



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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FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|---------------------|----------------|
| Rent | \$169,812.00 | \$15.96 |
| Gross Income | \$169,812.00 | \$15.96 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$169,812.00 | \$15.96 |

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



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$169,812.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$16.77



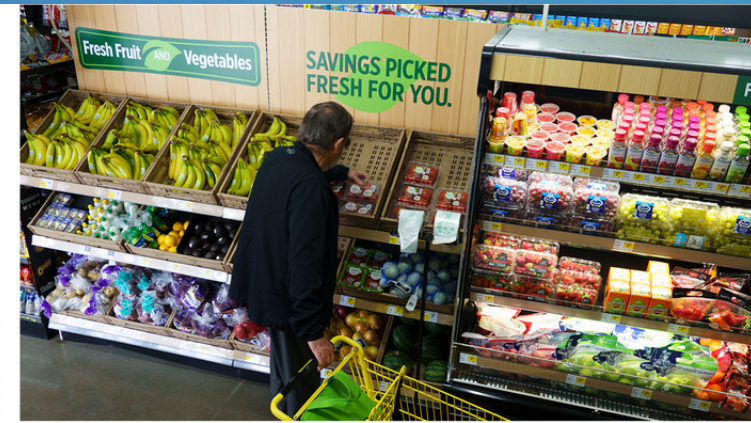
NUMBER OF TENANTS
1



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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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 **FORTIS** NET LEASE™



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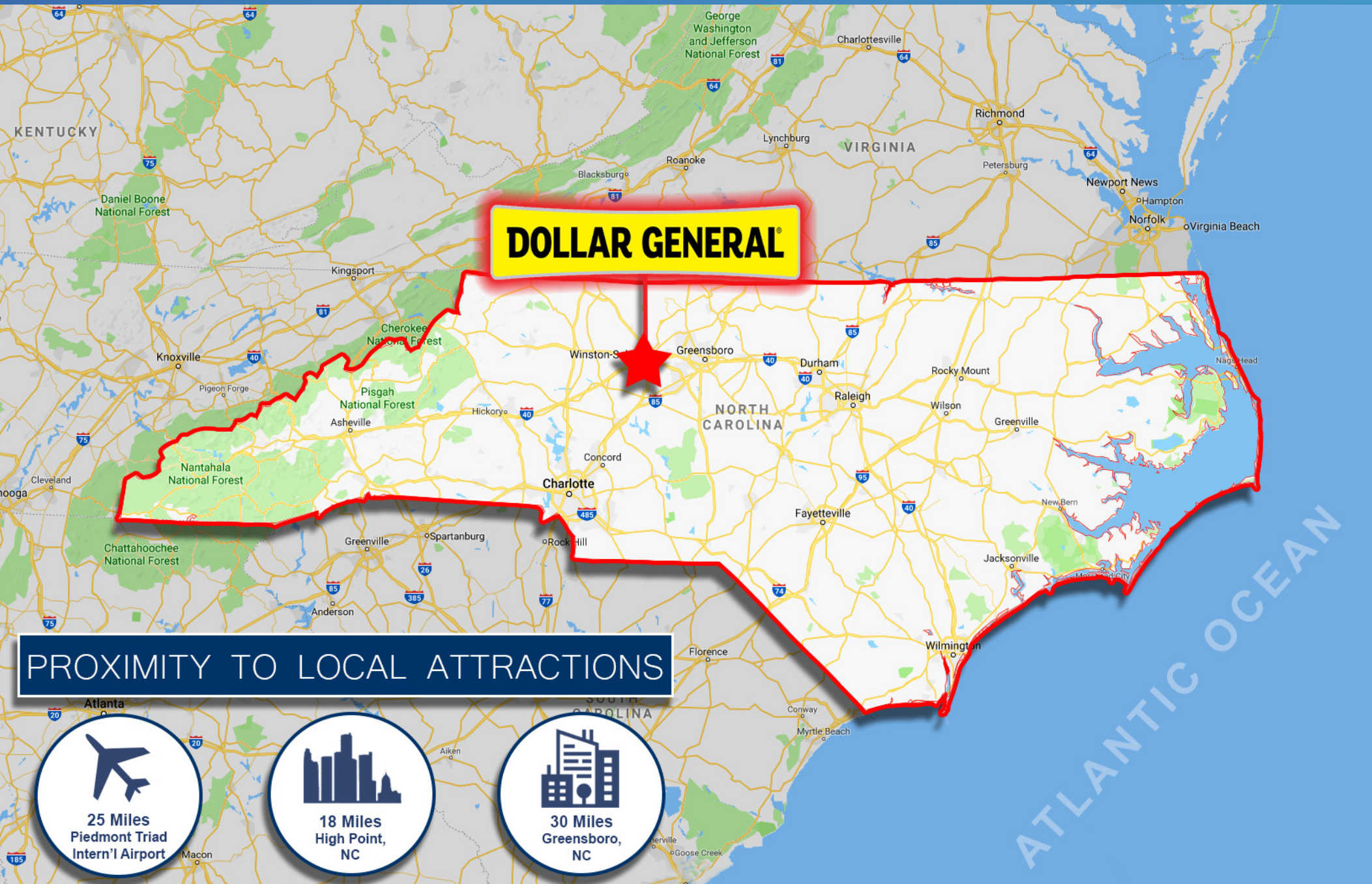
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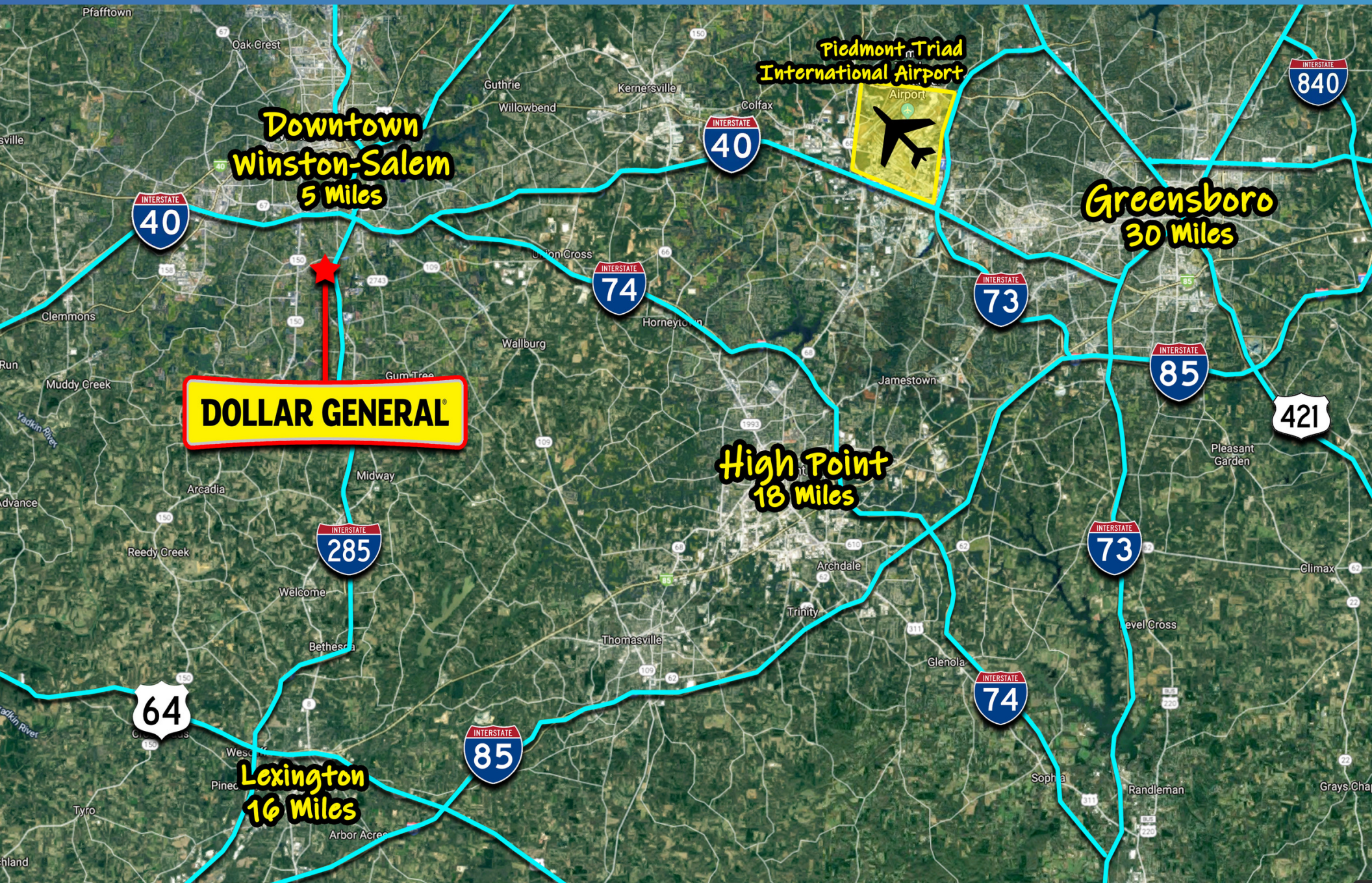
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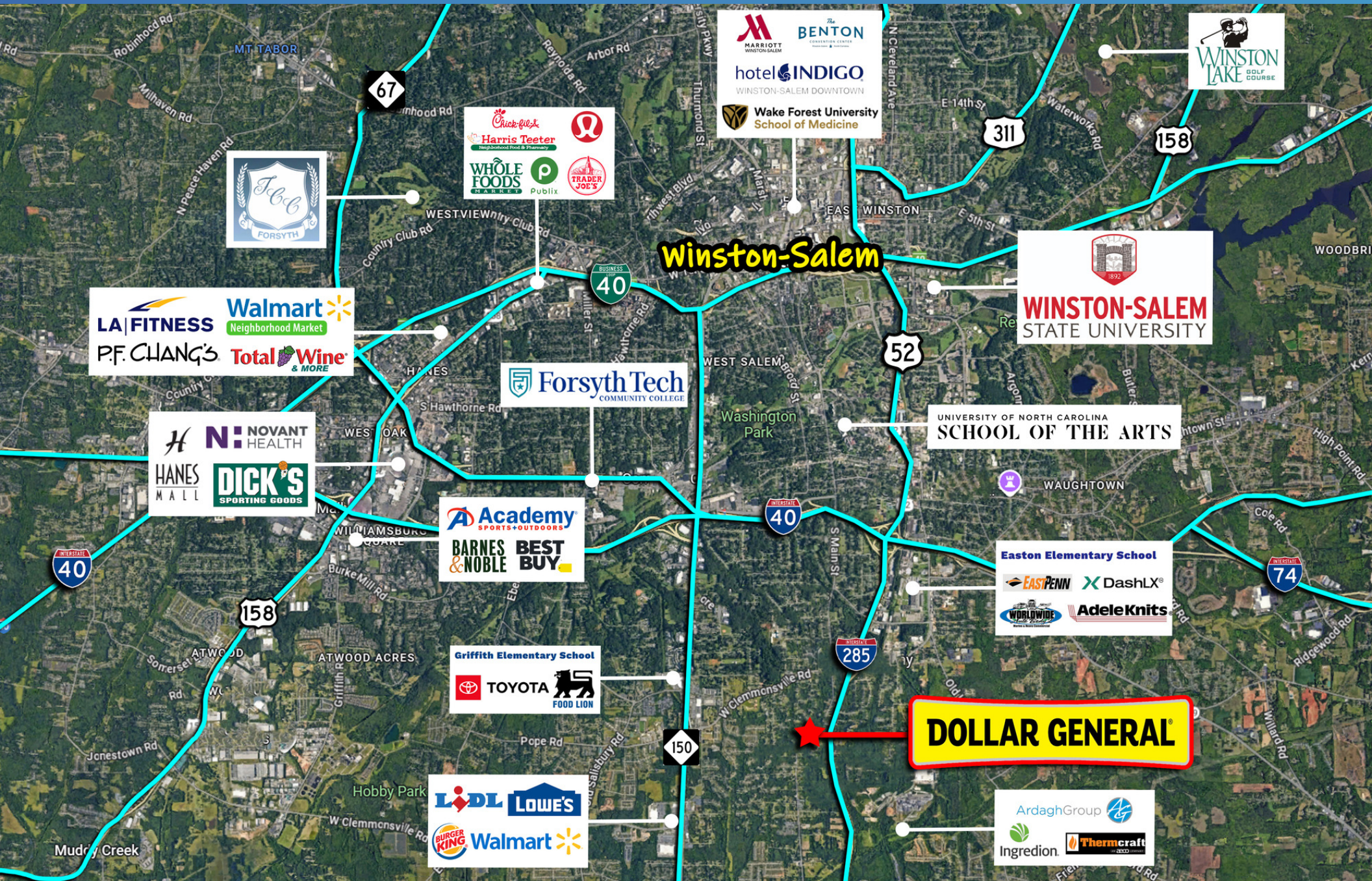
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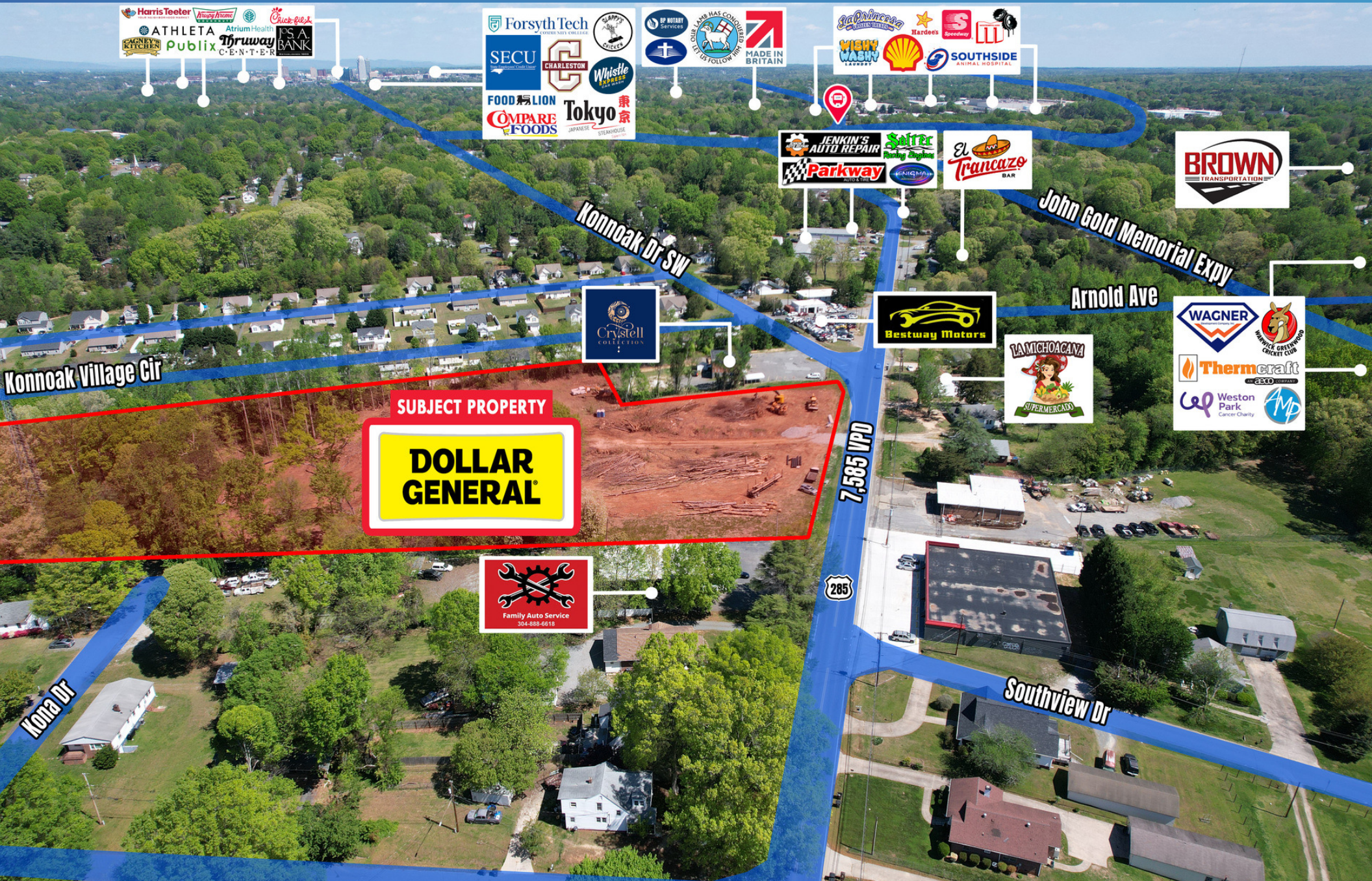
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 FORTIS NET LEASE™



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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