



# BRAND NEW ABSOLUTE NNN DOLLAR GENERAL PLUS

EXAMPLE PROPERTY

US HWY 98 E, FORT MEADE, FL 33841

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# BRAND NEW DOLLAR GENERAL PLUS WITH BUMPS

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## EXCLUSIVELY LISTED BY:

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# BRAND NEW DOLLAR GENERAL PLUS WITH BUMPS

US HWY 98 E, FORT MEADE, FL 33841 

## INVESTMENT SUMMARY

List Price:	\$2,799,375
Current NOI:	\$179,160.00
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.69
Year Built	2024
Building Size:	10,640 SF
Price PSF:	\$263.10
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.73%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General plus store with **upgraded architecture** located in Fort Meade, Florida - part of the **Tampa/St Petersburg Market area**. The property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rent 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 is on track to finish construction & open for business in February 2025.

This Dollar General is highly visible as it is strategically positioned off of Highway 98 seeing **6,000 cars per day**. It sits across from a gas station & adjacent to a church on the main thoroughfare into downtown Fort Meade. The 10 mile population from the site is 21,870 and the 3 mile average household income is \$64,364 per year, making this location ideal for a Dollar General. This area is seeing explosive growth with the **3 mile population growth rate at 21.68%**! 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 the NOI of \$179,160.



PRICE \$2,799,375



CAP RATE 6.40%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Tampa/St Petersburg Market Area**
- **Zero Landlord Responsibilities**
- **5% RENT INCREASES EVERY 5 YEARS!**
- **Upgraded Architecture | Plus Size Footprint**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$64,364
- **Ten Mile Population 21,870 | Expected 18.65% Growth**
- **6,000 Cars Per Day | On Main Thoroughfare**
- **Explosive Growth Area | Three Mile Population Growth Rate 21.68%**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Guaranty**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$179,160.00	\$16.84
<b>Gross Income</b>	<b>\$179,160.00</b>	<b>\$16.84</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>\$179,160.00</b>	<b>\$16.84</b>

## PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/-1.69 Acres
Building Size:	10,640 SF
Traffic Count:	6,000
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Ground Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$179,160.00
Rent PSF:	\$16.84
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/25/2025
Lease Expiration Date:	2/28/2040
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:**  
\$38.7 BILLION



**STORE COUNT:**  
20,000+



**GUARANTOR:**  
DG CORP

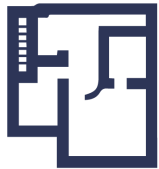


**S&P:**  
BBB

# BRAND NEW DOLLAR GENERAL PLUS WITH BUMPS

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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	2/25/2025	2/28/2040	\$179,160.00	100.0	-	\$16.84
				\$188,112.00		3/1/2030	\$17.68
				\$197,520.00		3/1/2035	\$18.56
				Option 1		3/1/2040	\$19.49
				Option 2		3/1/2045	\$20.47
				Option 3		3/1/2050	\$21.49
Option 4	3/1/2055	\$22.56					
Option 5	3/1/2060	\$23.69					
<b>Averages</b>	<b>10,640</b>			<b>\$188,264.00</b>			<b>\$17.69</b>



**TOTAL SF**  
10,640



**TOTAL ANNUAL RENT**  
\$179,160.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$17.69



**NUMBER OF TENANTS**  
1



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**\$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

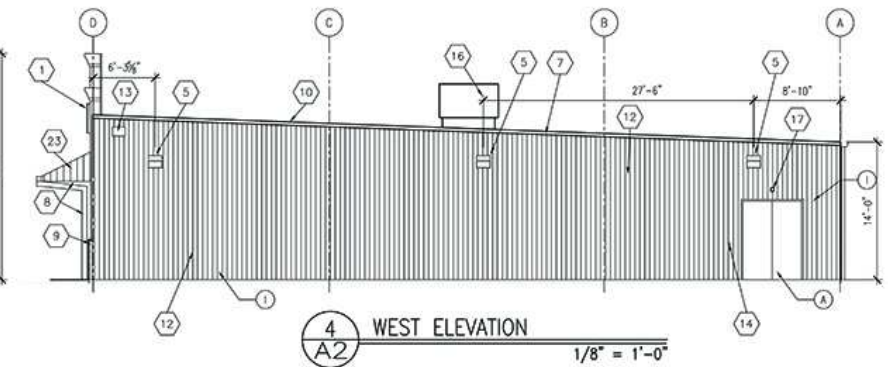
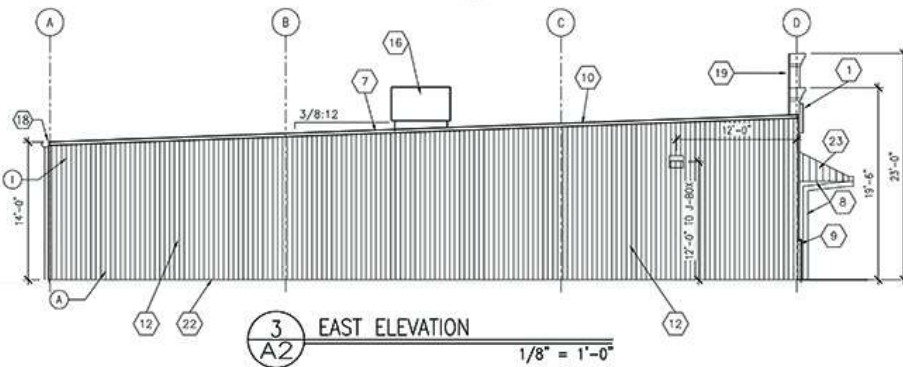
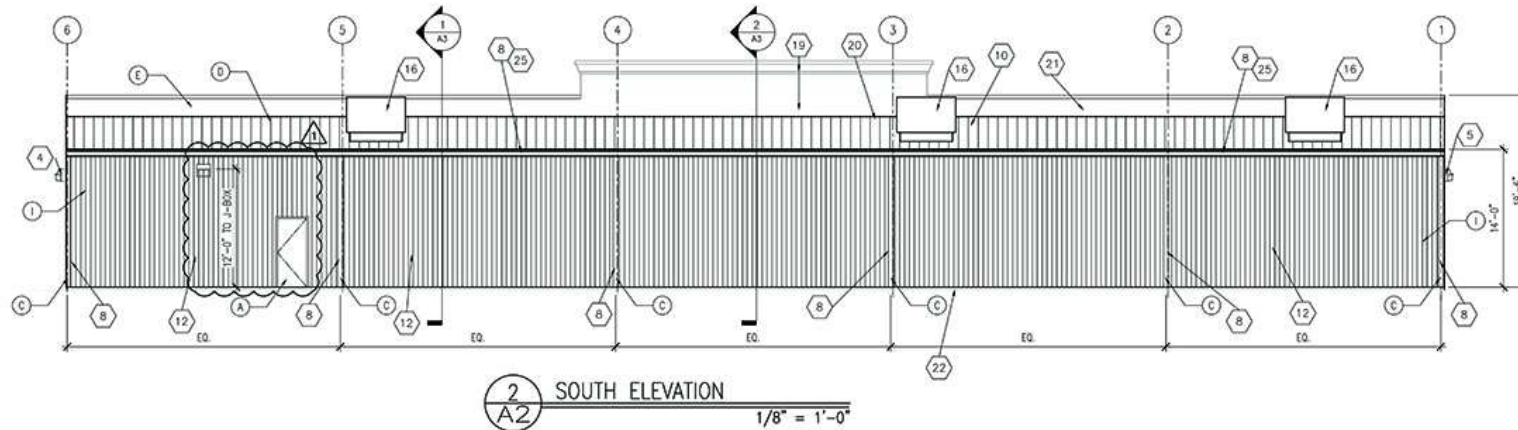
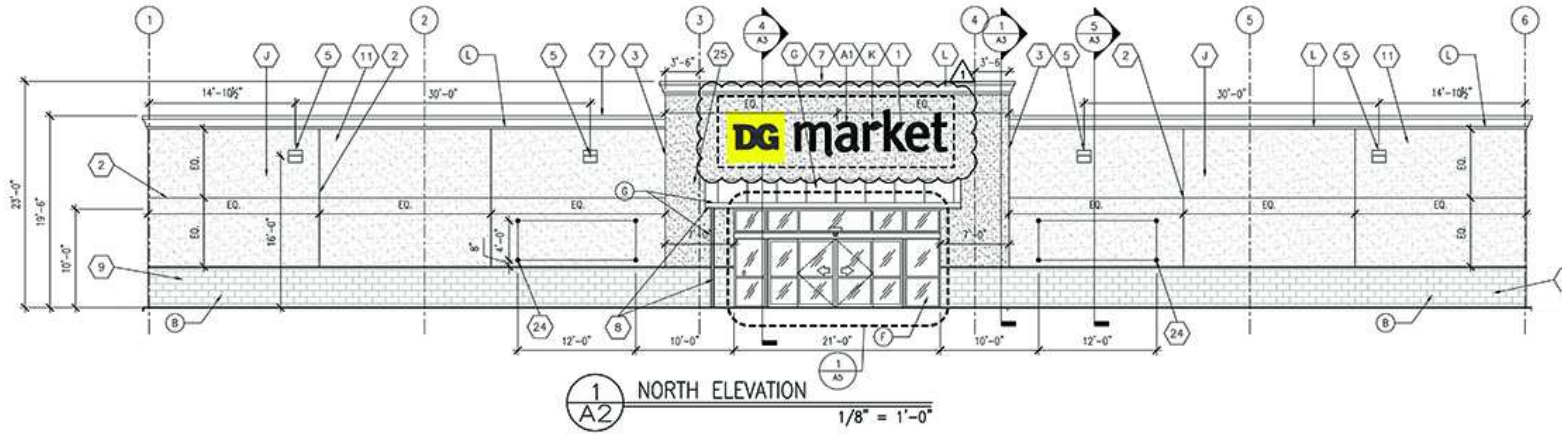
**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,000+ stores with more than 173,000 employees, located across 48 states. Dollar General has more retail locations 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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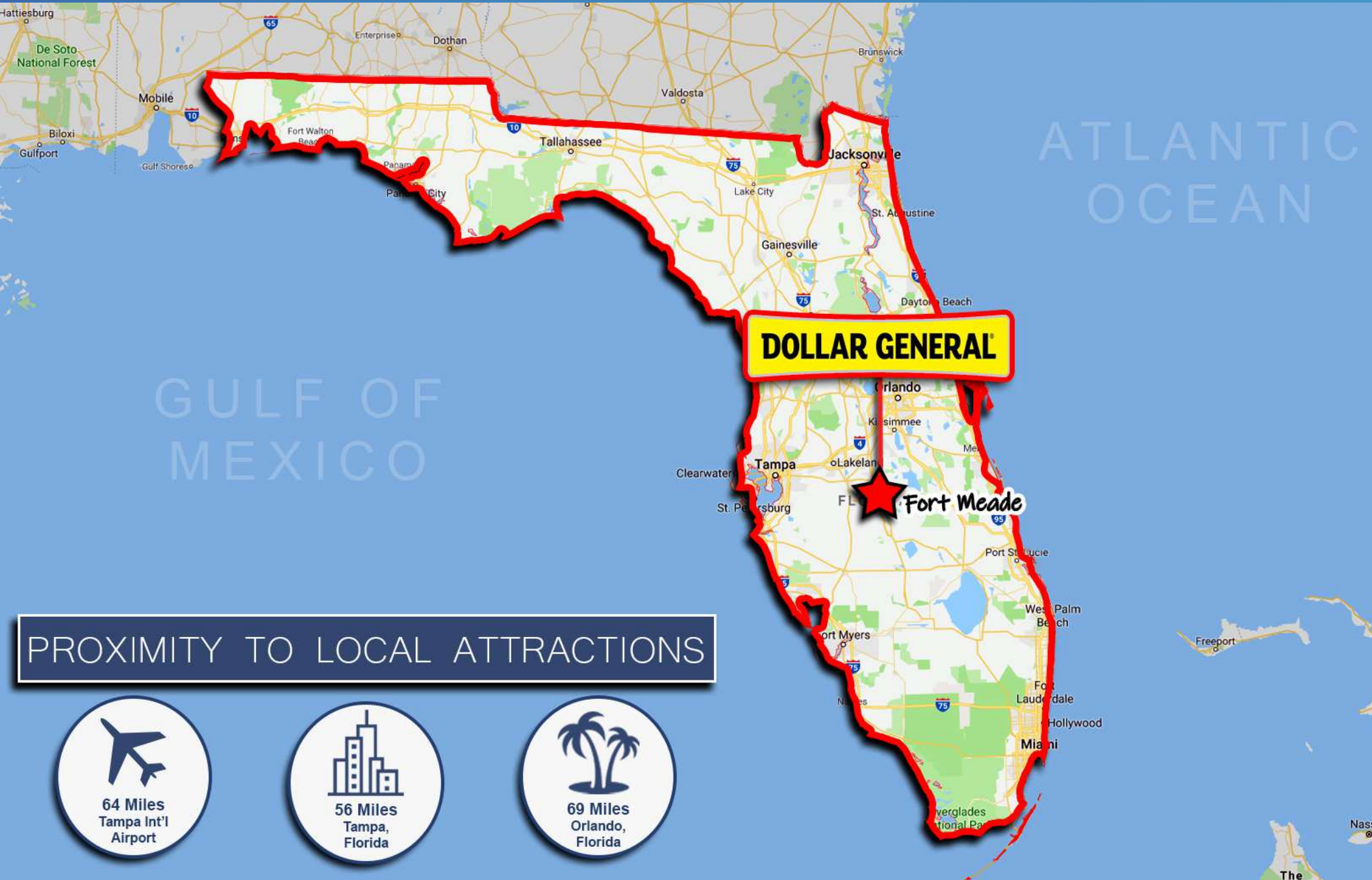
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## PROXIMITY TO LOCAL ATTRACTIONS

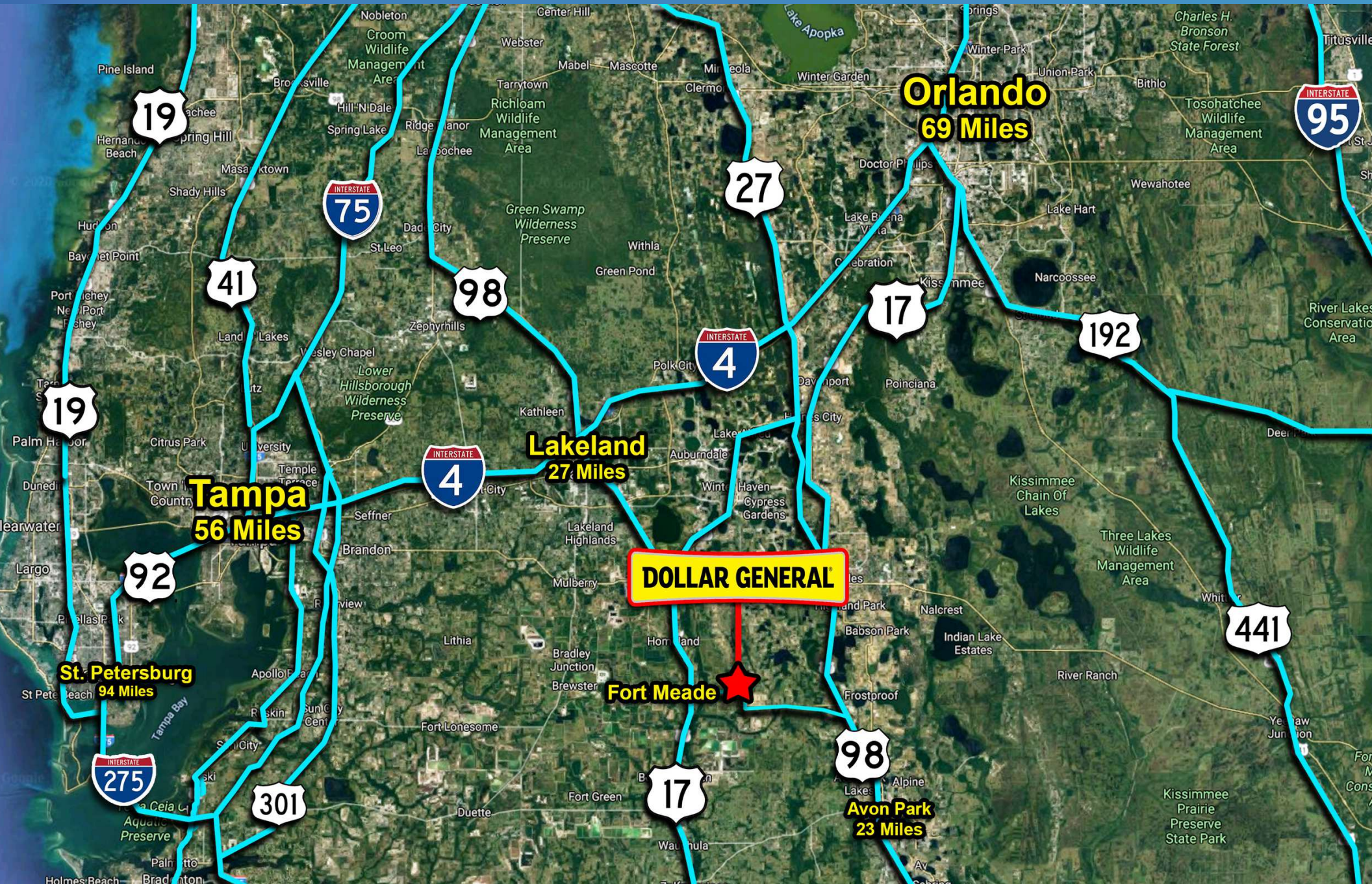
  
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Tampa Int'l  
Airport

  
56 Miles  
Tampa,  
Florida

  
69 Miles  
Orlando,  
Florida

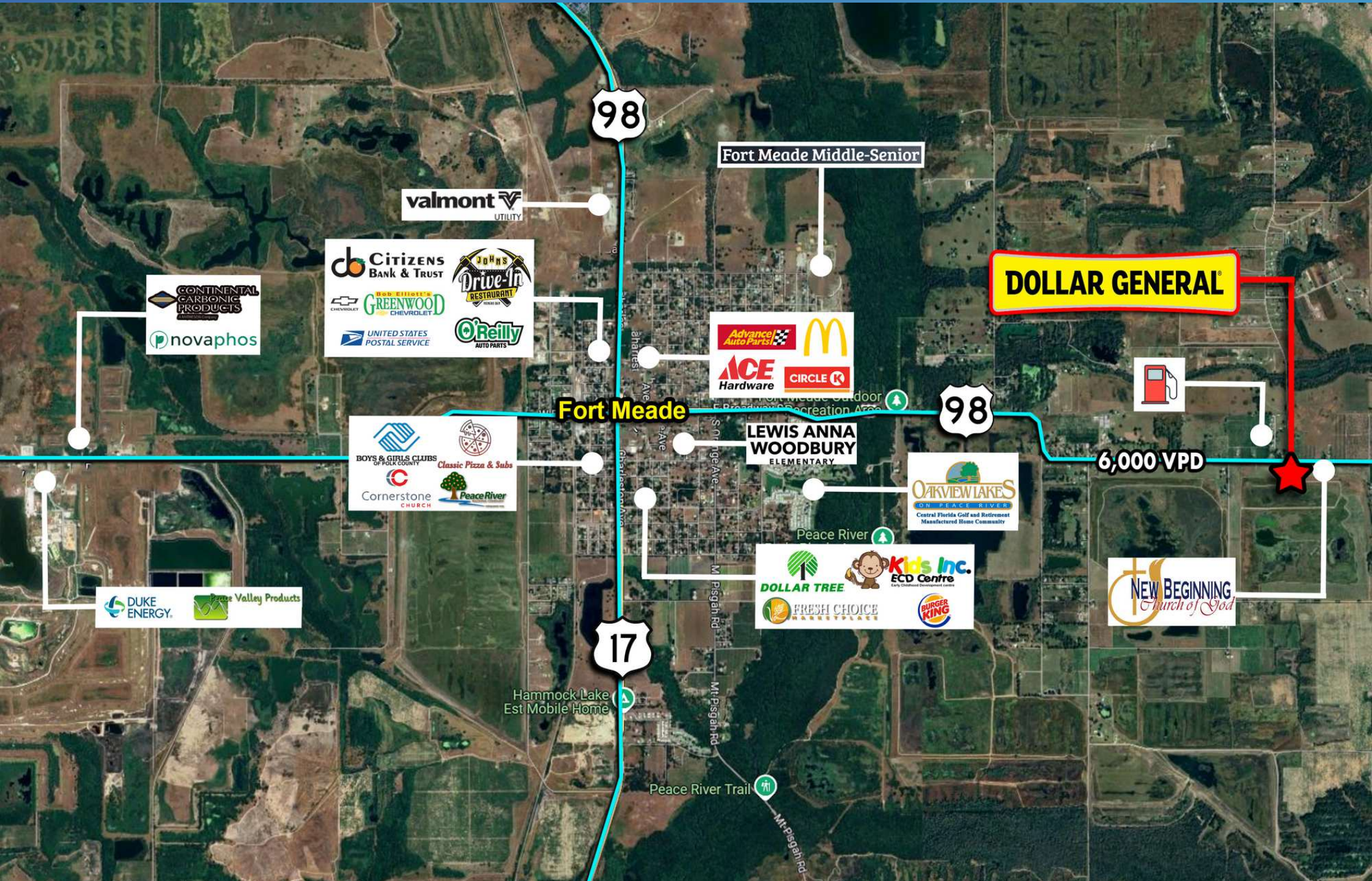
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Peace River Park - Fort Meade  
Outdoor Recreation Area

Advance  
Auto Parts  
McDonald's  
ACE  
Hardware  
CIRCLE K

OVERVIEW LAKES  
Central Florida Golf and Retirement  
Manufactured Home Community  
DOLLAR TREE  
LEWIS ANNA  
WOODBURY  
ELEMENTARY



Fort Meade Middle-Senior

PEACERIVER  
Campground

FLY HIGH  
INFLATABLES  
EST 2002

GREEN POINT  
HEMP  
Jenkins Ford  
Ford

STUP'S CUT & WRAP



Brook Rd N

**DOLLAR GENERAL®**



6,000 SQ FT

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Fort Meade, Florida, is a small, historic city nestled in Polk County, centrally located between the larger cities of Tampa and Orlando. Known for its quaint charm and rich history, Fort Meade features a blend of old-Florida architecture and agricultural landscapes. The downtown area boasts several well-preserved historic buildings from the late 19th and early 20th centuries, lending a timeless character to the city. The local architecture, peppered with brick facades and vintage storefronts, reflects its past as a thriving outpost and commercial hub.

The Peace River winds gently near the city, offering outdoor recreational opportunities like canoeing, fishing, and scenic walking trails. This river and the surrounding nature reserves contribute to Fort Meade's quiet, natural beauty, attracting those looking for a peaceful retreat. Agriculture remains a cornerstone of the area, with citrus groves, cattle ranches, and farms stretching across the rural outskirts. Additionally, Fort Meade is home to several parks, including the Fort Meade Outdoor Recreation Area, where residents and visitors can enjoy picnicking, hiking, and other leisure activities.

With a modest population and a close-knit community atmosphere, Fort Meade combines small-town warmth with easy access to Central Florida's attractions, making it a unique blend of history, nature, and rural charm.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	4,834	8,334	21,870
Total Population 2029	5,882	10,129	25,948
Population Growth Rate	21.68%	21.54%	18.65%
Median Age	39.5	38.7	38.7
Average Household Size	2.6	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,849	3,095	7,570
Average HH Income	\$64,364	\$64,907	\$65,694
Median House Value	\$143,875	\$154,013	\$149,175
Consumer Spending	\$50.6 M	\$85.5 M	\$211.5 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

*Click to Meet Team Fortis*

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