



# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906

ACTUAL SITE RENDERING

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM

# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 



## DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:

### BRYAN BENDER

MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM

## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY  
AL #119315  
2939 VERNON PLACE  
CINCINNATI, OH 45219  
513.898.1551

# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 

## INVESTMENT SUMMARY

List Price:	\$2,524,190
Current NOI:	\$159,024.00
Initial Cap Rate:	6.30%
Land Acreage:	+/- 2.24
Year Built	2026
Building Size:	10,640 SF
Price PSF:	\$237.24
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.62%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2026 BTS**, 10,640 SF. **Dollar General Plus** store located in Murphy, 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 is currently under construction and on track for rent start & opening in April 2026.

This Dollar General is highly visible as it is strategically positioned on the **corner** of Ledford Street & Highway 74 **seeing 20,177 cars per day**. The site is surrounded by residential homes & local businesses making it a convenient stop for the area. The 10 mile population from the site is 27,944 while the 3 mile average household income is \$63,765 per year, making this location ideal for a Dollar General. **This area is seeing great growth with the 10 mile population growth rate at 9.60%**! 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 6.30% cap rate based on NOI of \$159,024.



PRICE \$2,524,190



CAP RATE 6.30%



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% Rent Increases Every 5 Years**
- **2026 BTS Construction | Plus Size Footprint | Upgraded Design**
- 5 (5 Year) Options | 5% Increases At Each Option
- **Corner Site | 20,177 Cars Per Day**
- Three Mile Household Income \$63,765
- **Ten Mile Population 27,944 | Expected 9.60% Growth!**
- Investment Grade Dollar Store | BBB Credit Rating
- Site Surrounded by Residential Homes | Convenient Location off Highway
- Dollar General Corporate Guaranty | Investment Grade

# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$159,024.00	\$14.95
<b>Gross Income</b>	<b>\$159,024.00</b>	<b>\$14.95</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>\$159,024.00</b>	<b>\$14.95</b>

## PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 2.24 Acres
Building Size:	10,640 SF
Traffic Count:	20,177 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size & Upgraded
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:	\$159,024.00
Rent PSF:	\$14.95
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	5/1/2026
Lease Expiration Date:	4/30/2041
Lease Term Remaining:	15 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

# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	5/1/2026	4/30/2041	\$159,024.00	100.0	-	\$14.95
				\$166,975.20		6/1/2031	\$15.69
				\$175,323.96		6/1/2036	\$16.48
				Option 1		6/1/2041	\$17.30
				Option 2		6/1/2046	\$18.17
				Option 3		6/1/2051	\$19.08
Option 4	6/1/2056	\$20.03					
Option 5	6/1/2061	\$21.03					

<b>Averages</b>	<b>10,640</b>			<b>\$167,107.72</b>			<b>\$15.71</b>
-----------------	---------------	--	--	---------------------	--	--	----------------



**TOTAL SF**  
10,640



**TOTAL ANNUAL RENT**  
\$159,024.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$15.71



**NUMBER OF TENANTS**  
1



# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 



**\$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**

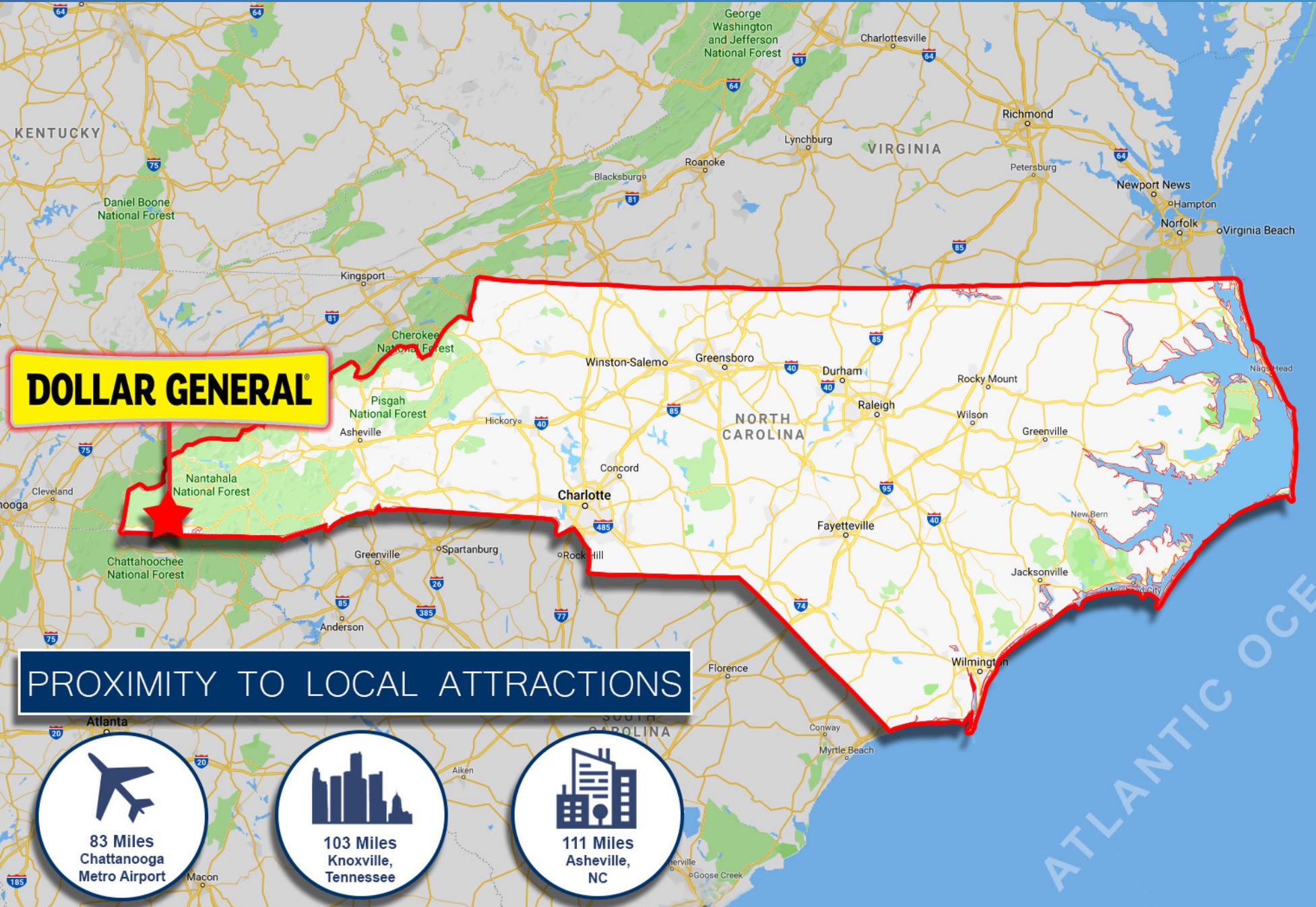
# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 



# BRAND NEW DOLLAR GENERAL PLUS

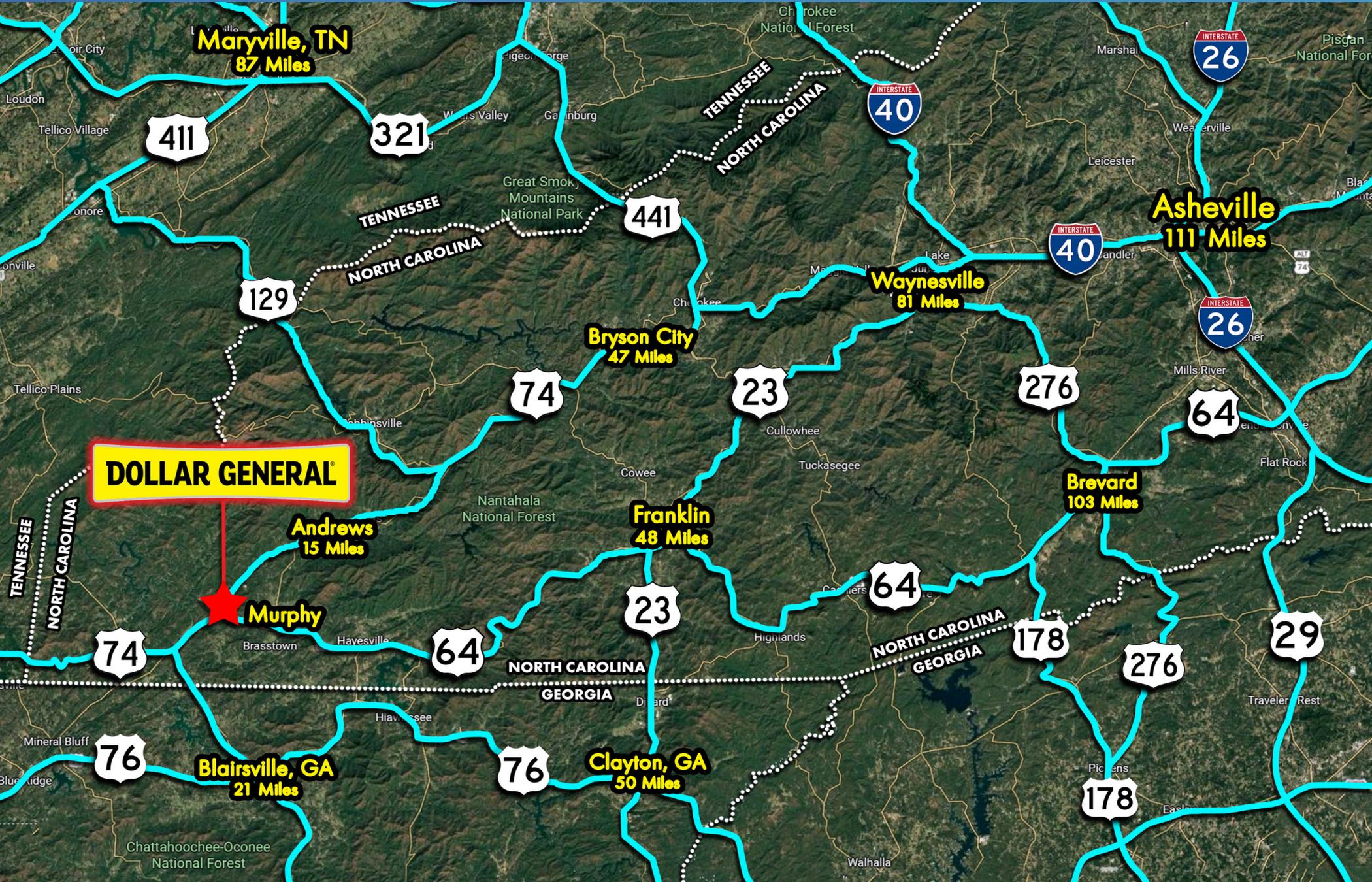
138 LEDFORD STREET, MURPHY, NC 28906 



# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906

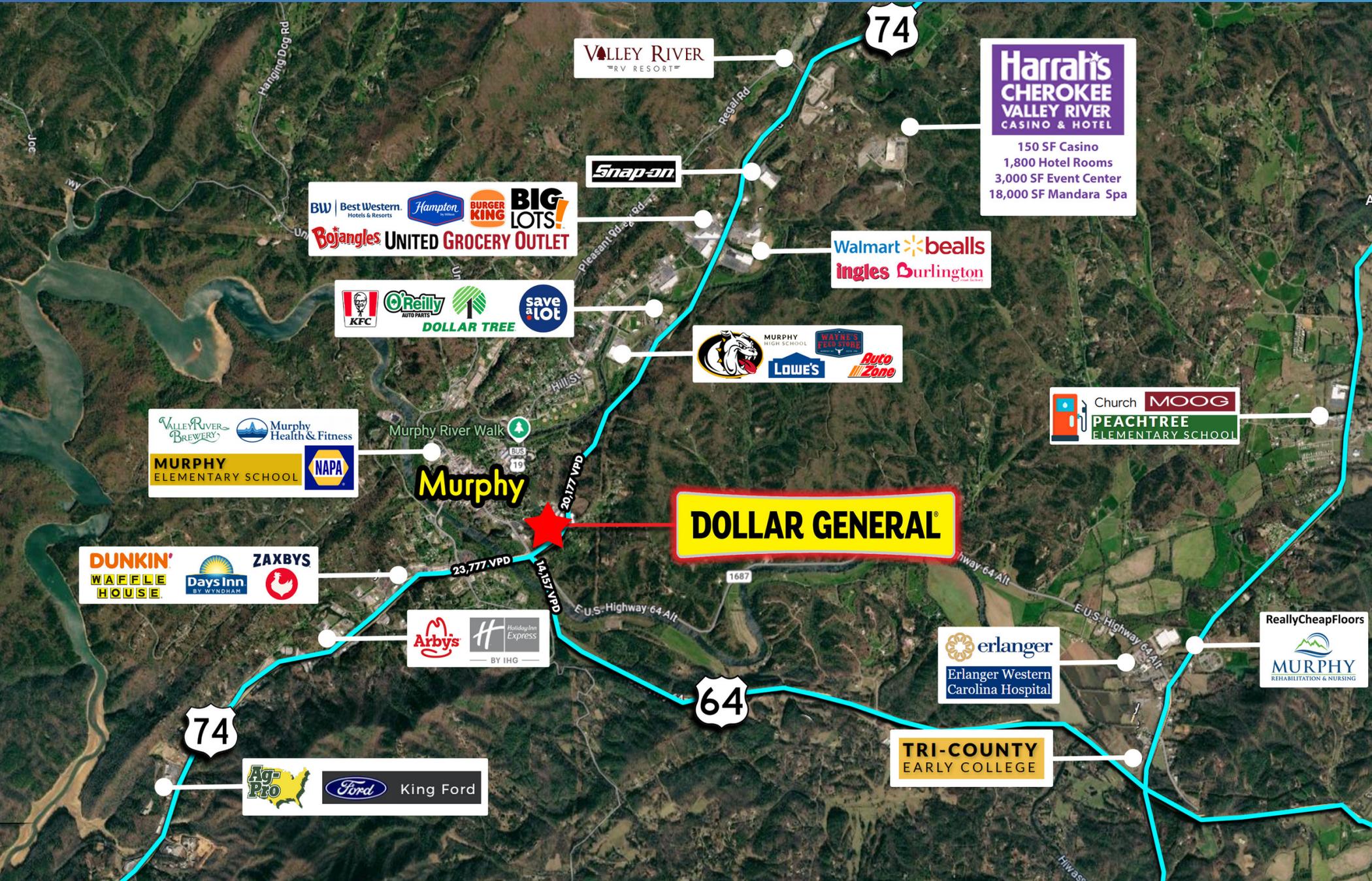
FORTIS NET LEASE™



# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906

FORTIS NET LEASE™



# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906

FORTIS NET LEASE™



FIRST BAPTIST CHURCH OF MURPHY

Peachtree St



Cross St

SUBJECT PROPERTY



Grant St



Ledford St

20,177 VPD



# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906

FORTIS NET LEASE™



**SUBJECT PROPERTY**  
**DOLLAR GENERAL**

**express care**  
AN ERLANGER WALK-IN CLINIC

**Cabins In  
Murphy Owners**

**GATEWAY**  
TAPHOUSE & GRILL  
**Yogi's**  
**MURPHY**  
ELEMENTARY SCHOOL

*The Block Fitness*  
**VALLEY RIVER BREWERY**  
**Murphy Health & Fitness**

**UNITED STATES POSTAL SERVICE**  
**Moore Community House**

**PKS ROAD OIL INC.**  
**MURPHY'S**  
ROOFING SUPPLY & BUILDING PRODUCTS  
**INFINITY WELLNESS SPA & SALON**  
**Burger BOY**  
**RARE BIRD**

**MURPHY MIDDLE SCHOOL**  
**Ingles**  
**LOWE'S Save a Lot**  
**Walmart**  
**Burlington**

**MURPHYS**  
**United Community**  
**Kobe SEAFOOD & STEAKHOUSE**  
**FRIENDSHIP**  
**KEITH**

**NAPA**  
**WILSON GUN SALES**  
**SKY AT MURPHY**

# BRAND NEW DOLLAR GENERAL PLUS

138 LEDFORD STREET, MURPHY, NC 28906 



Murphy, North Carolina is a charming mountain town tucked into the far southwestern corner of the state, where North Carolina meets Tennessee and Georgia. Surrounded by the rolling peaks of the Appalachian Mountains and the lush Nantahala National Forest, Murphy offers a scenic blend of small-town warmth and outdoor adventure.

The town sits at the confluence of the Hiwassee and Valley Rivers, giving it a peaceful, waterfront feel and easy access to kayaking, fly fishing, and tubing. Downtown Murphy features a classic courthouse square, locally owned shops, cozy cafés, and historic brick buildings that reflect its roots as one of the oldest towns in western North Carolina.

Outdoor lovers are drawn to nearby hiking trails, waterfalls, and scenic drives along the Blue Ridge. Lake Hiwassee and the surrounding mountain ridgelines provide year-round recreation—from boating in the summer to leaf-peeping in the fall, when the hillsides glow with vibrant color.

With its slower pace of life, friendly community, and postcard-worthy scenery, Murphy offers the perfect mix of Appalachian charm and natural beauty.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	4,862	9,501	27,944
Total Population 2029	5,207	10,169	30,626
Population Growth Rate	7.10%	7.03%	9.60%
Median Age	49.5	51.3	53.8
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,143	4,169	12,257
Average HH Income	\$63,765	\$62,095	\$65,119
Median House Value	\$168,305	\$173,587	\$194,849
Consumer Spending	\$56.6 M	\$113.1 M	\$344.4 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

30445 Northwestern Highway, Suite 275  
Farmington Hills, MI 48334  
248.254.3410  
fortisnetlease.com

EXCLUSIVELY LISTED BY:

**BRYAN BENDER**  
MANAGING DIRECTOR  
D: 248.419.3810  
BBENDER@FORTISNETLEASE.COM