



DOLLAR GENERAL MARKET WITH RENT INCREASES!

ACTUAL STORE RENDERING

17444 STATE HWY 83, DEFUNIAK SPRINGS, FL 32433

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BRAND NEW DOLLAR GENERAL MARKET

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,522,400
Current NOI:	\$151,344.00
Initial Cap Rate:	6.00%
Land Acreage:	+/- 1.75
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$237.07
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.31%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF Dollar General Market store located in DeFuniak Springs, Florida. **Dollar General Market stores sell produce and fresh meats and are a necessary addition to the areas they serve.** 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 is currently under construction with store opening & rent on track to start in early August 2025.

This Dollar General Market is highly visible as it is strategically positioned on the **hard corner** of County Hwy 181 E & FL-83 seeing 3,300 cars per day. It sits in a limited competition area with the next dollar store over 12 miles away. The 10 mile population from the site is 4,944 while the 3 mile average household income is \$43,729 per year, making this location ideal for a Dollar General. **This area is experiencing explosive growth with the 3 mile population growth rate at 15.81%!** 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 6.00% cap rate based on NOI of \$151,344.



PRICE \$2,522,400



CAP RATE 6.00%



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
- **Dollar General Market | Produce and Fresh Meats**
- **5% RENT INCREASES EVERY 5 YEARS!!**
- **Corner Location** Seeing 3,300 Cars Per Day
- 2025 BTS Construction | **Upgraded Market Design**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$43,729
- Ten Mile Population 4,944 | Expected 8.86% Growth
- **Three Mile Population Growth Rate 15.81%**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Corporate Guaranty**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$151,344.00	\$14.22
Gross Income	\$151,344.00	\$14.22
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$151,344.00	\$14.22

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.75 Acres
Building Size:	10,640 SF
Traffic Count:	3,300 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded Market
Parking Lot:	Asphalt
# of Parking Spaces	31
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$151,344.00
Rent PSF:	\$14.22
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/25/2025
Lease Expiration Date:	8/31/2040
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:
\$40.6 BILLION



STORE COUNT:
20,500+



GUARANTOR:
DG CORP

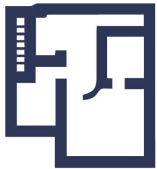


S&P:
BBB

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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	8/25/2025	8/31/2040	\$151,344.00	100.0		\$14.22
				\$158,911.20		9/1/2030	\$14.94
				\$166,856.76		9/1/2035	\$15.68
			Option 1	\$175,199.60		9/1/2040	\$16.47
			Option 2	\$183,959.58		9/1/2045	\$17.29
			Option 3	\$193,157.56		9/1/2050	\$18.15
			Option 4	\$202,815.43		9/1/2055	\$19.06
			Option 5	\$212,956.21		9/1/2060	\$20.01
Averages	10,640			\$159,037.32			\$14.95



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$151,344.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.95



NUMBER OF TENANTS
1



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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

BRAND NEW DOLLAR GENERAL MARKET

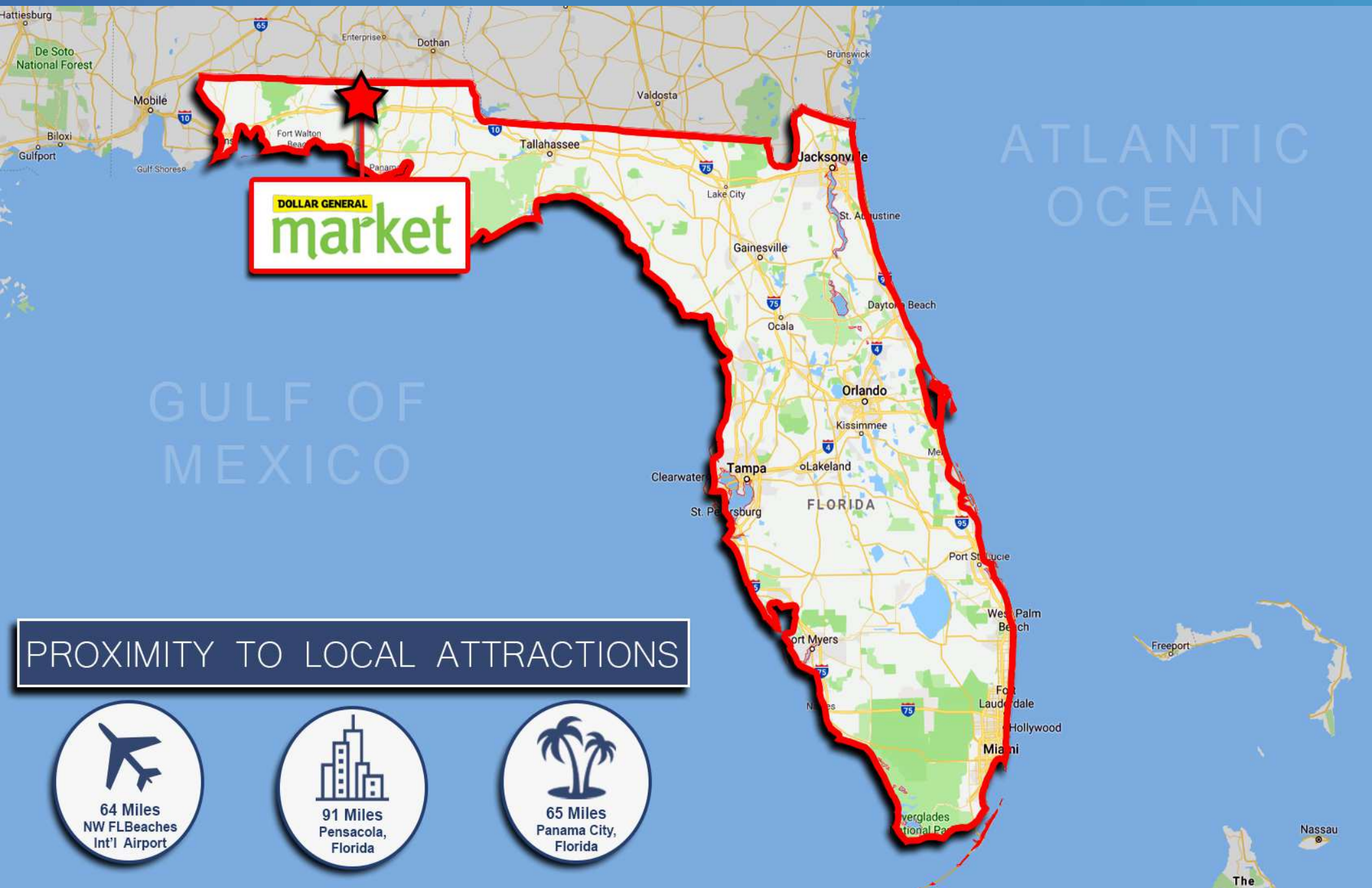
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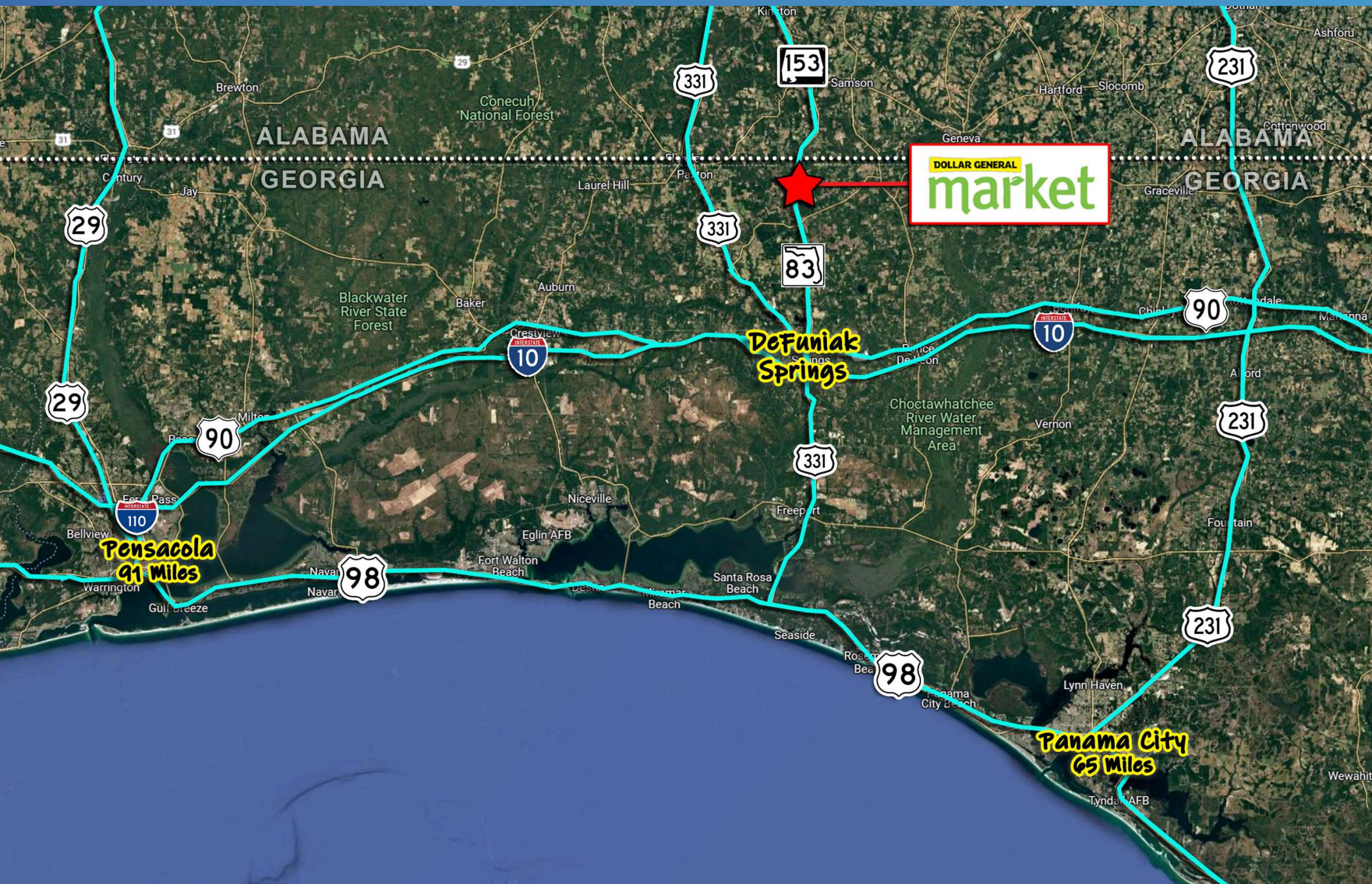
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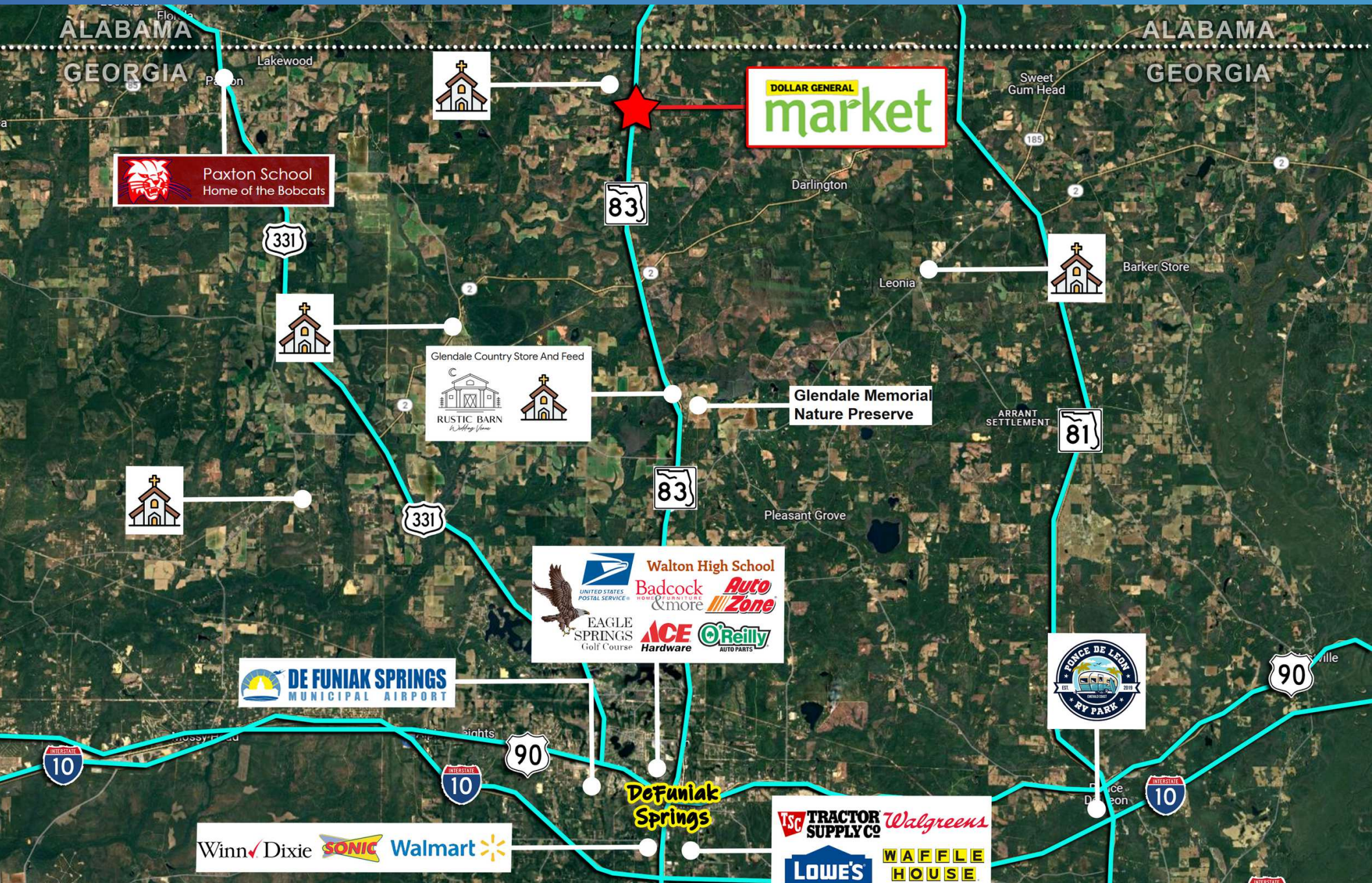
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Nestled in the heart of Northwest Florida, DeFuniak Springs is a charming small town steeped in Southern hospitality and historic elegance. Known for its picturesque Victorian architecture and tranquil atmosphere, the town is home to one of only two naturally round spring-fed lakes in the world—Lake DeFuniak—providing a scenic centerpiece that anchors the historic downtown district.

Strolling through the town feels like stepping back in time. The DeFuniak Springs Historic District, once a winter retreat for the Chautauqua Assembly in the late 1800s, features beautifully preserved homes, a classic library, and the stately Chautauqua Hall of Brotherhood. The walkable streets are lined with antique shops, cozy cafes, and local boutiques, offering a slow-paced, welcoming vibe that's hard to find elsewhere.

Outdoor lovers will enjoy nearby hiking trails, fishing spots, and state parks, while culture seekers can dive into local museums or catch events at the historic Florida Chautauqua Theatre. Located just off I-10 and about an hour from the Emerald Coast's sugar-sand beaches, DeFuniak Springs is a hidden gem where history, nature, and small-town charm converge.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	506	1,253	4,944
Total Population 2029	586	1,416	5,382
Population Growth Rate	15.81%	13.01%	8.86%
	44.2	45.2	45.2
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	198	502	2,010
Average HH Income	\$43,729	\$45,500	\$55,718
Median House Value	\$71,238	\$75,091	\$89,573
Consumer Spending	\$5 M	\$12.8 M	\$54.7 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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