



BRAND NEW DOLLAR GENERAL | NOW OPEN

ACTUAL STORE RENDERING

127 US HWY 82, DAWSON (SASSER), GA 39842

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EXCLUSIVELY LISTED BY:

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BRAND NEW DOLLAR GENERAL

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INVESTMENT SUMMARY

List Price:	\$2,106,767
Current NOI:	\$140,100.00
Initial Cap Rate:	6.65%
Land Acreage:	+/- 2.23
Year Built	2025
Building Size:	9,100 SF
Price PSF:	\$231.51
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.99%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2025 BTS, Dollar General store located in Sasser, Georgia. 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 and **successfully opened** for business in October 2025!

This Dollar General is highly visible as it is strategically positioned on US Highway 82 **seeing 15,789 cars per day** and is **the only dollar store serving the community!** The site is surrounded by residential homes making it a convenient stop for the area. The 10 mile population from the site is 21,704 while the 3 mile average household income is \$72,642 per year, making this location ideal for a Dollar General. 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 6.65% cap rate based on NOI of \$140,100.



PRICE \$2,106,767



CAP RATE 6.65%



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 | Limited Competition Area**
- **2025 BTS Construction | Upgraded Architectural Design**
- 5 (5 Year) Options | 5% Increases At Each Option
- **Seeing 15,789 Cars Per Day!**
- Three Mile Household Income \$72,642
- Ten Mile Population 21,704
- **The Only Dollar Store Serving the Community**
- Dollar General Corporate Guaranty | Investment Grade

BRAND NEW DOLLAR GENERAL

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$140,100.00	\$15.40
Gross Income	\$140,100.00	\$15.40
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$140,100.00	\$15.40

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 2.23 Acres
Building Size:	9,100 SF
Traffic Count:	15,789 ADTC
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$140,100.00
Rent PSF:	\$15.40
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/30/2025
Lease Expiration Date:	10/31/2040
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
Environmental Notes:	Seller performed a Phase I, Phase II, & Phase II additional testing. Although no remediation was recommended, Seller installed a vapor barrier to negate any future concerns.



GROSS SALES:
\$42.7 BILLION



STORE COUNT:
20,900+



GUARANTOR:
CORPORATE

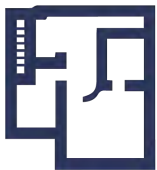


S&P:
BBB

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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	9,100	10/30/2025	10/31/2040	\$140,100.00	100.0		\$15.40
				\$147,105.00		11/1/2030	\$16.17
				\$154,460.25		11/1/2035	\$16.97
			Option 1	\$162,183.26		\$15.24	
			Option 2	\$170,292.43		\$16.00	
			Option 3	\$178,807.05		\$16.81	
			Option 4	\$187,747.40		\$17.65	
			Option 5	\$197,134.77		\$18.53	
Averages	9,100			\$147,221.75			
							\$16.18



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$140,100.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF



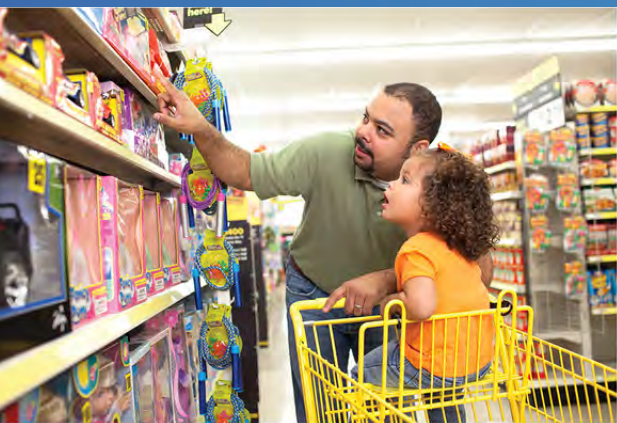
NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



\$1.5 BILLION

2025 TOTAL NET INCOME



460 NEW STORES

OPENING IN 2026



\$42.7 BIL

2025 NET SALES



87 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 20,900+ stores with more than 195,000 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 581 new stores in 2025, and planning to open an additional 460 in 2026. 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.



20,900+ STORES ACROSS 48 STATES

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 FORTIS NET LEASE™

PROXIMITY KEY



18 Miles
Southwest GA
Regional
Airport



70 Miles
Columbus,
GA



15 Miles
Albany,
GA



8 Miles
Dawson,
GA

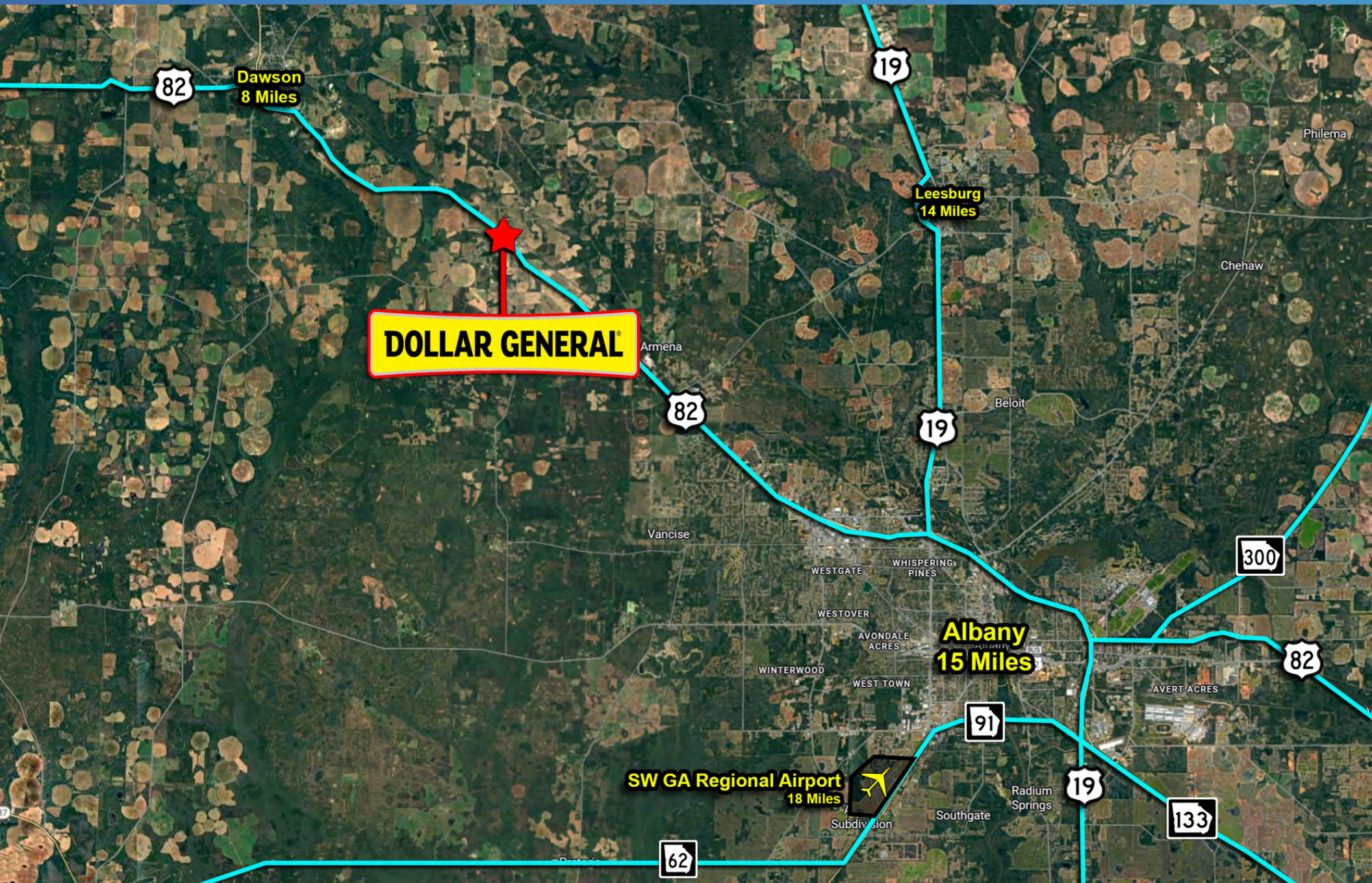
DOLLAR GENERAL

Sasser, GA

BRAND NEW DOLLAR GENERAL

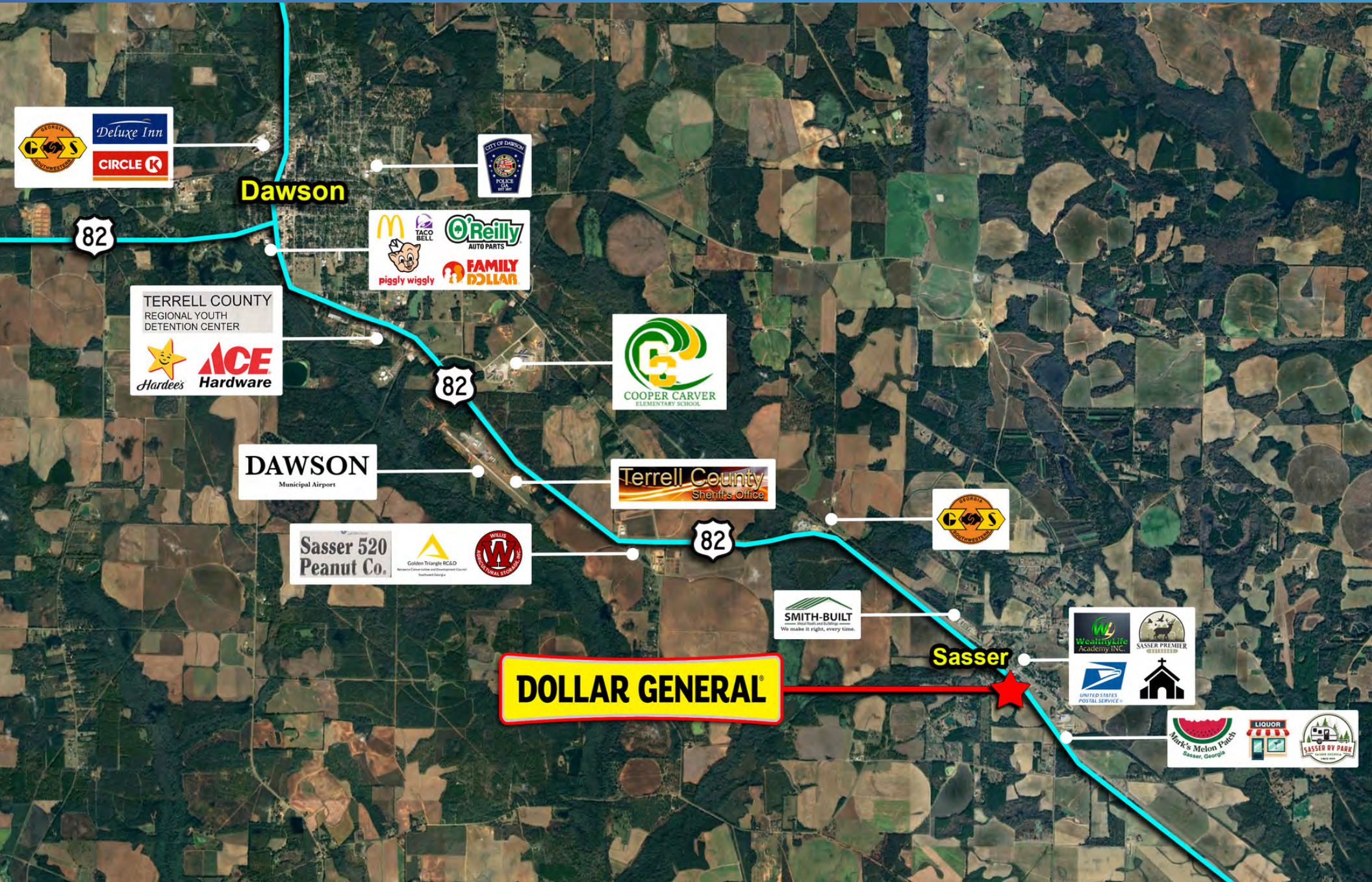
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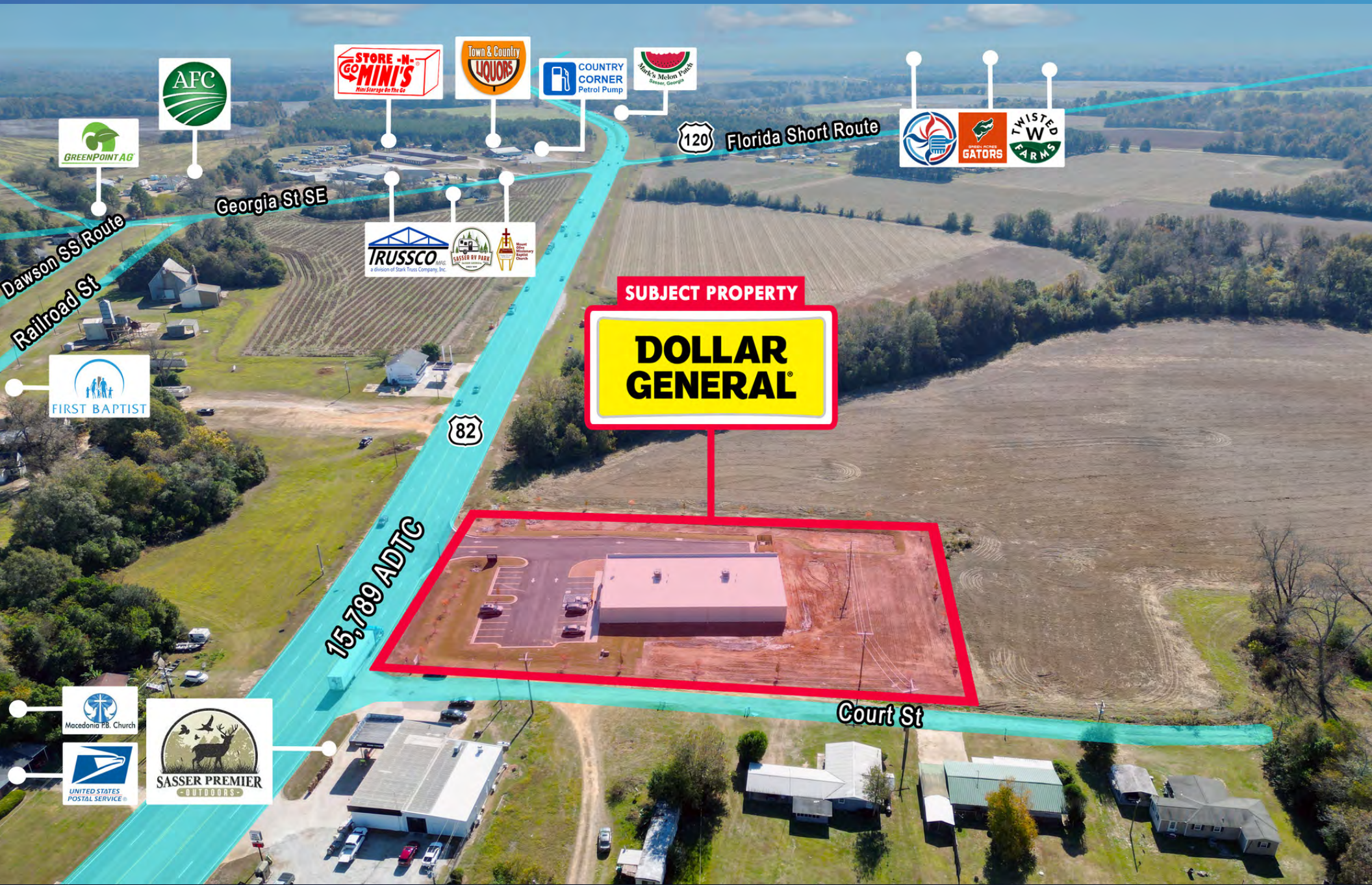
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Sasser is a small town in Terrell County, located in the southwestern region of Georgia, United States. Nestled along U.S. Highway 82, it sits roughly 12 miles east of Dawson (the county seat) and about 16 miles west of Albany, one of the area’s larger cities. This convenient location places Sasser within easy reach of the agricultural heartland and the commercial centers of southwest Georgia.

Surrounded by gently rolling farmland, pine forests, and open countryside, Sasser reflects the quiet charm of rural Georgia. The town itself covers just under one square mile and is home to a close-knit community that values small-town traditions and southern hospitality. Despite its modest size, Sasser has a distinct local character, with a few historic storefronts, family-run businesses, and access to regional routes that connect it to neighboring towns.

The surrounding landscape features typical southwest Georgia scenery—fertile red clay soil, sprawling pecan groves, and scenic backroads lined with wildflowers in spring. The nearby Kinchafoonee Creek and Flint River offer outdoor recreation opportunities for residents and visitors alike.

Sasser is part of the Albany metropolitan area, giving it a blend of rural serenity and metropolitan proximity. It embodies the easy pace and community spirit that define much of small-town Georgia.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	669	1,564	21,704
Median Age	51.8	46.3	42.7
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	276	613	8,151
Average HH Income	\$72,642	\$82,316	\$95,023
Median House Value	\$186,206	\$206,818	\$225,506
Consumer Spending	\$8.1 M	\$18.8 M	\$265.3 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,750+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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