



BRAND NEW DOLLAR GENERAL PLUS | RENT BUMPS!

SIMILAR STORE TYPE - NOT ACTUAL SITE

635 OLD STATE RTE 74, ANDERSON (CINCINNATI), OH 45244

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 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$2,255,813
Current NOI:	\$144,372.00
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.20
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$212.01
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.73%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2025 BTS** 10,640 SF. Dollar General **Plus** store located in Cincinnati, Ohio. 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 will start construction soon with opening & rent start on track for February 2026.

This Dollar General is highly visible as it is strategically positioned on Old State Rte 74 seeing **11,740 cars per day**. The store is easily accessible from both State Rte 32 (seeing **22,576 cars per day**) & I-275 (seeing **63,991 cars per day**). **The 5 mile population from the site is 111,716** and the 1 mile average household income is \$66,694 per year, making this location ideal for a Dollar General. This area is also seeing steady population growth. 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 6.40% cap rate based on NOI of \$144,372.



PRICE \$2,255,813



CAP RATE 6.40%



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
- **2025 BTS Plus Size Construction | Near Signalized Intersection**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- One Mile Household Income \$66,694
- **5 Mile Population 111,716 & Growing**
- **11,470 Cars Per Day on Old State Rte 74**
- **Easy Access to State Rte 32 (22,576 ADTC) & I-275 (63,991 ADTC)**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**
- **5 Mile Consumer Spending is \$1.5 Billion!**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$144,372.00	\$13.57
Gross Income	\$144,372.00	\$13.57
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$144,372.00	\$13.57

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.20 Acre
Building Size:	10,640 SF
Traffic Count 1:	11,470 - Old State Rte 74
Traffic Count 2:	22,576 - State Rte 32
Traffic Count 3:	63,991 - I-275
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded - Brick & EIFS
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$144,372.00
Rent PSF:	\$13.57
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/15/2026
Lease Expiration Date:	2/28/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
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

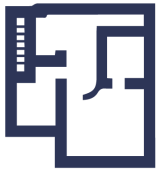


S&P:
BBB

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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	2/15/2026	2/28/2041	\$144,372.00	100.0		\$13.57		
				\$151,590.60		3/1/2031	\$14.25		
				\$159,170.13		3/1/2036	\$14.96		
			Option 1	\$167,1280.64		3/1/2041	\$15.71		
			Option 2	\$175,485.07		3/1/2046	\$16.49		
			Option 3	\$184,259.32		3/1/2051	\$17.32		
			Option 4	\$193,472.29		3/1/2056	\$18.18		
			Option 5	\$203,145.90		3/1/2061	\$19.09		
Averages	10,640			\$151,710.91		\$14.26			



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$144,372.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.26



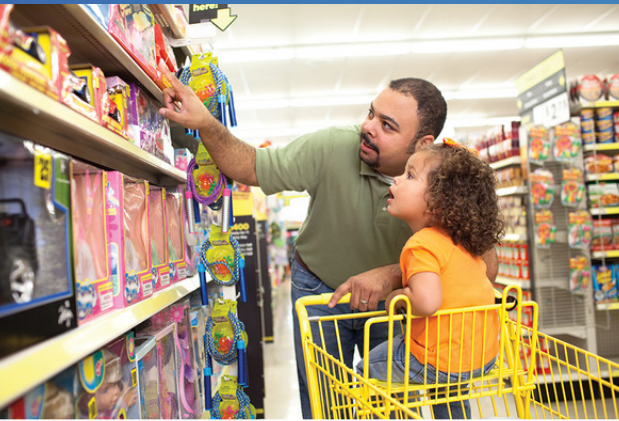
NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

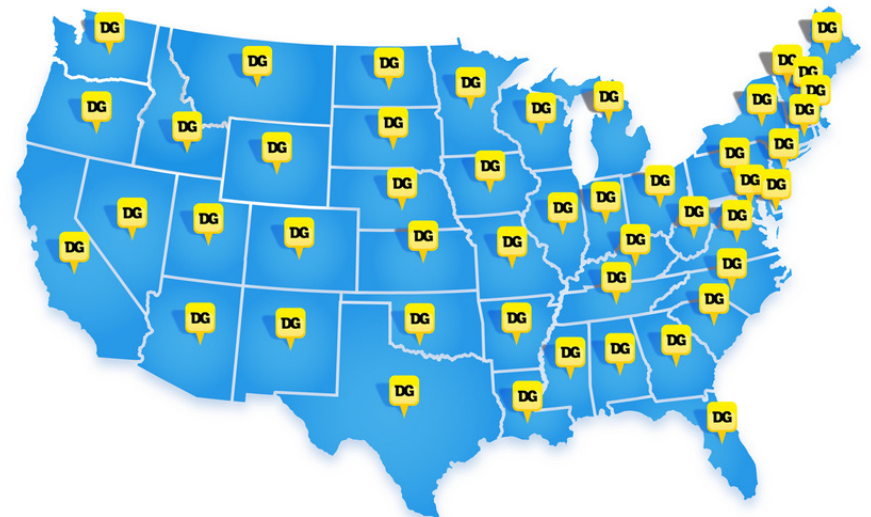
IN BUSINESS



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.

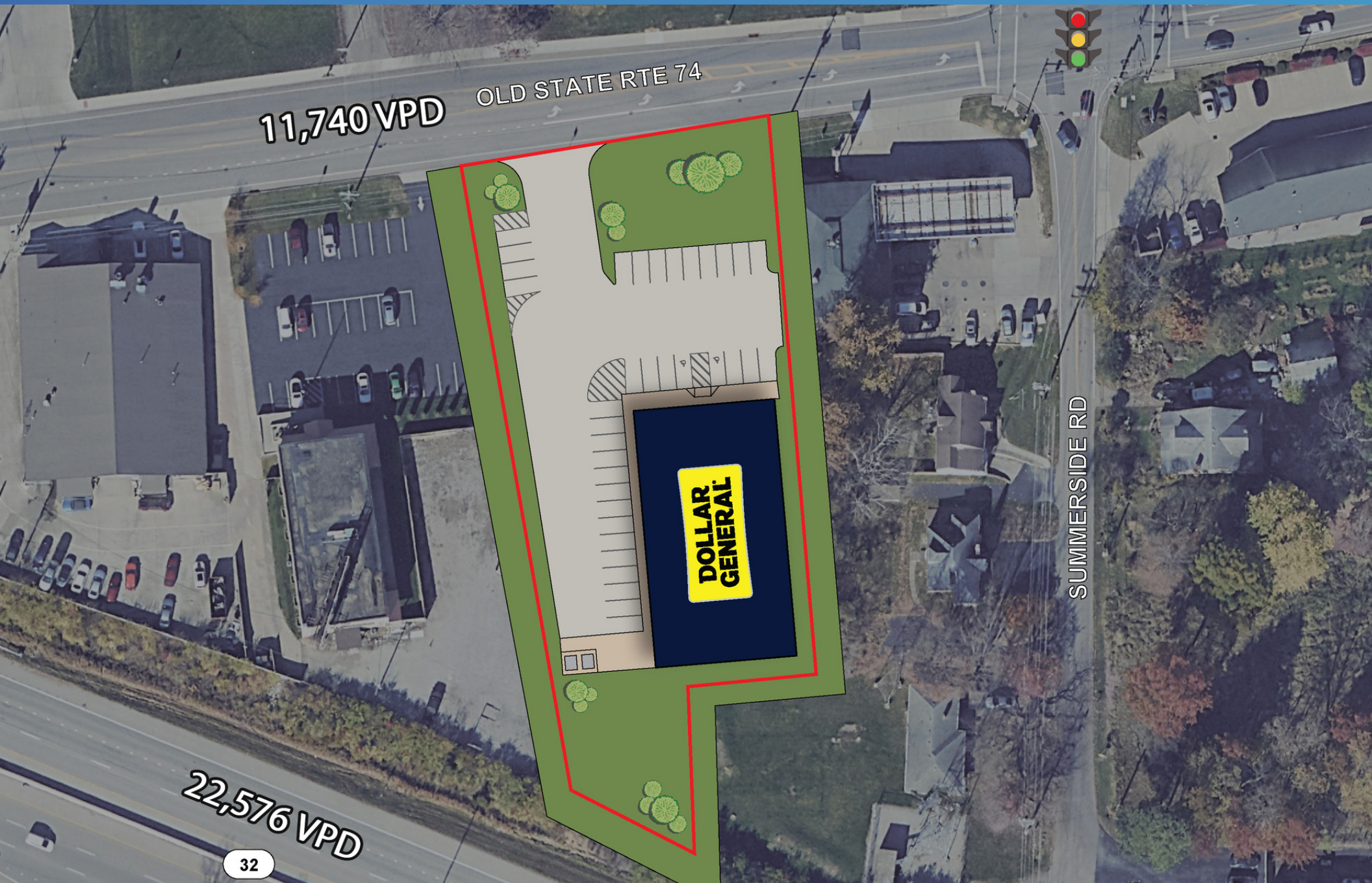


20,000+ STORES ACROSS 48 STATES

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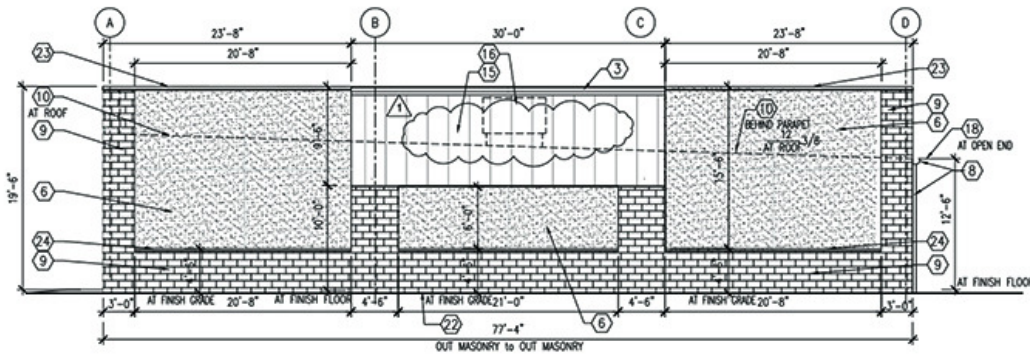
 **FORTIS NET LEASE™**



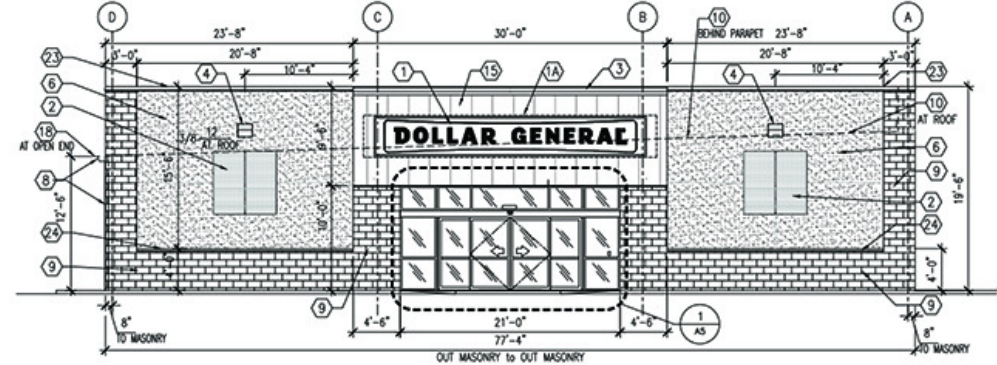
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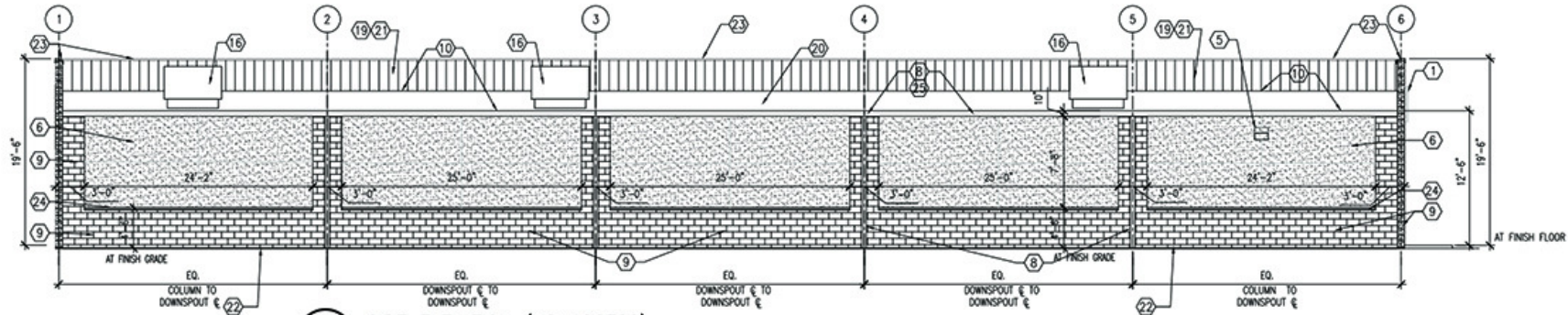
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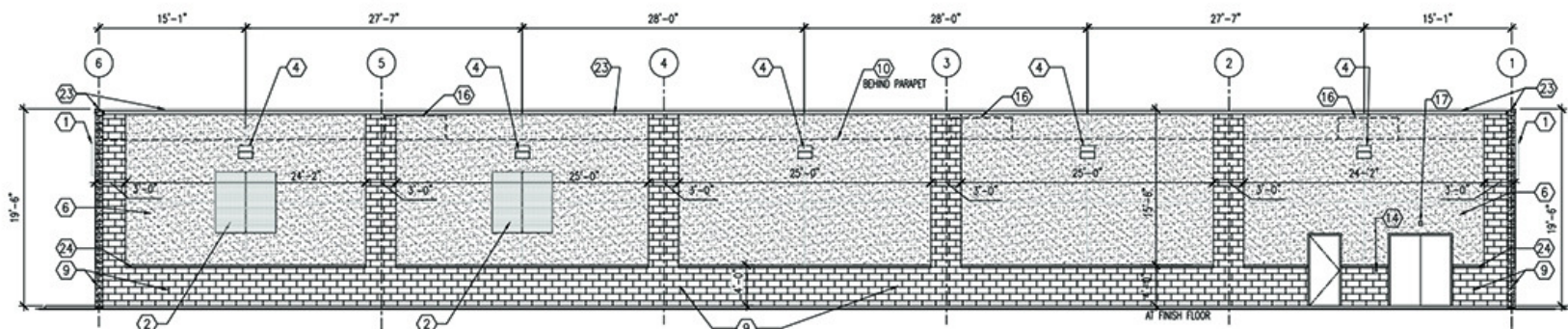
2
A2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1
A2 FRONT ELEVATION - DGP
SCALE: 1/8" = 1'-0"



3
A2 SIDE ELEVATION (NO ACCESS)
SCALE: 1/8" = 1'-0"

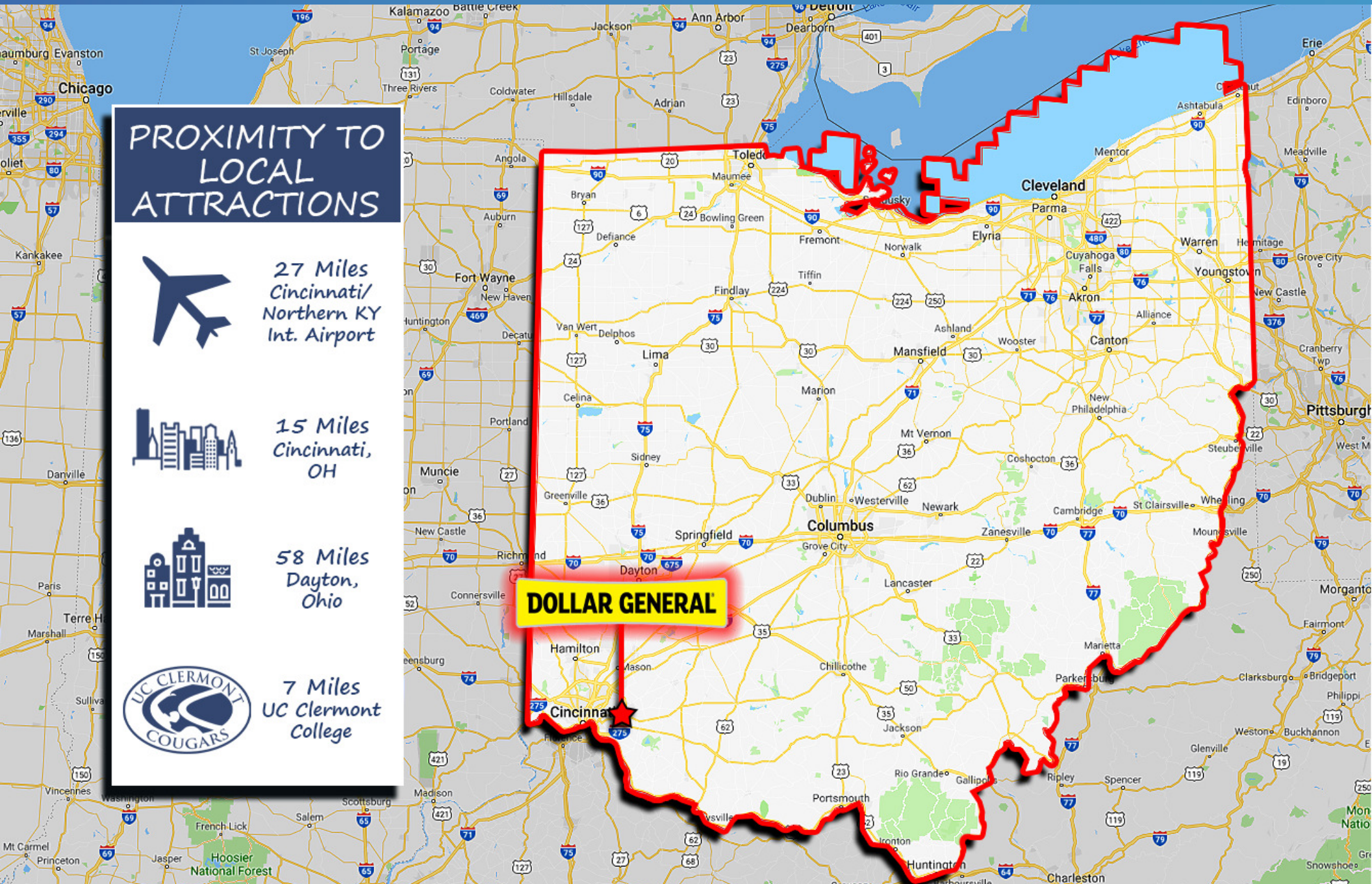


4
A2 SIDE ELEVATION (TRUCK SIDE)
SCALE: 1/8" = 1'-0"

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Cincinnati, Ohio, is a vibrant city located along the banks of the Ohio River in the southwestern part of the state. Known for its rolling hills, historic architecture, and dynamic skyline, Cincinnati blends Midwestern charm with urban energy. The city is home to a rich cultural scene, with renowned institutions like the Cincinnati Art Museum, the National Underground Railroad Freedom Center, and the Cincinnati Symphony Orchestra.

Downtown Cincinnati features lively entertainment districts such as Over-the-Rhine, known for its 19th-century architecture, trendy boutiques, and thriving food and craft beer scene. The riverfront, anchored by The Banks, offers picturesque parks, stadiums for the Cincinnati Bengals and Reds, and scenic walking trails along the water.

Nicknamed the "Queen City," Cincinnati also boasts a strong industrial and economic presence, with a mix of Fortune 500 companies and entrepreneurial ventures. The city experiences all four seasons, with hot summers, colorful autumns, cold winters, and blooming springs. Its blend of historic character and modern innovation makes it a dynamic and welcoming place to visit or call home.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	6,915	53,747	111,716
Total Population 2029	7,141	54,605	112,903
Population Growth Rate	3.27%	1.60%	1.07%
Median Age		39.8	41.2
	2.2	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,052	21,968	45,223
Average HH Income	\$66,694	\$94,882	\$105,214
Median House Value	\$183,745	\$228,882	\$252,379
Consumer Spending	\$78.9M	\$699.1 M	\$1.5 B





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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