



## BRAND NEW DOLLAR GENERAL PLUS

S. MAIN STREET, WINSTON-SALEM, NC 27127

ACTUAL SITE RENDERING

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## EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY

List Price:	\$2,674,205
Current NOI:	\$169,812.00
Initial Cap Rate:	6.35%
Land Acreage:	9.21
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$251.34
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.67%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2025 BTS**, 10,640 SF. Dollar General **Plus** store located in Winston-Salem, North Carolina. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years** including at each of the 4 (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 & successfully opened for business in August 2025!

This Dollar General is highly visible as it is strategically positioned on S Main Street **seeing 7,585 cars per day**, with **quick and easy access to I-285 seeing 63,865 cars per day**. The site is surrounded by residential homes making it a convenient stop for the area. The **five mile population from the site is 126,251** while the one mile average household income is \$58,294 per year, making this location ideal for a Dollar General. **The 5 mile consumer spends is a huge \$1.3 Billion!** 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 6.35% cap rate based on NOI of \$169,812.



**PRICE** \$2,674,205



**CAP RATE** 6.35%



**LEASE TYPE** Absolute NNN



**RENT INCREASES** 5% Every 5 Years



**TERM REMAINING** 14.5 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **5% Rent Increases Every 5 Years**
- **NOW OPEN | AUGUST 2025!**
- **2025 BTS Construction | Plus Size Footprint | 9.21 Acres**
- 5 (5 Year) Options | 5% Increases At Each Option
- **5 Mile Consumer Spending \$1.3 Billion!**
- One Mile Household Income \$58,294
- **Five Mile Population 126,251 | Expected 4.46%**
- **S Main Street Sees 7,585 VPD & Easy Access to I-285 (63,865 VPD)**
- Investment Grade Dollar Store | BBB Credit Rating
- Site Surrounded by Residential Homes | Convenient Location
- Dollar General Corporate Guaranty | Investment Grade

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 **FORTIS** NET LEASE™

## FINANCIAL SUMMARY

INCOME	PER SF
Rent	\$169,812.00
<b>Gross Income</b>	<b>\$169,812.00</b>
	<b>\$15.96</b>
EXPENSE	PER SF
Expenses	\$0
<b>Gross Expenses</b>	<b>\$0</b>
	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$169,812.00</b>
	<b>\$15.96</b>

## PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 9.21 Acres
Building Size:	10,640 SF
Traffic Count 1:	7,585 on S Main Street
Traffic Count 2:	63,865 on I-285
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$169,812.00
Rent PSF:	\$15.96
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2025
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:	DollarGeneral.com



GROSS SALES:

\$40.6 BILLION



STORE COUNT:

20,500+



GUARANTOR:

CORPORATE



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	8/1/2025	7/31/2040	\$169,812.00 \$178,302.60 \$187,217.73	100.0	- 8/1/2030 8/1/2035	\$15.96 \$16.76 \$17.60
			Option 1 Option 2 Option 3 Option 4 Option 5	\$196,578.62 \$206,407.55 \$216,727.92 \$227,564.32 \$238,942.54		8/1/2040 8/1/2045 8/1/2050 8/1/2055 8/1/2060	\$18.48 \$19.40 \$20.37 \$21.39 \$22.46
<b>Averages</b>	<b>10,640</b>			<b>\$178,444.11</b>			<b>\$16.77</b>



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$169,812.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/PSF  
\$16.77



NUMBER OF TENANTS  
1



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**\$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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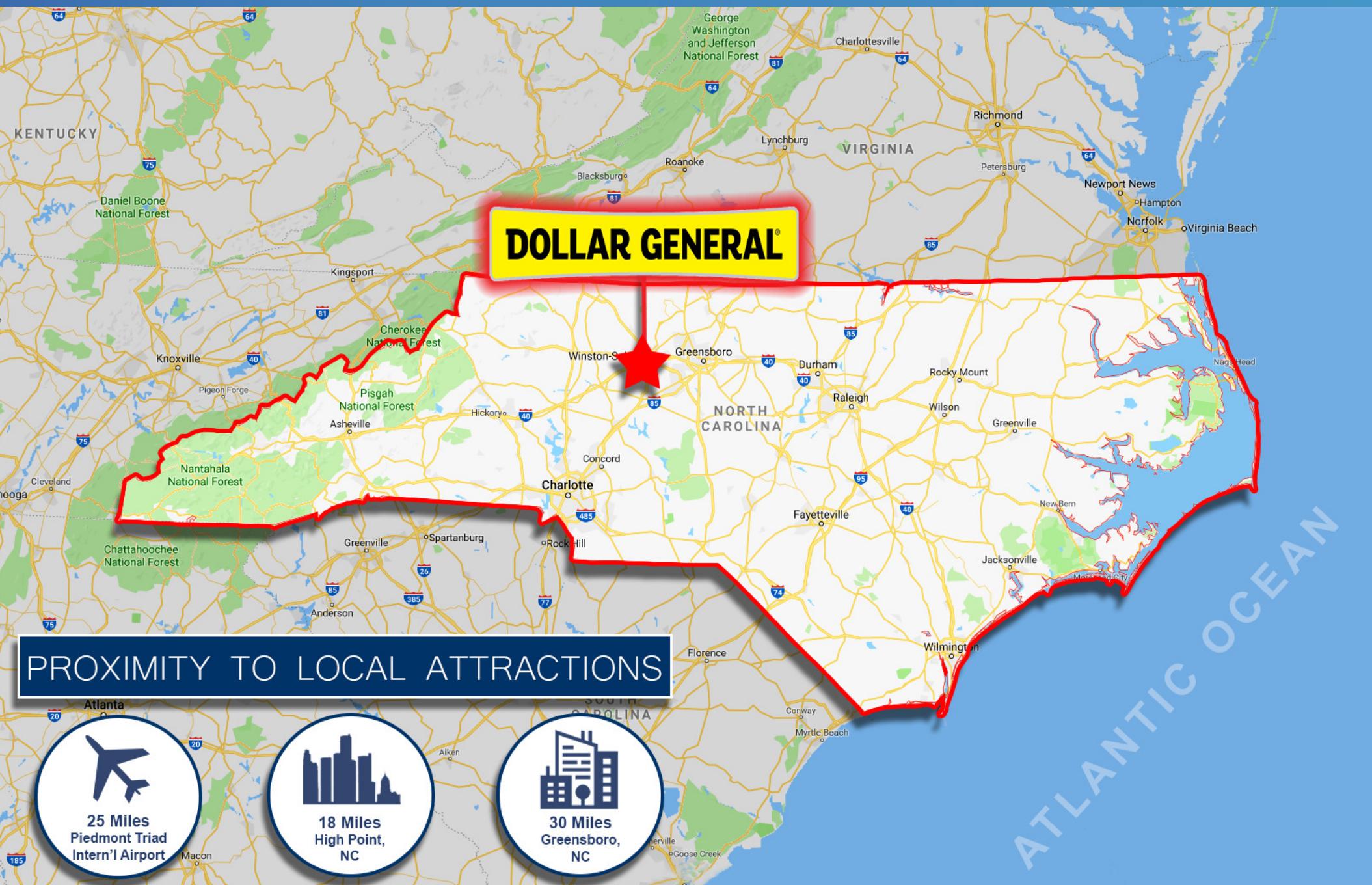
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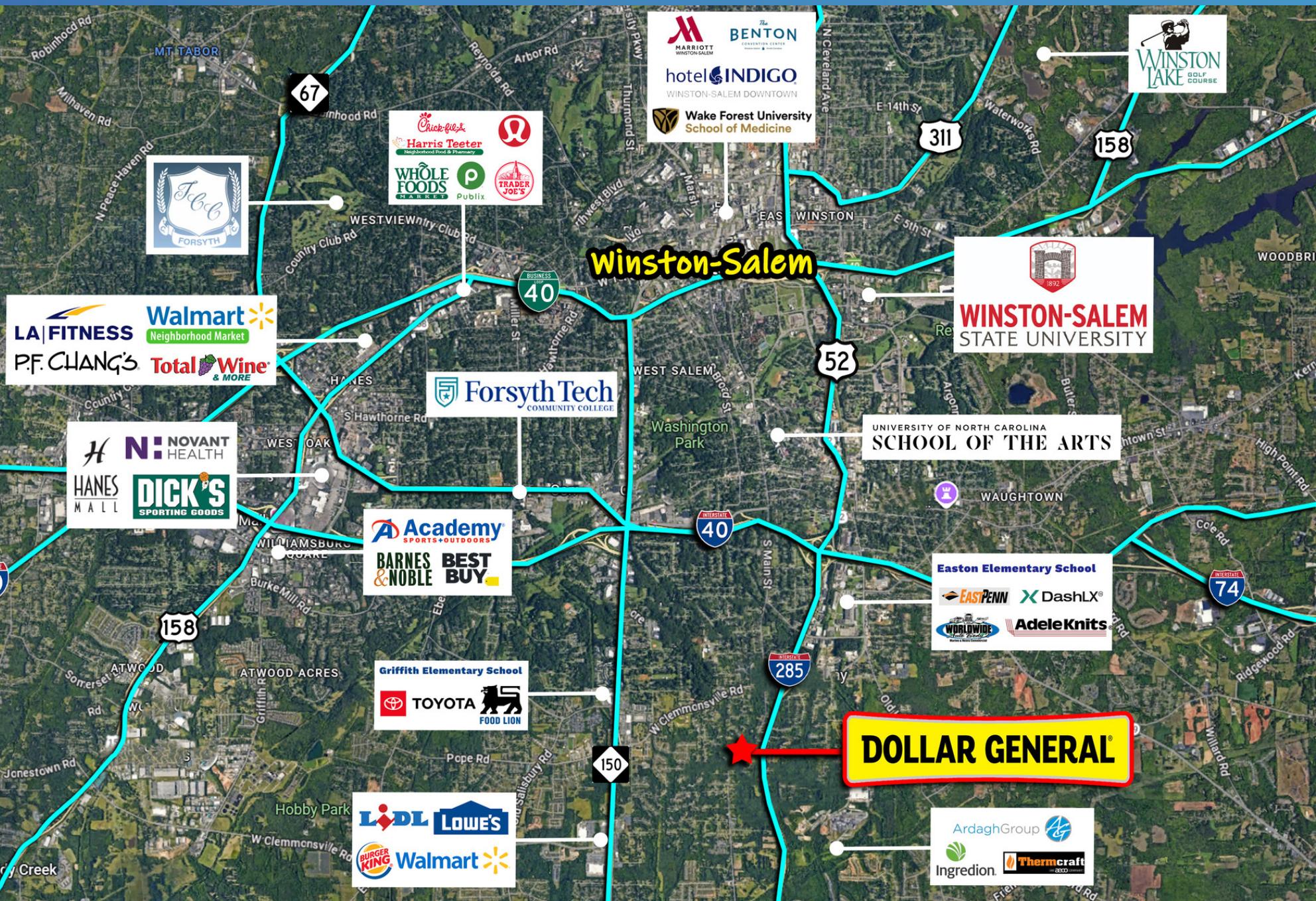
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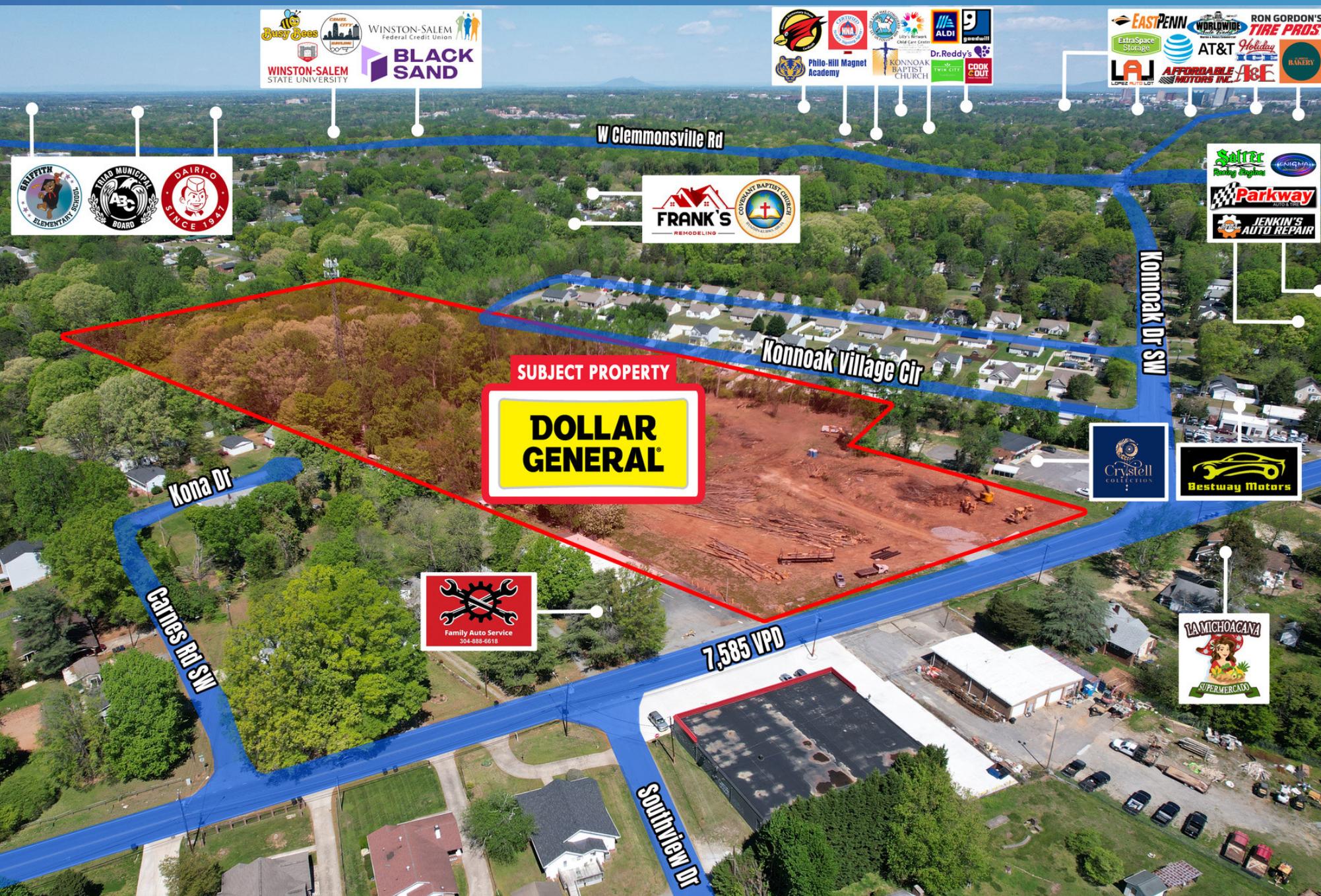
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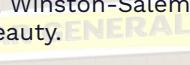
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Winston-Salem, North Carolina, is a vibrant city nestled in the north-central region of the state, part of the Piedmont Triad alongside Greensboro and High Point. Known for its rich blend of history, innovation, and Southern charm, Winston-Salem sits at the intersection of tradition and modernity. It's located about 80 miles northeast of Charlotte and 100 miles west of Raleigh, making it easily accessible to major urban hubs while maintaining a relaxed, small-city feel.

The city is framed by rolling hills, leafy neighborhoods, and a historic downtown that reflects its tobacco and textile heritage—most notably through restored warehouses, cobblestone streets, and the iconic buildings of Old Salem, a living-history district showcasing early Moravian culture. Wake Forest University anchors the academic and cultural life of the area, while a growing arts scene, fueled by institutions like the UNC School of the Arts and the Southeastern Center for Contemporary Art, adds to its creative energy.

With a mild four-season climate, scenic greenways, and close proximity to both the Blue Ridge Mountains and Atlantic beaches, Winston-Salem offers a balanced mix of urban amenities and natural beauty. 

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2026	6,113	57,603	126,251
Total Population 2031	6,366	60,015	131,882
Population Growth Rate	4.14%	4.19%	4.46%
Median Age	36.6	34.2	36.8
# Of Persons Per HH	2.6	2.4	2.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,302	22,253	53,036
Average HH Income	\$58,294	\$60,214	\$68,582
Median House Value	\$134,764	\$151,576	\$178,557
Consumer Spending	\$56.9 M	\$547 M	\$1.3 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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