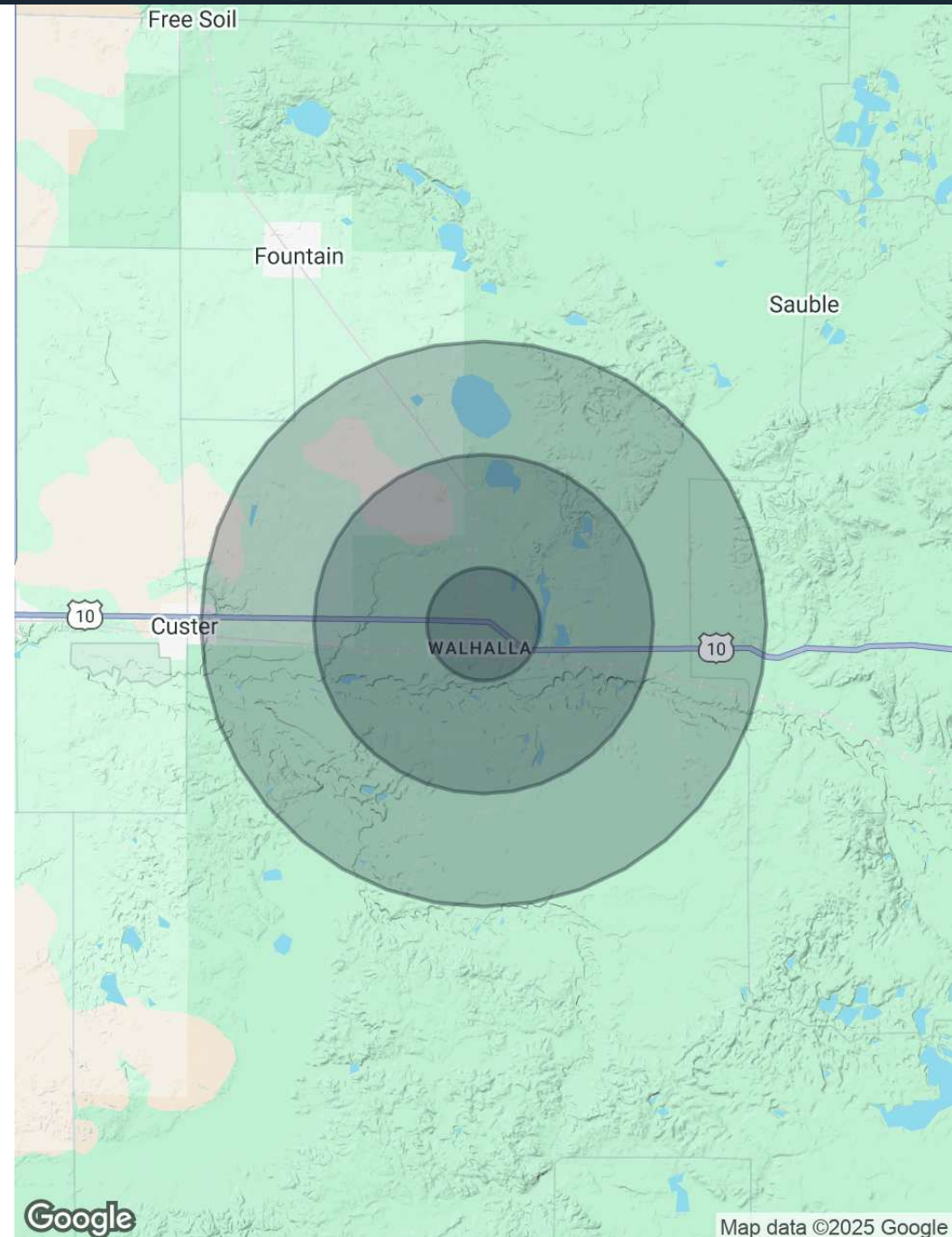
4,511 Vehicles Per Day

Map data ©2024 Imagery ©2024
Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	448	1,419	2,363
Average Age	43	44	45
Average Age (Male)	43	44	45
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	194	595	980
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,637	\$63,881	\$64,149
Average House Value	\$181,865	\$194,205	\$195,129

Demographics data derived from AlphaMap





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