



DOLLAR GENERAL | HARD CORNER LOCATION

ACTUAL STORE

824 DAKOTA AVE, WAHPETON, ND 58075

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
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fortisnetlease.com

BRYAN BENDER
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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
AL #119315
2939 VERNON PLACE
CINCINNATI , OH 45219
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,501,534
Current NOI:	\$116,368.90
Initial Cap Rate:	7.75%
Land Acreage:	+/- 1.41
Year Built	1977
Building Size:	15,311 SF
Price PSF:	\$98.07
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	7.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 15,311 SF. Dollar General store located in Wahpeton, North Dakota. The property is secured with a 10 year, Double Net (NN) Lease, leaving landlord responsible for roof & restructure. The lease contains 10% rental rate increases at each of the 4 (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 was retrofit from a former Family Dollar and has been open & operating successfully since November 2023.

This Dollar General is highly visible as it is strategically positioned on the **hard corner** of 9th Street N and Dakota Avenue which **sees 10,006 cars per day**. The ten mile population from the site is 13,323 and the three mile average household income is \$64,343 per year, making this location ideal for a Dollar General. The site is surrounded by local businesses and residential homes. **It ranks in the top 20% of all DG stores in North Dakota based on foot traffic!** The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a 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 7.75% cap rate based on NOI of \$117,900.



PRICE \$1,501,534



CAP RATE 7.75%



LEASE TYPE Double Net (NN)



TERM REMAINING 8 Years

INVESTMENT HIGHLIGHTS

- 10 Year Double Net (NN) Lease
- Minimal Landlord Responsibilities | Roof & Structure
- **Ranks in the Top 20% of all DG Stores in North Dakota Based on Foot Traffic!**
- Four (5 Year) Options with 10% Rental Rate Increases at Each
- 2023 Retrofit Construction
- **Hard Corner Location | Multiple Points of Ingress/Egress**
- **10,006 Cars Per Day**
- Three Mile Household Income \$64,343
- Ten Mile Population 13,323
- Surrounded by Residential Homes & Businesses
- Investment Grade Dollar Store with "BBB" Credit Rating
- **Dollar General Corporate Guaranty | 20,500 Stores Nationwide**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$117,900.00	\$7.70
Gross Income	\$117,900.00	\$7.70
EXPENSE		PER SF
Reserve	\$1,531	\$0.10
Gross Expenses	\$1,531	\$0.10
NET OPERATING INCOME	\$116,368.90	\$7.60

PROPERTY SUMMARY

Year Renovated:	2023
Lot Size:	+/- 1.41 Acres
Building Size:	15,311 SF
Traffic Count:	10,006
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Retrofit
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$117,900.00
Rent PSF:	\$7.70
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	11/1/2023
Lease Expiration Date:	10/31/2023
Lease Term Remaining:	8 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (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+

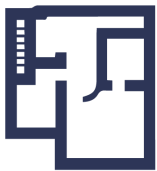


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	15,311	11/1/2023	10/31/2033	\$117,900.00	100.0	\$7.70
			Option 1	\$129,696.00		\$8.47
			Option 2	\$142,656.00		\$9.32
			Option 3	\$156,924.00		\$10.25
			Option 4	\$172,620.00		\$11.28
Totals/Averages	15,311			\$117,900.00		\$7.70



TOTAL SF
15,311



TOTAL ANNUAL RENT
\$117,900.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.70



NUMBER OF TENANTS
1



DOLLAR GENERAL

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 FORTIS NET LEASE™



\$1.1 BILLION

2024 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$40.6 BIL

2024 NET SALES



86 YEARS

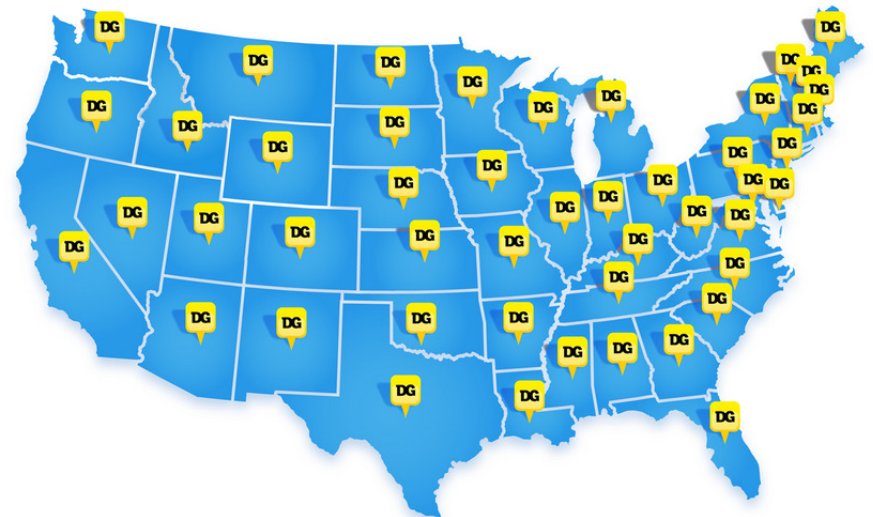
IN BUSINESS



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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PROXIMITY TO LOCAL ATTRACTIONS



53 Miles
Hector Intern'l
Airport



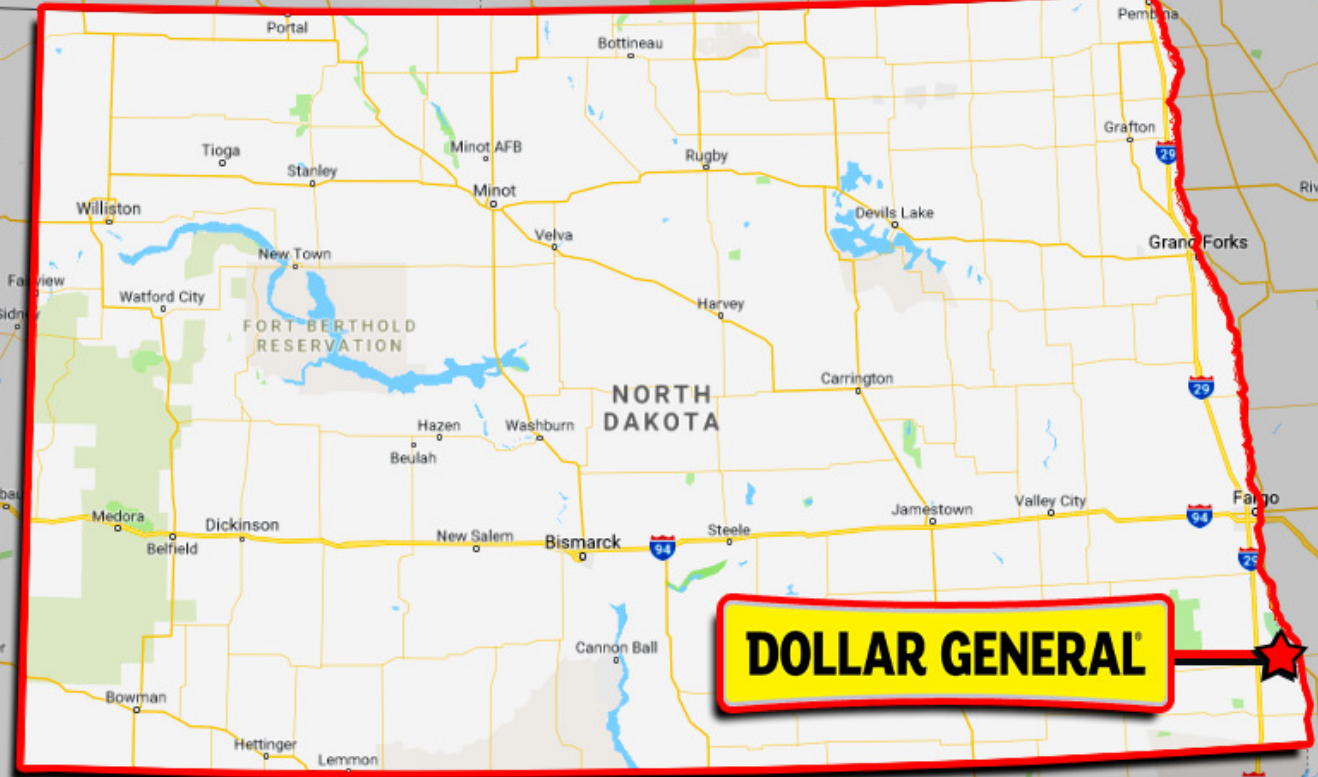
48 Mile
Downtown
Fargo, ND



243 Miles
Bismarck, ND



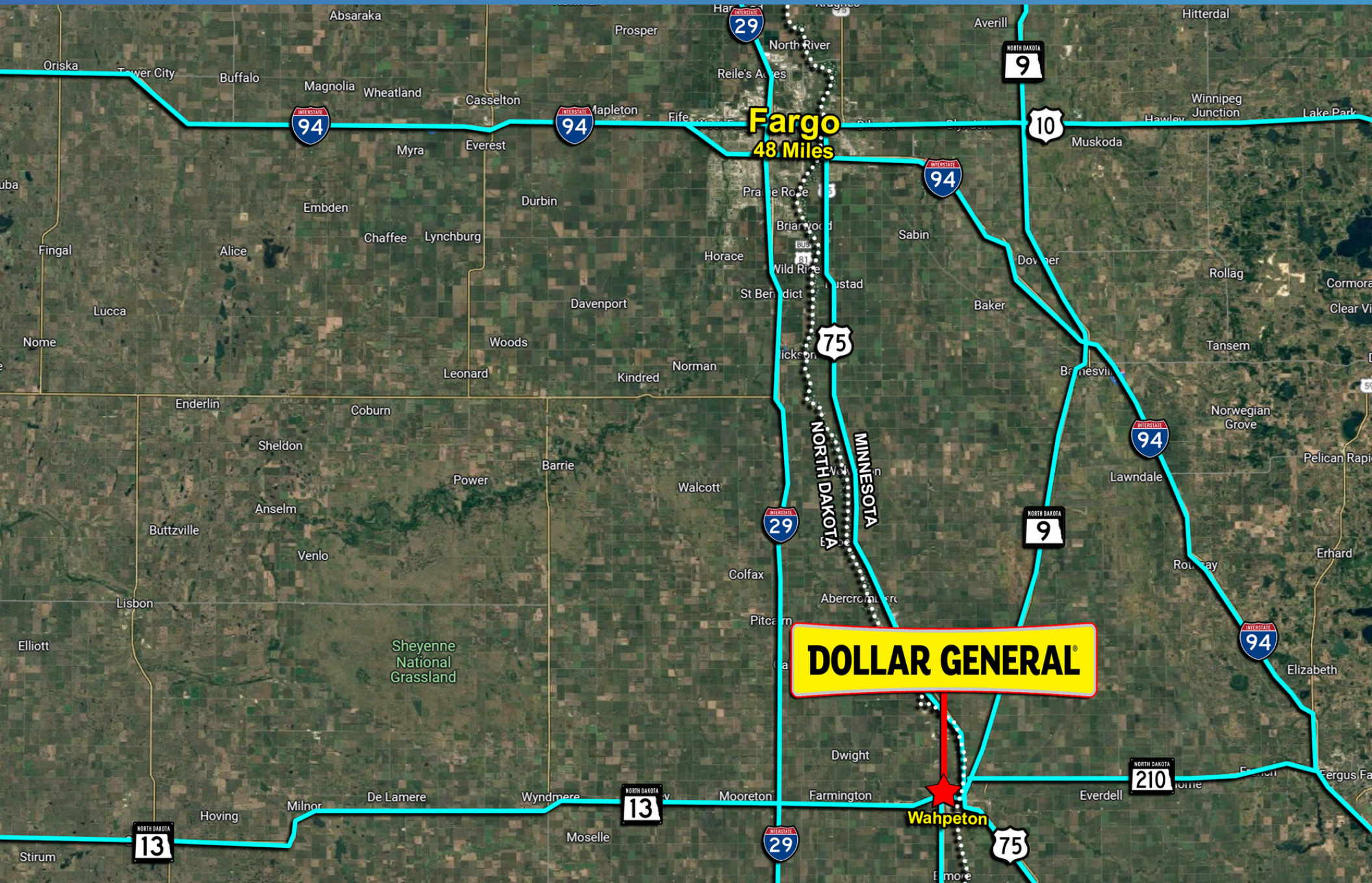
0.7 Miles
ND State
College of
Science



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Wahpeton is a small city located in the southeastern corner of North Dakota, nestled along the western bank of the Red River, which also serves as the border with Minnesota. As the county seat of Richland County, Wahpeton is part of the Wahpeton–Breckenridge twin-city area, directly across from its sister city, Breckenridge, Minnesota.

Strategically positioned at the junction of U.S. Highways 75 and 210, and North Dakota Highway 13, Wahpeton serves as a regional hub for agriculture, education, and industry. The city lies approximately 50 miles south of Fargo, the state's largest urban center, offering easy access to broader economic and cultural amenities while maintaining its distinct small-town charm.

Wahpeton is home to the North Dakota State College of Science (NDSCS), one of the oldest two-year colleges in the nation, which contributes to the city's educational and cultural vitality. The surrounding region is characterized by flat prairie landscapes and fertile farmland, making agriculture—particularly sugar beet and corn production—a key component of the local economy.

The city also features attractions like the Chahinkapa Zoo, scenic riverfront parks, and a historic downtown area, giving Wahpeton a blend of natural beauty, community pride, and Midwestern hospitality.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	12,084	12,488	13,323
Median Age	36.7	36.9	37.4
Average Household Size	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,051	5,206	5,524
Average HH Income	\$64,343	\$65,606	\$67,660
Median House Value	\$160,190	\$161,609	\$163,643
Consumer Spending	\$128.0 M	\$133.9 M	\$145.7 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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