



BRAND NEW DOLLAR GENERAL PLUS WITH RENT BUMPS

EXAMPLE STORE

S HIGHLANDS AVENUE, SEBRING, FL 33870

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EXCLUSIVELY LISTED BY:

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MICHAEL HOUGHTON

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863.226.1301

INVESTMENT SUMMARY

List Price:	\$2,671,680
Current NOI:	\$166,980.00
Initial Cap Rate:	6.25%
Land Acreage:	+/- 2.35
Year Built	2025
Building Size:	10,566 SF
Price PSF:	\$252.86
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.57%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,566 SF. Dollar General **Plus** store located in Sebring, Florida. The property is secured with a 15 year, Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rental rate increases ever 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 completing construction with rent and opening on track for June 2025.

This Dollar General is highly visible as it is strategically positioned on Sebring Parkway which sees **12,900 cars per day**, off of a main thoroughfare into downtown Sebring. It sits 1/2 mile from HCA Florida Highlands Hospital and Fred Wild Elementary School. The **five mile population from the site is 37,712** while the one mile average household income is \$38,965 per year, making this location ideal for a Dollar General. **This area is seeing great growth with the 1 mile population growth rate at 10.09%**! 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 6.25% cap rate based on NOI of \$166,980.



PRICE \$2,671,680



CAP RATE 6.25%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- **5% Rental Rate Increases Every 5 Years**
- Five (5 Year) Options | 5% Rental Increase At Each Option
- One Mile Household Income \$38,965
- **Five Mile Population 37,712 | 8.99% Expected Growth**
- **12,900 Cars Per Day on Sebring Parkway**
- Investment Grade Dollar Store with "BBB" Credit Rating
- 0.6 Miles From HCA Florida Highlands Hospital
- On Main Thoroughfare into Downtown Sebring
- **Great Growth Area | 1 Mile Population Growth Rate 10.09%**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$166,980.00	\$15.80
Gross Income	\$166,980.00	\$15.80
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$166,980.00	\$15.80

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 2.35 Acres
Building Size:	10,566 SF
Traffic Count:	12,900
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	34
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$166,980.00
Rent PSF:	\$15.80
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2025
Lease Expiration Date:	6/30/2040
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years
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

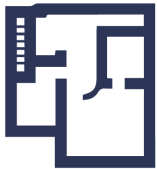


S&P:
BBB

DOLLAR GENERAL PLUS

S HIGHLANDS AVENUE, SEBRING, FL 33870 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,566	6/15/2025	6/30/2040	\$166,980.00	100.0		\$15.80
				\$175,332.00		7/1/2030	\$16.59
				\$184,092.00		7/1/2035	\$17.42
				Option 1		7/1/2040	\$18.29
				Option 2		7/1/2045	\$19.21
				Option 3		7/1/2050	\$20.17
				Option 4		7/1/2055	\$21.18
				Option 5		7/1/2060	\$22.24
Averages	10,566			\$175,468.00			\$16.61



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$166,980.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$49.82



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

S HIGHLANDS AVENUE, SEBRING, FL 33870

 FORTIS NET LEASE™



\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500

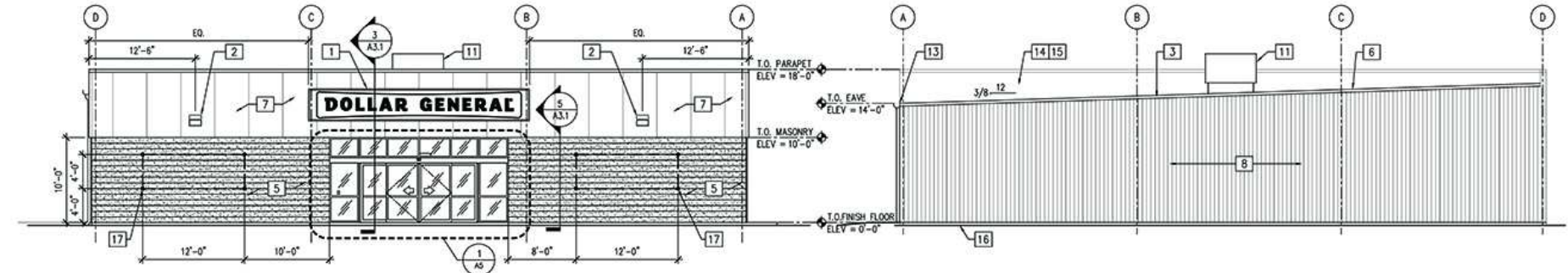
ON LIST SINCE 2009

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.



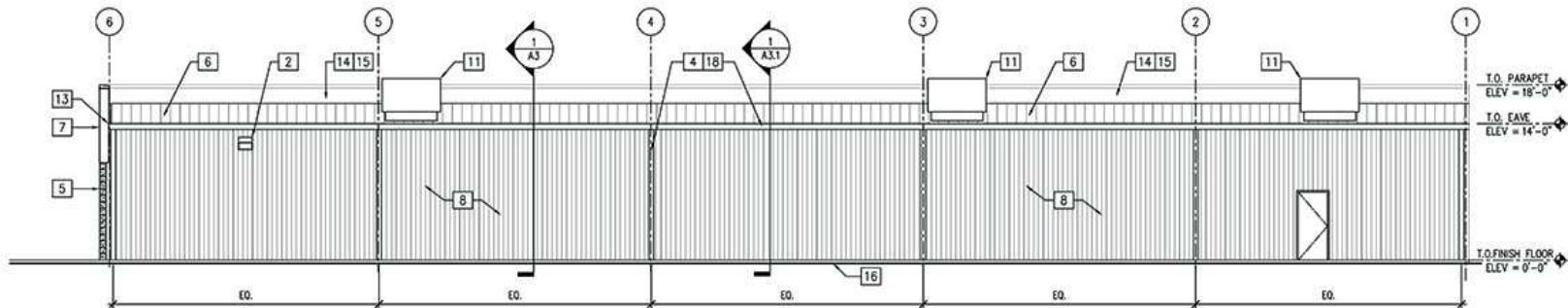
20,000+ STORES ACROSS 48 STATES



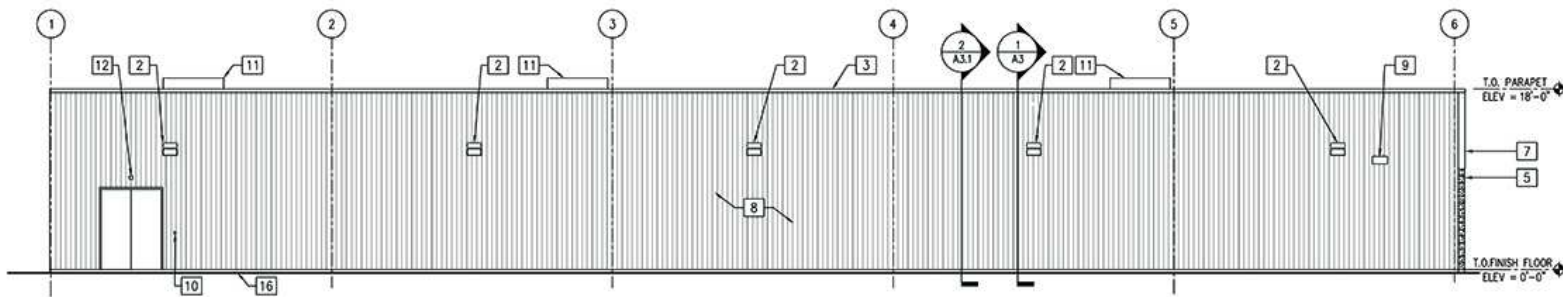


1 WEST ELEVATION
A2 1/8" = 1'-0"

2 EAST ELEVATION
A2 1/8" = 1'-0"



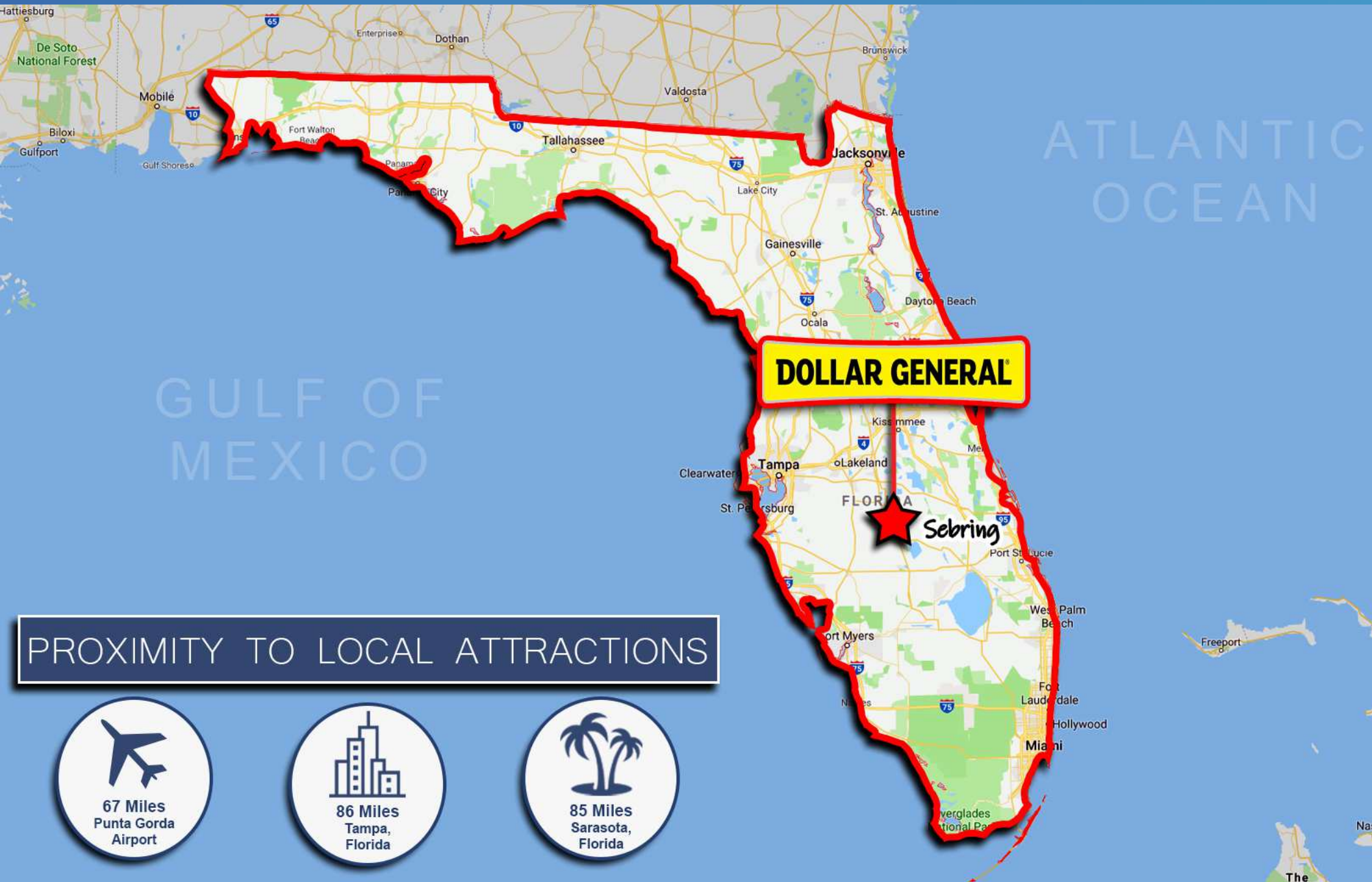
3 SOUTH ELEVATION
A2 1/8" = 1'-0"



4 NORTH ELEVATION
A2 1/8" = 1'-0"

DOLLAR GENERAL PLUS

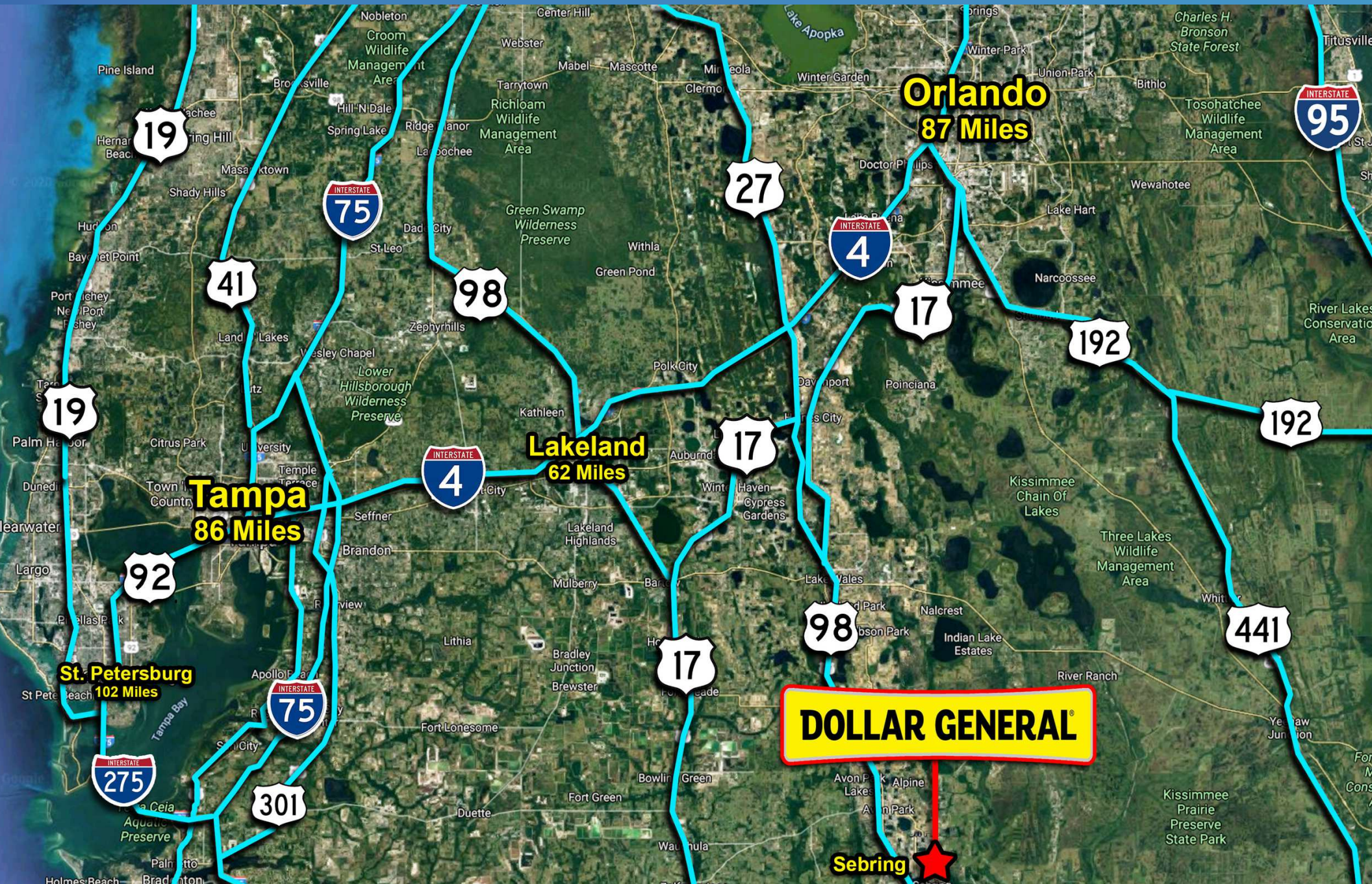
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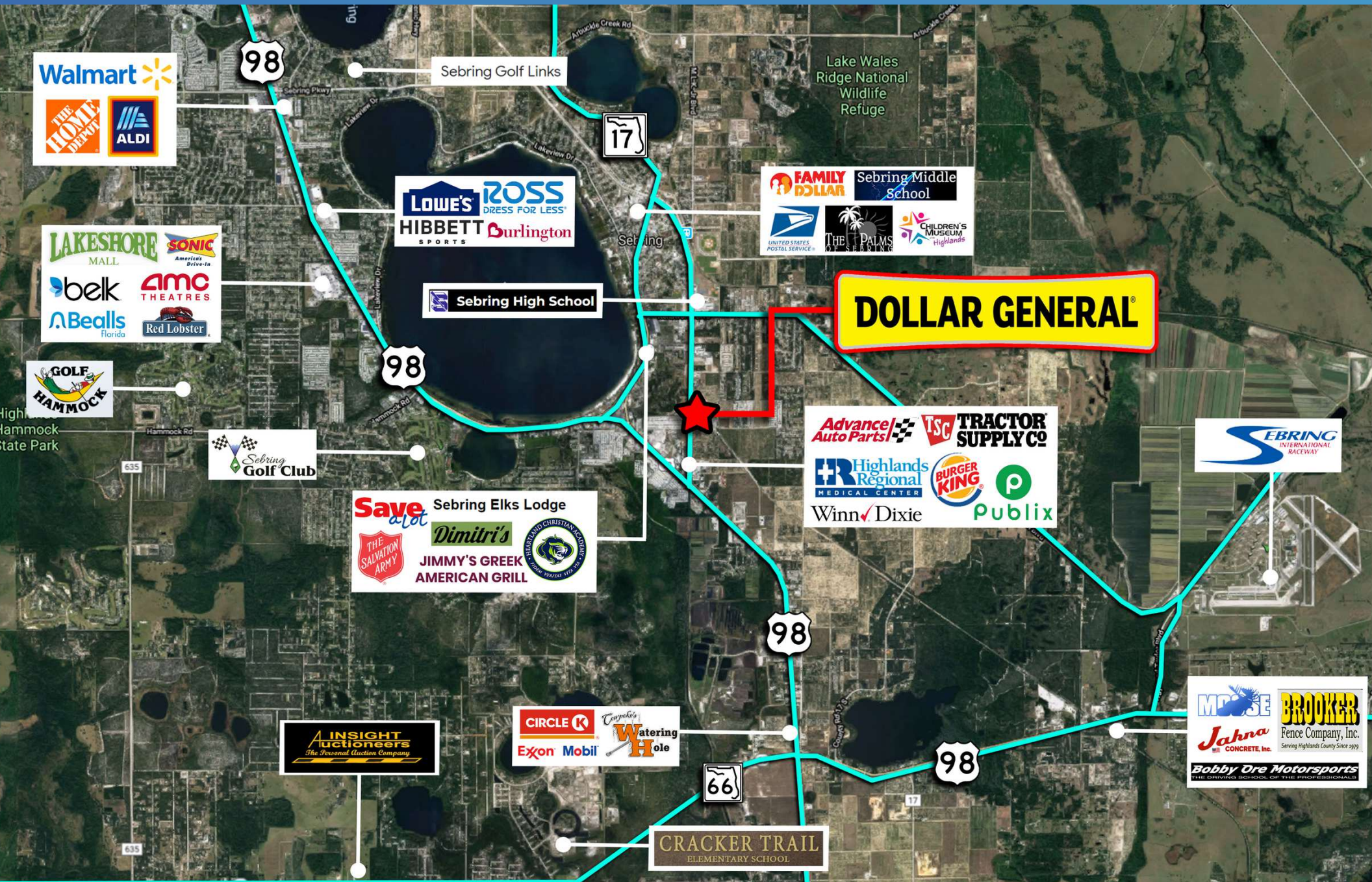
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Welcome to Sebring, a charming slice of Florida where the pace is as easygoing as the breeze rustling through the palms. Nestled in the heart of the state, Sebring is a sun-soaked oasis surrounded by lakes and kissed by the warmth of a perpetual summer.

Picture yourself strolling down historic Circle Drive, where quaint shops and cafes beckon with their colorful facades. The downtown area exudes a nostalgic charm, reminiscent of a bygone era, while still embracing the vibrancy of modern life.

Nature lovers, rejoice! Sebring is a gateway to the Highlands Hammock State Park, a lush expanse of ancient hammocks, towering cypress trees, and nature trails that wind through a diverse ecosystem. For the thrill-seekers, the Sebring International Raceway is a mecca of motorsports, hosting adrenaline-pumping events that resonate with the town's racing legacy.

Lakes punctuate the landscape, offering opportunities for boating, fishing, and lakeside picnics. Take a leisurely drive along the scenic Lakeview Drive, where the serenity of freshwater vistas unfolds before your eyes.

In Sebring, time seems to slow down, inviting you to savor each moment under the Florida sun. Whether you're an outdoor enthusiast, a history buff, or simply seeking respite from the hustle and bustle, Sebring welcomes you with open arms and a sunny disposition.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	5,964	18,763	37,712
Total Population 2029	6,566	20,493	41,104
Population Growth Rate	10.09%	9.22%	8.99%
Average Age	51.6	49.1	54.7
	2.0	2.2	2.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,763	8,121	16,997
Average HH Income	\$38,965	\$49,802	\$56,809
Median House Value	\$112,370	\$144,489	\$150,010
Consumer Spending	\$52.1 M	\$177.7 M	\$406.0 M



DOLLAR GENERAL



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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