



DOLLAR GENERAL | ABS NNN

24445 N US HWY 21, FORT MCCOY, FL 32134

EXAMPLE PROPERTY

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,572,342
Current NOI:	\$110,064.00
Initial Cap Rate:	7.00%
Land Acreage:	1.25
Year Built	2018
Building Size:	9,100 SF
Price PSF:	\$172.78
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Fort Mccoy, Florida. The property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5% rent increases in 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 is open and has been successfully operating since 2018.

This Dollar General is highly visible as it is strategically positioned on US Hwy 21, seeing 3,500+ cars per day. It sits nestled between US hwy 21 and 315 making it a convenient location for the surrounding neighbors. The 5 mile population from the site is 3,584 and the 1 mile average household income is \$50,381 per year, making this location ideal for a Dollar General. This area is seeing explosive growth with the 5 mile population growth rate at 4.6%! 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 7.00% cap rate based on the NOI of \$110,064.



PRICE \$1,572,342



CAP RATE 7.00%



LEASE TYPE Absolute NNN



TERM REMAINING 8 Years 5 Months

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- **Zero Landlord Responsibilities**
- **5% RENT INCREASES EVERY OPTION!**
- **2018 BTS Construction**
- **4 (5 Year) Options | 5% Increases At Each Option**
- **One Mile Household Income \$50,381**
- **Five Mile Population 3,584 | Expected 4.6% Growth**
- **3,500 Cars Per Day | Hard Intersection**
- **Explosive Growth Area | Three Mile Population Growth Rate 4.6%**
- **Investment Grade Dollar Store With "BBB" Credit Rating**
- **Dollar General Guaranty**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$110,064.00	\$12.09
Gross Income	\$110,064.00	\$12.09
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$110,064.00	\$12.09

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	+/-1.67 Acres
Building Size:	9,100 SF
Traffic Count:	3,524
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
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:	\$110,064.00
Rent PSF:	\$12.09
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	08/01/2018
Lease Expiration Date:	08/01/2033
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every Option
Renewal Options:	Four (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+

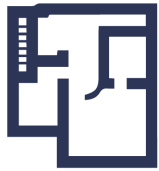


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	9,100	08/01/2018	08/01/2033	\$110,064.00	100.0		\$12.09
Option 1				\$121,030.00		8/1/2033	\$13.30
Option 2				\$133,133.00		8/1/2038	\$14.63
Option 3				\$146,419.00		8/1/2043	\$16.09
Option 4				\$161,161.00		8/1/2043	\$17.71
Totals/Averages	9,100			\$110,064.00			\$12.09



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$110,064.00



OCCUPANCY RATE
100.0%



INITIAL RENT/SF
\$12.09



NUMBER OF TENANTS
1

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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.



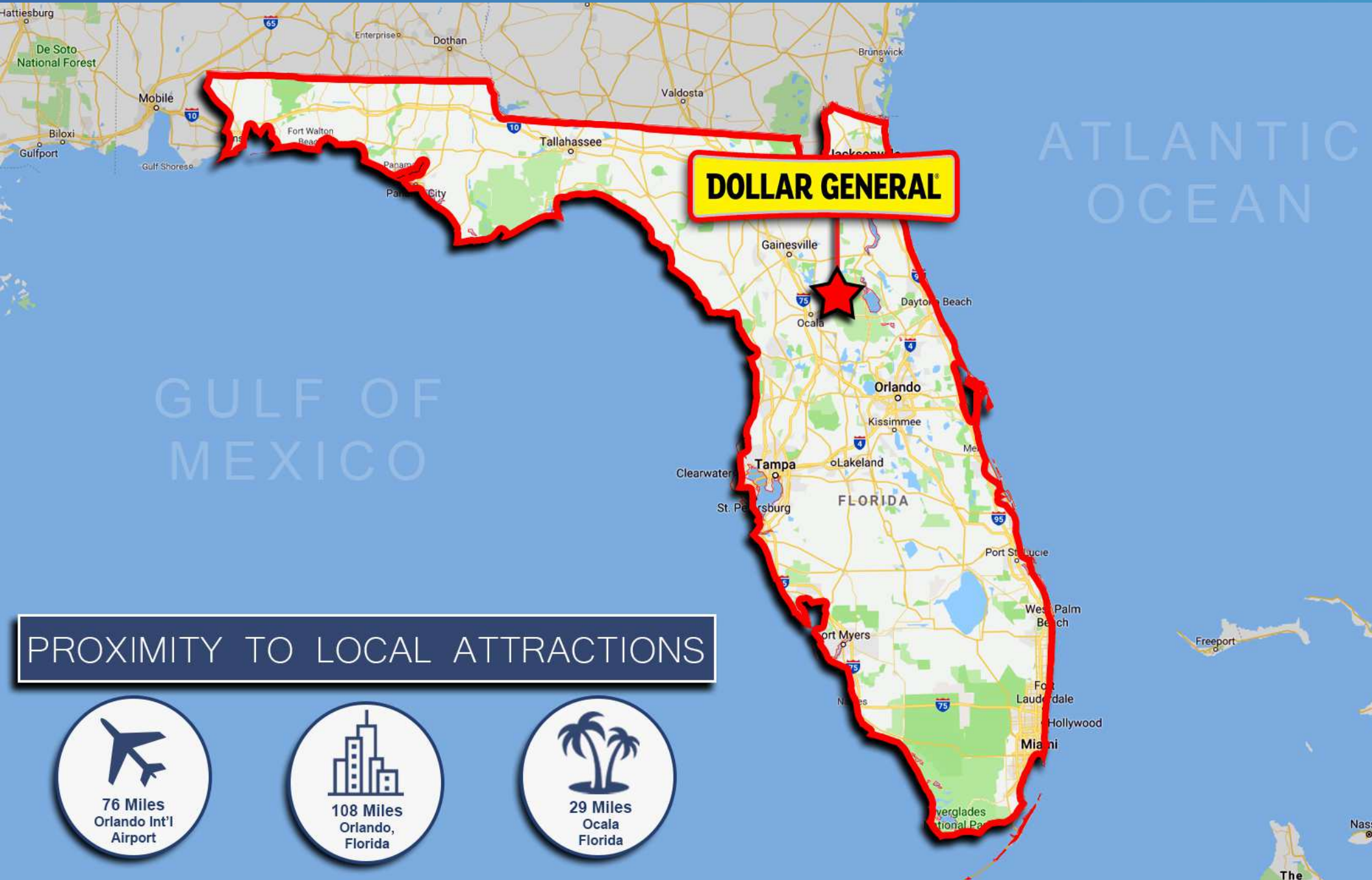
20,000+ STORES ACROSS 48 STATES

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 FORTIS NET LEASE™





PROXIMITY TO LOCAL ATTRACTIONS



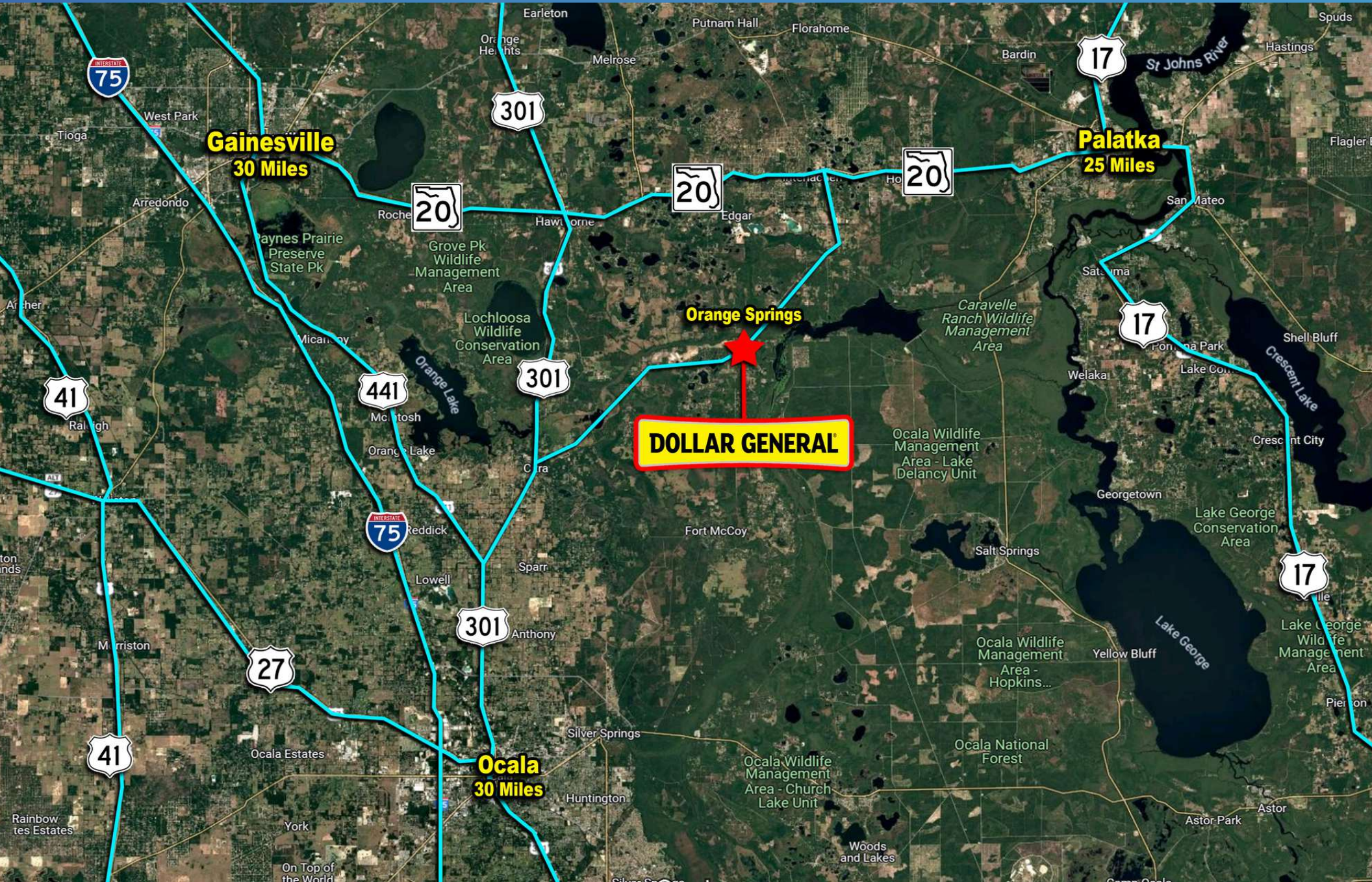
76 Miles
Orlando Int'l
Airport



108 Miles
Orlando,
Florida



29 Miles
Ocala
Florida





Orange Springs, Florida, is a hidden gem that beautifully captures the essence of rural Florida. Nestled amidst lush greenery and scenic landscapes, it offers a serene atmosphere that is perfect for nature lovers. The town is known for its charming natural springs, particularly the famous Orange Springs, which provide crystal-clear waters ideal for swimming, kayaking, and fishing. The surrounding areas are rich with wildlife, making it a great spot for birdwatching and exploring the great outdoors. The tranquility of the region, combined with its natural beauty, creates a peaceful retreat away from the hustle and bustle of city life.

In addition to its natural attractions, Orange Springs has a close-knit community that embodies Southern hospitality. Local events and festivals often bring residents together, fostering a sense of belonging and camaraderie. The area is also dotted with quaint shops and eateries, where visitors can enjoy homemade treats and unique finds. With its picturesque landscapes, inviting springs, and warm community spirit, Orange Springs serves as a wonderful escape for anyone looking to immerse themselves in the beauty of Florida's countryside.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,529	3,029	15,999
Total Population 2029	1,724	4,041	19,448
Population Growth Rate	4%	4%	4%
Median Age	40.4	37.1	37.1
Average Household Size	2.5	2.6	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	670	1,590	7,511
Average HH Income	\$50,672	\$51,995	\$39,974
Median House Value	\$98,976	\$104,725	\$115,843
Consumer Spending	\$17 M	\$40 M	\$198 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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