



# BRAND NEW DOLLAR GENERAL PLUS WITH RENT BUMPS

ACTUAL STORE RENDERING

11236 HWY 169, GLENNVILLE, GA 30427

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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY  
2939 VERNON PLACE  
CINCINNATI , OH 45219  
513.898.1551

## INVESTMENT SUMMARY

List Price:	\$2,432,182
Current NOI:	\$160,524.00
Initial Cap Rate:	6.60%
Land Acreage:	+/- 2.215
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$228.59
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.94%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,640 SF. Dollar General **Plus** store located in Glennville, Georgia. The property is secured with a 15 year, Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rental rate increases ever 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 & successfully opened for business in August 2025.

This Dollar General is highly visible as it is strategically positioned on the **hard signalized corner** of GA-23 and Highway 169 which **sees 5,529 cars per day**. The ten mile population from the site is 13,817 and the three mile average household income is \$73,349 per year, making this location ideal for a Dollar General. This area is seeing great growth with the **10 mile population growth rate at 8.17%**! The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a 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 6.50% cap rate based on NOI of \$160,524.



**PRICE** \$2,432,182



**CAP RATE** 6.60%



**LEASE TYPE** Absolute NNN



**RENT INCREASES** 5% Every 5 Years



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **5% Rental Rate Increases Every 5 Years**
- **2025 BTS | Corner Entry Plus Size Construction**
- Five (5 Year) Options | 5% Rental Increase At Each Option
- Three Mile Household Income \$73,349
- Ten Mile Population 13,817 | **8.16% Expected Growth**
- **Signalized Corner Location | 5,529 Cars Per Day**
- Investment Grade Dollar Store with "BBB" Credit Rating

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$160,524.00	\$15.09
<b>Gross Income</b>	<b>\$160,524.00</b>	<b>\$15.09</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>\$160,524.00</b>	<b>\$15.09</b>

## PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 2.215 Acres
Building Size:	10,640 SF
Traffic Count:	5,529
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Corner Entry Prototype
Parking Lot:	Asphalt
# of Parking Spaces	39
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$160,524.00
Rent PSF:	\$15.09
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/17/2025
Lease Expiration Date:	8/31/2040
Lease Term Remaining:	15 Years
<b>Rent Bumps:</b>	<b>5% Every 5 Years</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



# DOLLAR GENERAL PLUS

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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	8/17/2025	8/31/2040	\$160,524.00	100.0		\$15.09
				\$168,550.20		9/1/2030	\$15.84
				\$176,977.71		9/1/2035	\$16.63
			Option 1	\$185,826.60		9/1/2040	\$17.46
			Option 2	\$195,117.93		9/1/2045	\$18.34
			Option 3	\$204,873.82		9/1/2050	\$19.26
			Option 4	\$215,117.51		9/1/2055	\$20.22
			Option 5	\$225,873.39		9/1/2060	\$21.23
Averages	10,640			\$168,683.97			\$15.85



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$160,524.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$15.85



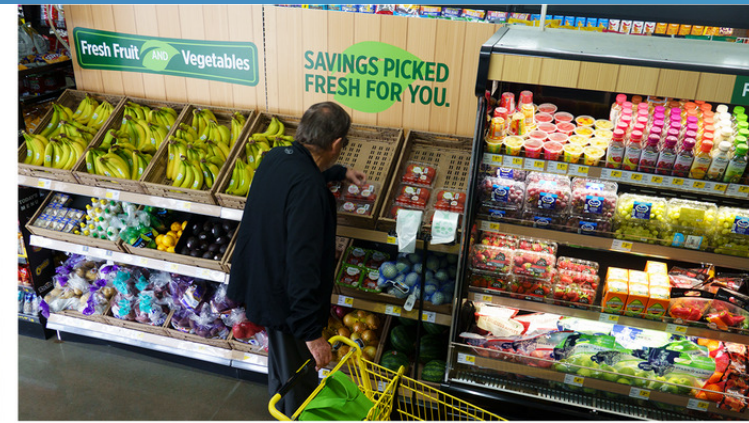
NUMBER OF TENANTS  
1



# DOLLAR GENERAL PLUS

11236 HWY 169, GLENNVILLE, GA 30427

 FORTIS NET LEASE™



**\$1.1 BILLION**

2024 TOTAL NET INCOME



**800 STORES**

OPENING IN 2024



**\$40.6 BIL**

2024 NET SALES



**86 YEARS**

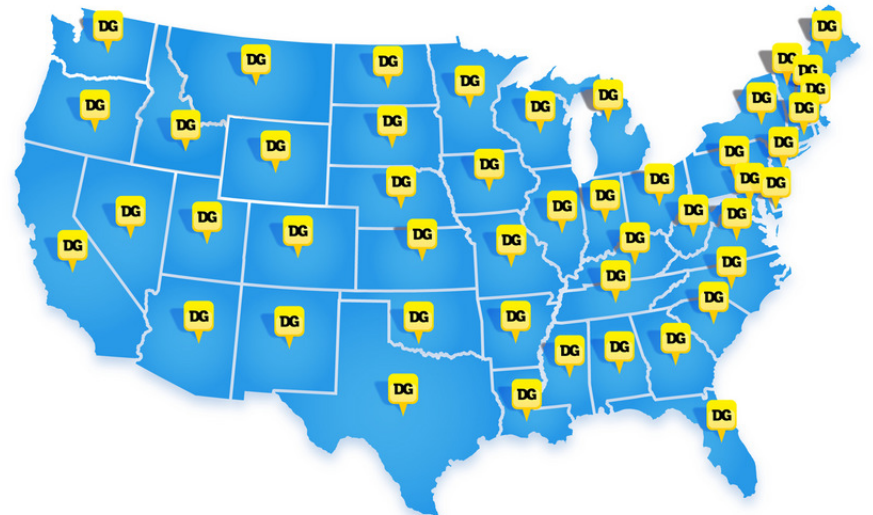
IN BUSINESS



**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™

## PROXIMITY TO LOCAL ATTRactions



67 Miles  
Savannah/Hilton  
Head Intn'l  
Airport



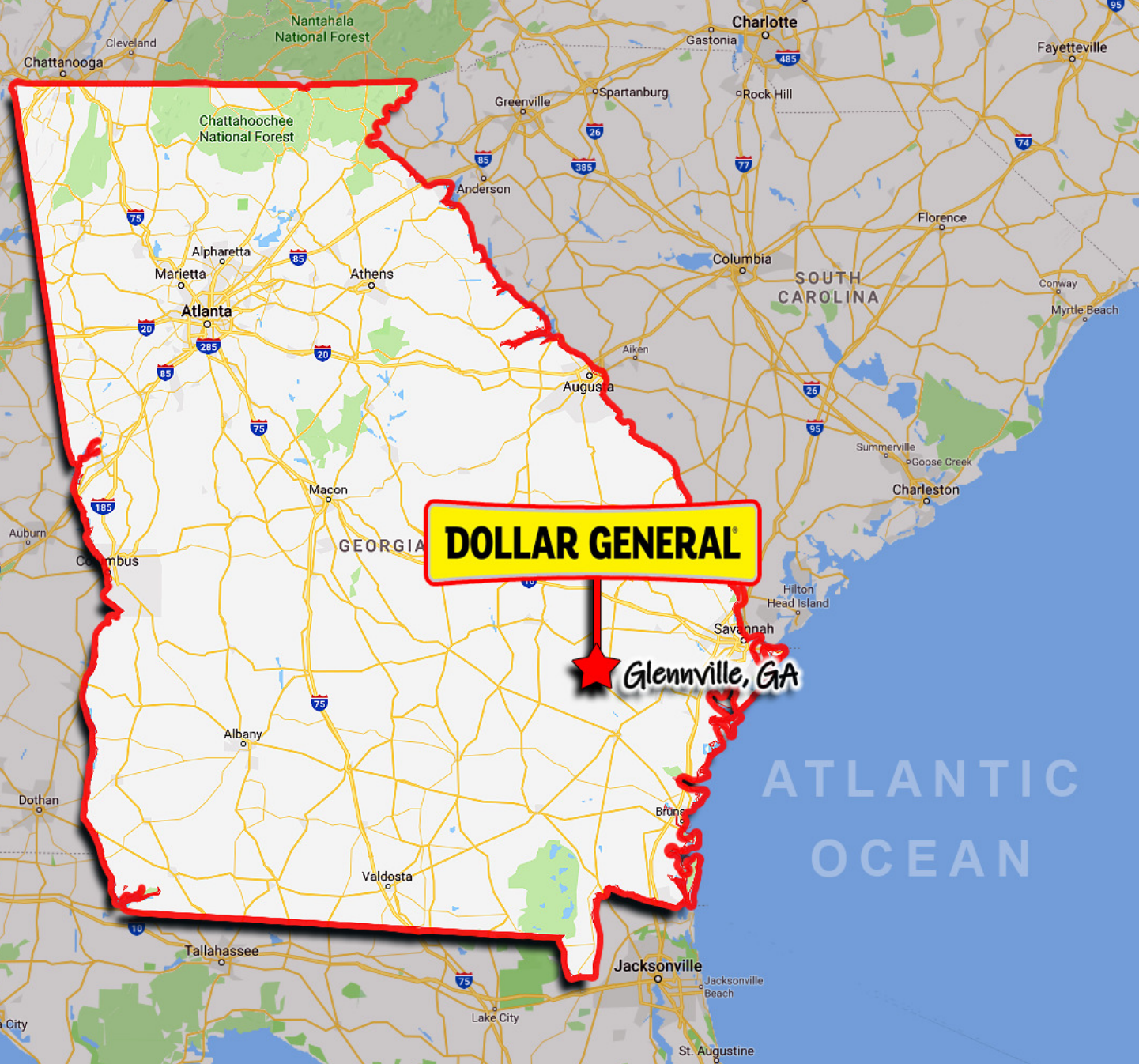
211 Miles  
Atlanta,  
GA



65 Miles  
Savannah,  
GA



26 Miles  
Fort Stewart,  
GA

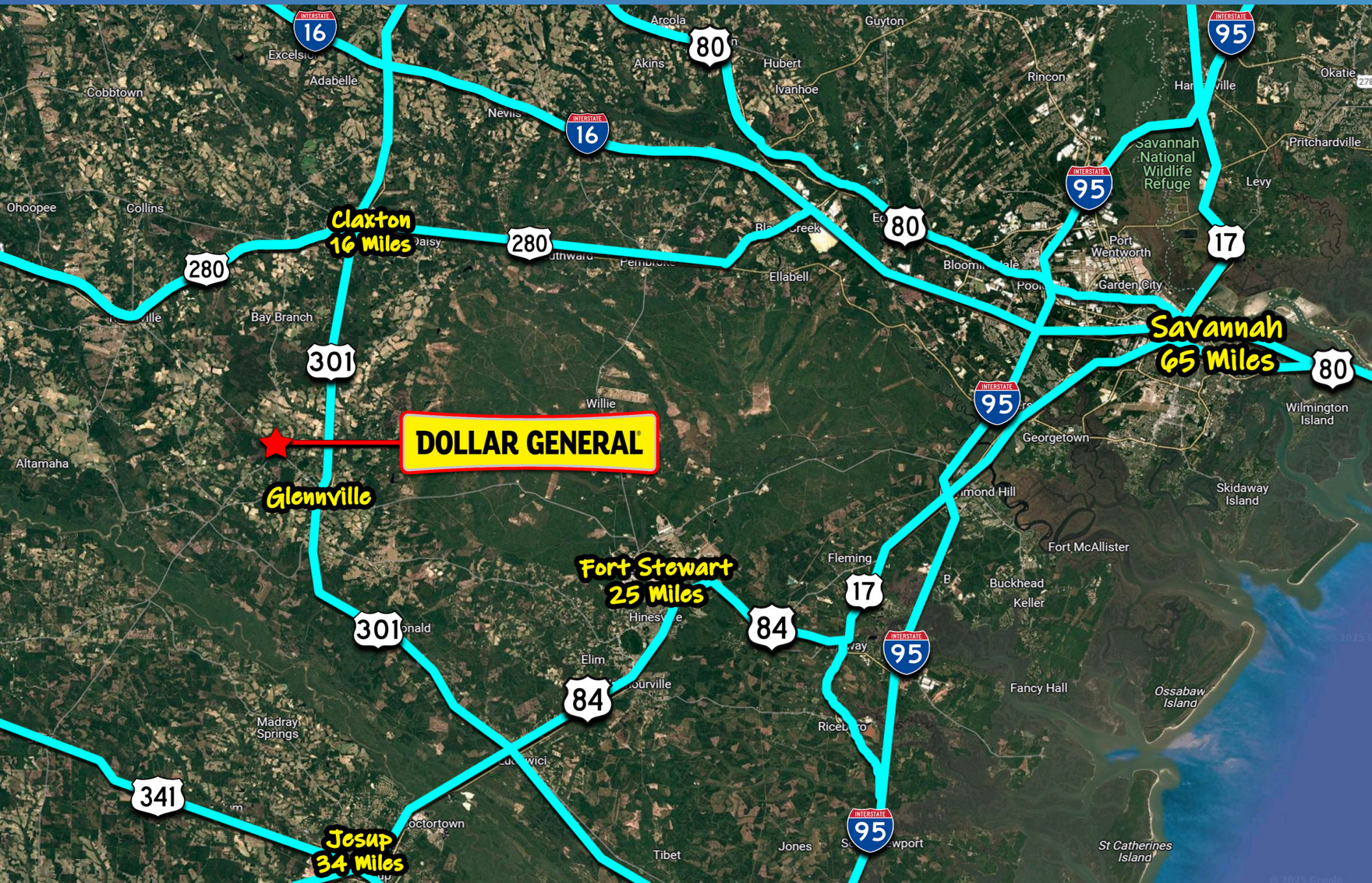




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 FORTIS NET LEASE™





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Tatum Brothers Farm Supply



**SUBJECT PROPERTY**

**DOLLAR GENERAL®**



# DOLLAR GENERAL PLUS

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Glennville is a small, charming city located in the southeastern part of Georgia, within Tattnall County. Nestled amid fertile farmlands and pine forests, it sits approximately 65 miles west of Savannah and about 25 miles south of Statesboro, offering a peaceful rural setting with convenient access to larger urban areas.

Positioned along U.S. Highway 301 and Georgia State Route 23, Glennville serves as a local hub for agriculture—particularly known for its production of sweet Vidalia onions, a key part of the region's identity. The surrounding landscape features gently rolling terrain, farmland, and patches of woodland, creating a scenic and tranquil environment.

Despite its small-town size, Glennville boasts a strong sense of community, historic Southern charm, and access to natural resources like nearby rivers, making it a quintessential example of Georgia's rural heritage.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,740	7,107	13,817
Total Population 2029	1,780	7,422	14,946
Population Growth Rate	2.30%	4.43%	8.17%
Median Age	41.0	39.3	38.3
Average Household Size	2.4	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	710	2,778	5,249
Average HH Income	\$73,349	\$76,076	\$72,810
Median House Value	\$157,344	\$156,957	\$148,264
Consumer Spending	\$20.2 M	\$78.7 M	\$150.8 M







TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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