



# BRAND NEW DOLLAR GENERAL WITH RENT BUMPS!

ACTUAL SITE

7519 E MICHIGAN AVE., JACKSON, MI 49201

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

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 **FORTIS NET LEASE**™

## INVESTMENT SUMMARY

List Price:	\$2,187,259
Current NOI:	\$147,640.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.21
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$205.57
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.09%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2025 BTS 10,640 SF. Dollar General Plus store located in Jackson, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rental rate 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 successfully opened for business in July 2025!

This Dollar General is highly visible as it is strategically positioned on the corner of Eastland Street & Michigan Avenue which sees 3,639 cars per day. This is the only dollar store serving the community! The 5 mile population from the site is 29,969 and the 1 mile average household income is \$84,775 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 dollar store. List price reflects a 6.75% cap rate based on NOI of \$147,640.



**PRICE** \$2,187,259



**CAP RATE** 6.75%



**LEASE TYPE** Absolute NNN



**RENT INCREASES** 5% Every 5 Years



**TERM REMAINING** 14.5 Years

## INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **2025 BTS Plus Size Construction | Now Open!**
- **Corner Location** | 3,639 Cars Per Day
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- **1 Mile Household Income \$84,775**
- **5 Mile Population 29,969**
- **The Only Dollar Store Serving This Community!**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$147,640.00	\$13.88
<b>Gross Income</b>	<b>\$147,640.00</b>	<b>\$13.88</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$147,640.00</b>	<b>\$13.88</b>

## PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.21 Acres
Building Size:	10,640 SF
Traffic Count:	7,065 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	45
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$147,640.00
Rent PSF:	\$13.88
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/14/2025
Lease Expiration Date:	7/31/2040
Lease Term Remaining:	14.5 Years
<b>Rent Bumps:</b>	<b>5% Every 5 Years Including at Each Option</b>
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	7/14/2025	7/31/2040	\$147,640.00	100.0	-	\$13.88
				\$155,022.00		8/1/2030	\$14.57
				\$162,773.10		8/1/2035	\$15.30
			Option 1	\$170,911.76		8/1/2040	\$16.06
			Option 2	\$179,457.34		8/1/2045	\$16.87
			Option 3	\$188,430.21		8/1/2050	\$17.71
			Option 4	\$197,851.72		8/1/2055	\$18.60
			Option 5	\$207,744.31		8/1/2060	\$19.52
Averages	10,640			\$155,145.03			\$14.58



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$147,640.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$14.58



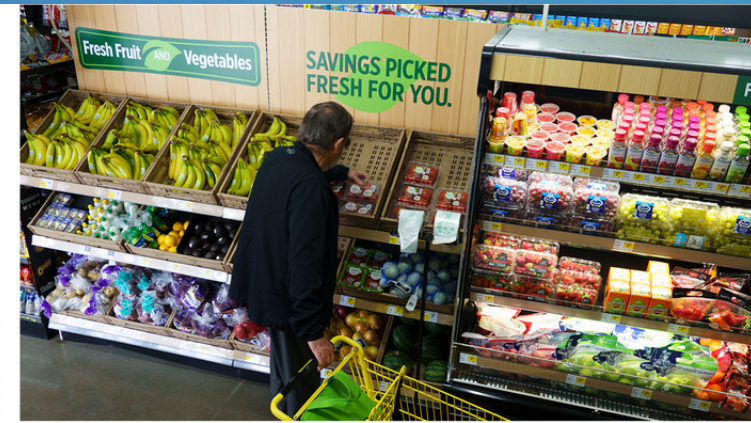
NUMBER OF TENANTS  
1



# NEW DOLLAR GENERAL WITH RENT BUMPS

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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

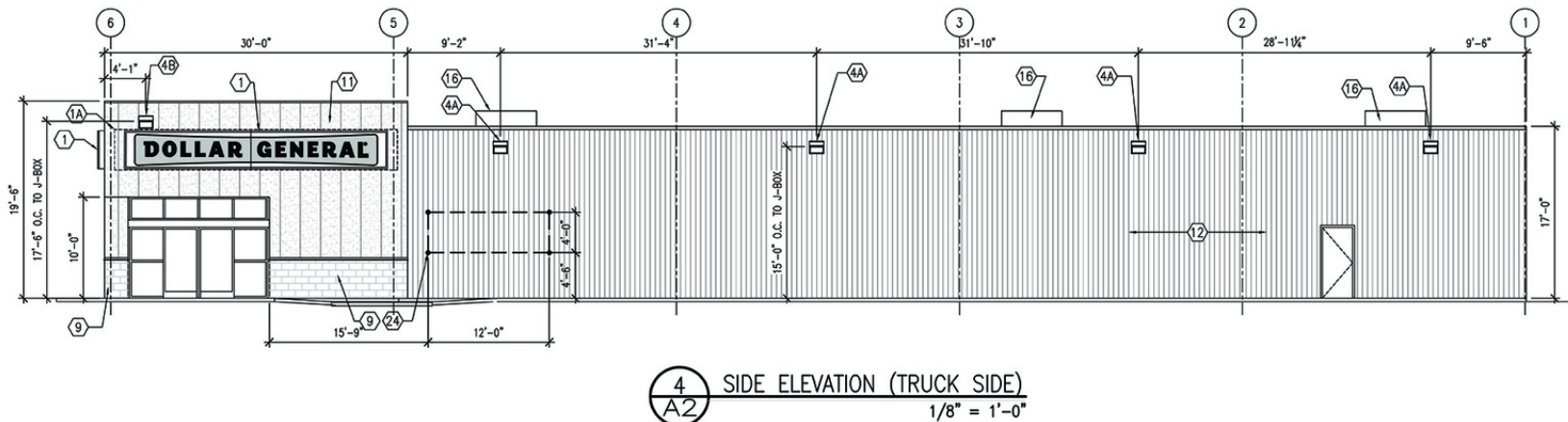
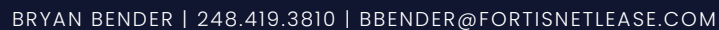
**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations 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



**Detroit Metro  
Wayne County  
Airport**  
56 Miles



**Lansing,  
MI**  
45 Miles



**Ann Arbor,  
MI**  
32 Miles

**DOLLAR GENERAL®**



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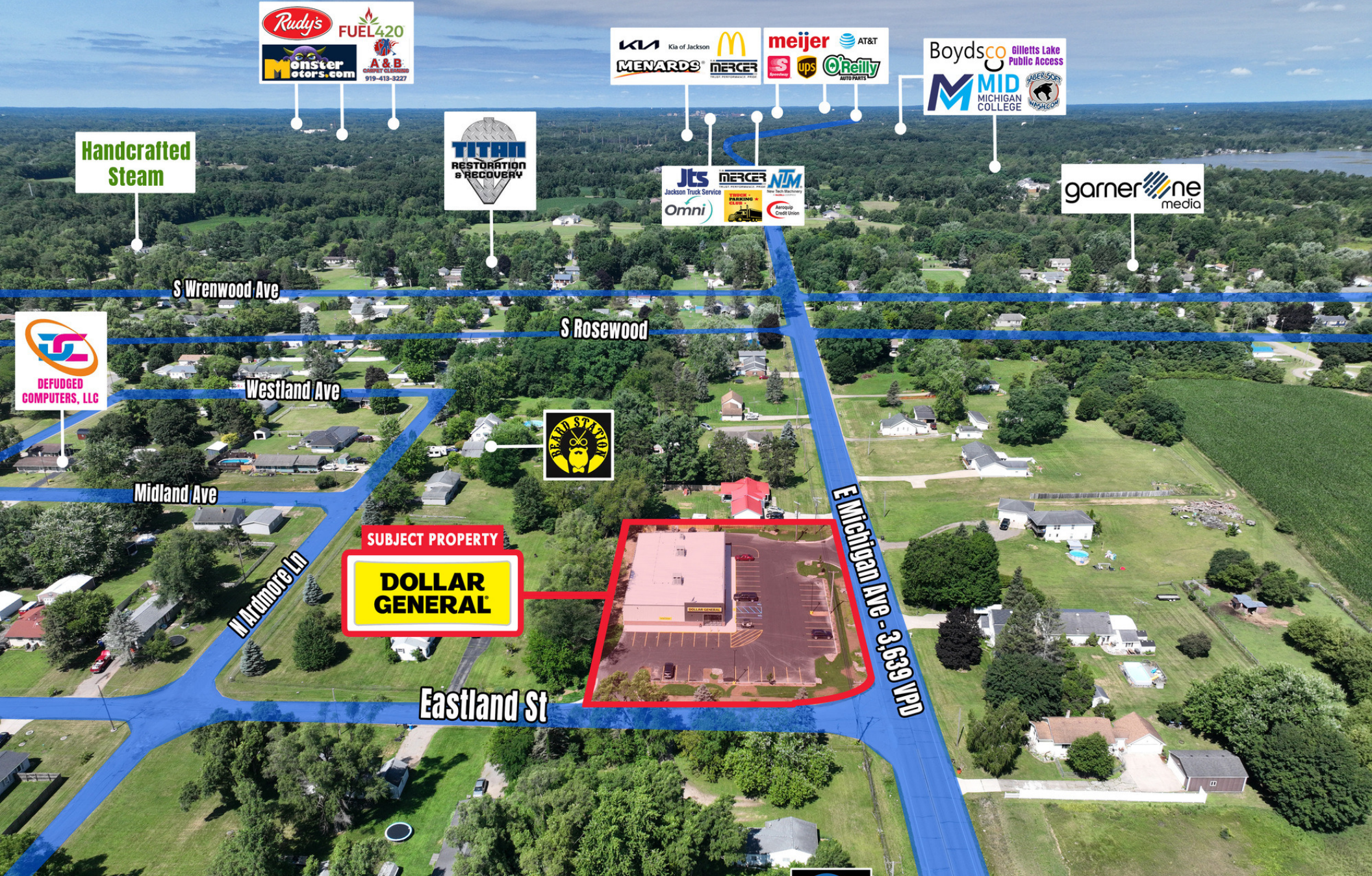




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Jackson, Michigan is a vibrant city located in south-central Michigan, about 40 miles west of Ann Arbor and 35 miles south of Lansing. Known as the birthplace of the Republican Party, Jackson is rich in historical significance and offers a mix of small-town charm and urban amenities. The downtown area features a growing arts and culture scene, with galleries, local shops, restaurants, and the historic Michigan Theatre.

Outdoor enthusiasts enjoy access to numerous parks and recreation areas, including Cascades Falls Park, which is home to a man-made waterfall and popular light shows. Jackson is also surrounded by scenic lakes and trails, making it a hub for boating, fishing, biking, and hiking.

With its blend of history, community spirit, and natural beauty, Jackson provides residents and visitors a welcoming and lively Midwestern experience.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	1,273	10,215	29,969
Median Age	42.7	43.4	40.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	500	4,168	12,113
Average HH Income	\$84,775	\$79,411	\$71,207
Median House Value	\$158,767	\$161,225	\$132,893
Consumer Spending	\$16.0 M	\$126.0 M	\$337.7 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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