



DOLLAR GENERAL MARKET WITH RENT INCREASES!

ACTUAL STORE

830 S CHESTNUT, REED CITY, MI 49677

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BRAND NEW DOLLAR GENERAL MARKET

830 S CHESTNUT, REED CITY, MI 49677 



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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,595,359
Current NOI:	\$169,996.00
Initial Cap Rate:	6.55%
Land Acreage:	+/- 3.23
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$243.92
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.88%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF **Dollar General Market** store located in Reed City, Michigan. **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 has completed construction and has been open & operating successfully since October 2025.

This Dollar General Market is highly visible as it is strategically positioned on S Chestnut Street **seeing 5,138 cars per day**. It sits surrounded across from the Reed City Middle School and down the street from the Yoplait factory - a major retailer in the area. The 10 mile population from the site is 14,434 while the 3 mile average household income is \$68,362 per year, making this location ideal for a Dollar General. 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 6.55% cap rate based on NOI of \$169,996.



PRICE \$2,595,359



AVG CAP RATE 6.88%



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!!**
- **2025 BTS Construction | Market Plus Size Prototype**
- 5 (5 Year) Options | 5% Increases At Each Option
- **Seeing 5,138 Cars Per Day**
- **Store is Now Open | October 2025**
- Three Mile Household Income \$68,362
- Ten Mile Population 14,434 | Expected 3.94% Growth
- Investment Grade Dollar Store With "BBB" Credit Rating
- Corporate Guaranty | DG has 20,500+ Stores Nationwide!

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$169,996.00	\$15.98
Gross Income	\$169,996.00	\$15.98
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$169,996.00	\$15.98

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 3.23 Acres
Building Size:	10,640 SF
Traffic Count:	5,138 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Market Prototype
Parking Lot:	Asphalt
# of Parking Spaces	46
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$169,996.00
Rent PSF:	\$15.98
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/15/2025
Lease Expiration Date:	10/31/2040
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

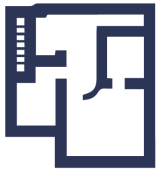


S&P:
BBB

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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	10/15/2025	10/31/2040	\$169,996.00	100.0	-	\$15.98
				\$178,495.80		11/1/2030	\$16.78
				\$187,420.59		11/1/2035	\$17.61
Averages	10,640			\$178,637.46			\$16.79



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$169,996.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$16.79

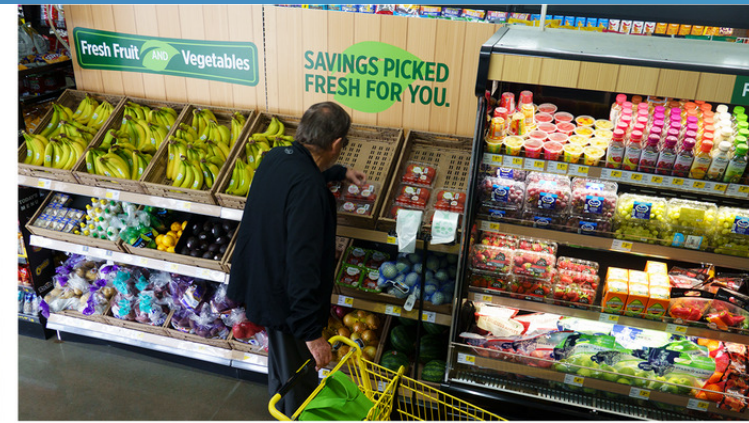


NUMBER OF TENANTS
1

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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

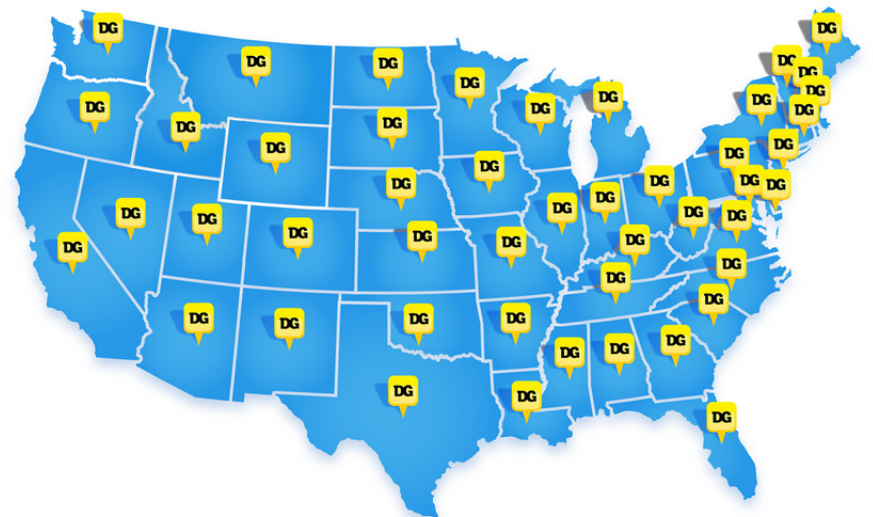
IN BUSINESS



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

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PROXIMITY TO POINTS OF INTEREST



**Manistee County
Blacker Airport**
68 Miles



**Grand Rapids,
Michigan**
67 Miles



**Traverse City,
Michigan**
76 Miles

DOLLAR GENERAL
market

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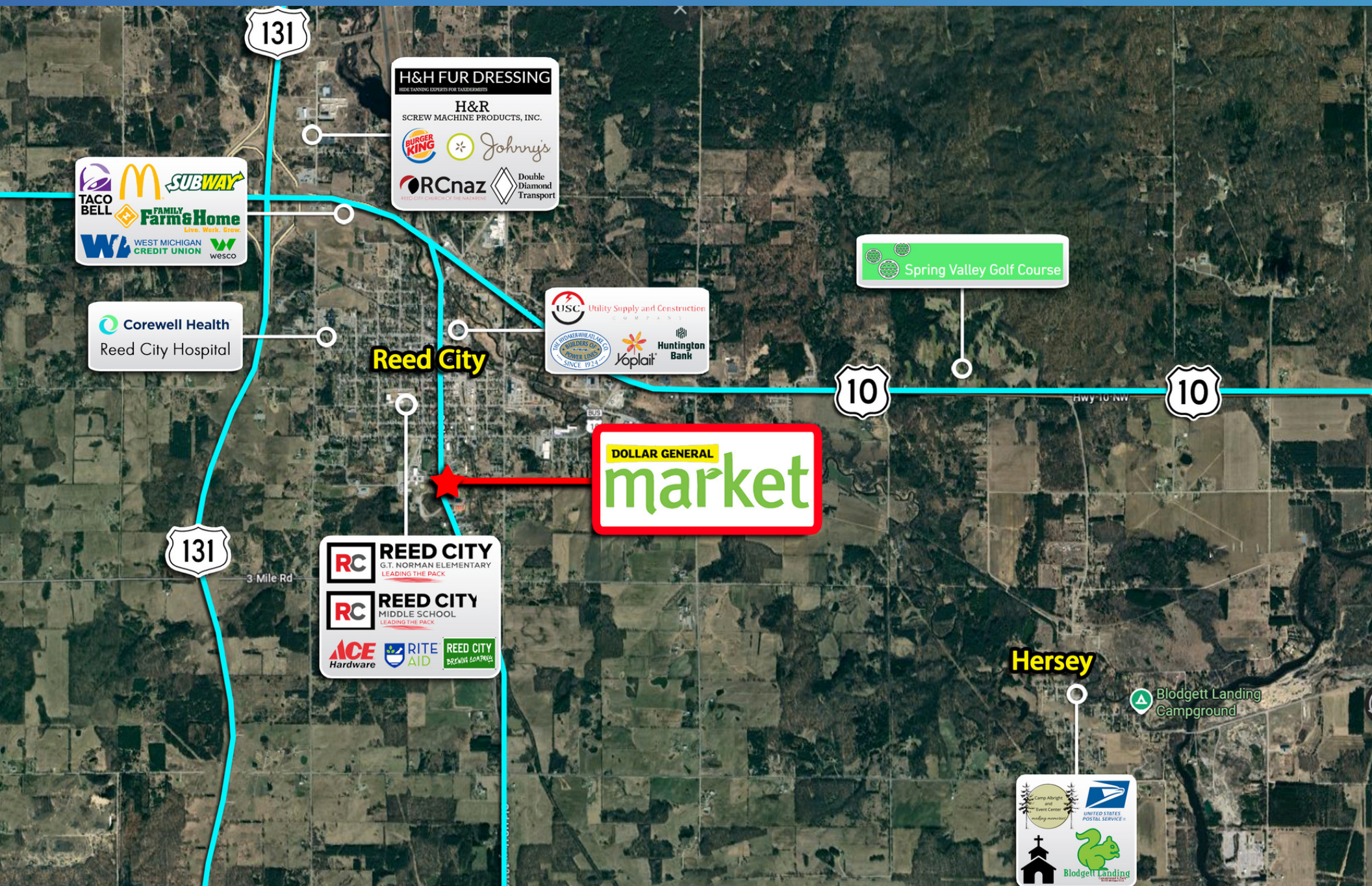
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 FORTIS NET LEASE™



Reed City, Michigan is a welcoming small town in northwestern Michigan's Osceola County, known as the "Crossroads of the North." It sits where U.S. Highway 10 and U.S. Highway 131 intersect, making it a convenient hub for travelers exploring the state's northern lakes and forests. Surrounded by rolling farmland, pine woods, and nearby rivers, Reed City offers a mix of natural beauty and small-town charm.

The town's historic downtown features classic brick storefronts, locally owned shops, and a handful of cozy cafés and restaurants. Outdoor enthusiasts are drawn to the White Pine Trail State Park, a popular rail-trail that runs through the heart of town and connects to several nearby communities, offering miles of scenic biking, walking, and snowmobiling routes.

Reed City also hosts community events throughout the year, such as parades, seasonal festivals, and farmers markets, fostering a strong sense of local pride. With its blend of easygoing rural life and access to outdoor recreation, Reed City captures the character of northern Michigan's quiet but vibrant small towns.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	3,716	5,901	14,434
Total Population 2029	3,802	6,062	15,003
Population Growth	2.31%	2.73%	3.94%
Median Age	41.1	42.5	43.7
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,507	2,378	5,827
Average HH Income	\$68,362	\$68,838	\$69,210
Median House Value	\$118,478	\$118,500	\$128,346
Consumer Spending	\$41.4 M	\$66.4 M	\$165.1 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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