



## UPGRADED DOLLAR GENERAL | 9,000 VPD

ACTUAL STORE RENDERING

7105 US HWY 158, STOKESDALE, NC 27357

**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

**BENJAMIN SCHULTZ**  
SENIOR DIRECTOR  
D: 248.254.3409  
BSCHULTZ@FORTISNETLEASE.COM

## 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

### BENJAMIN SCHULTZ

SENIOR DIRECTOR  
D: 248.254.3409  
BSCHULTZ@FORTISNETLEASE.COM

## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

BANG REALTY, INC.  
11427 REED HARTMAN HWY #236  
CINCINNATI , OH 45241  
513.657.3645



## INVESTMENT SUMMARY

List Price:	\$2,006,214
Current NOI:	\$103,320.00
Initial Cap Rate:	5.15%
Land Acreage:	2.07 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$220.46
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.15%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new construction, upgraded, 9,100 SF. BTS Dollar General store located in Stokesdale, NC. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. 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 preparing for construction, with rent commencing in July of 2021.

This Dollar General is highly visible as it is strategically positioned on US Highway 158 which sees 9,000 cars per day and just a short distance from the I-73 exit, which sees 29,000 cars per day. The five mile population from the site is 20,460 while the one mile average household income is \$111,169 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the one mile population growth rate at 4.22%. 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 5.15% cap rate based on NOI of \$103,320.



**PRICE** \$2,006,214



**CAP RATE** 5.15%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- **Upgraded Construction | 2021 BTS**
- **Located on Main Thoroughfare | Near I-73 Exit**
- **Greensboro/Winston-Salem Market Area**
- 4 (5 Year) Options | 10% Rental Increase At Each Option
- **One Mile Household Income \$111,169**
- Five Mile Population 20,460
- **One Mile Population Growth Rate 4.22%**
- **9,000 Cars Per Day on Highway 158 | 29,000 Cars Per Day on I-73**
- Investment Grade Dollar Store with “BBB” Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$103,320.00	\$11.35
<b>Gross Income</b>	<b>\$103,320.00</b>	<b>\$11.35</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>\$103,320.00</b>	<b>\$11.35</b>

## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	2.07 +/- Acres
Building Size:	9,100 SF
Traffic Count:	9,000
Roof Type:	Standing Seam
Zoning:	Construction
Construction Style:	Upgraded - Plus Size
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$103,320.00
Rent PSF:	\$11.35
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/5/2021
Lease Expiration Date:	7/31/2036
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$33.7 BILLION



**STORE COUNT:**  
17,000+



**GUARANTOR:**  
DG CORP

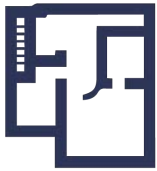


**S&P:**  
BBB

# DOLLAR GENERAL

7105 US HWY 158, STOKESDALE, NC 27357 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/5/2021	7/31/2036	\$103,320.00	100.0	\$11.35
			Option 1	\$113,652.00		\$12.49
			Option 2	\$125,017.20		\$13.74
			Option 3	\$137,518.92		\$15.11
			Option 4	\$151,270.81		\$16.62
<b>Totals/Averages</b>	<b>9,100</b>			<b>\$103,320.00</b>		<b>\$11.35</b>



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$103,320.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$11.35



NUMBER OF TENANTS  
1





# DOLLAR GENERAL

7105 US HWY 158, STOKESDALE, NC 27357

 FORTIS NET LEASE™



**55% NET INCOME**  
INCREASE FROM 19-20



**1,050 STORES**  
OPENING IN 2021



**\$33.7 BIL**  
IN SALES



**82 YEARS**  
IN BUSINESS



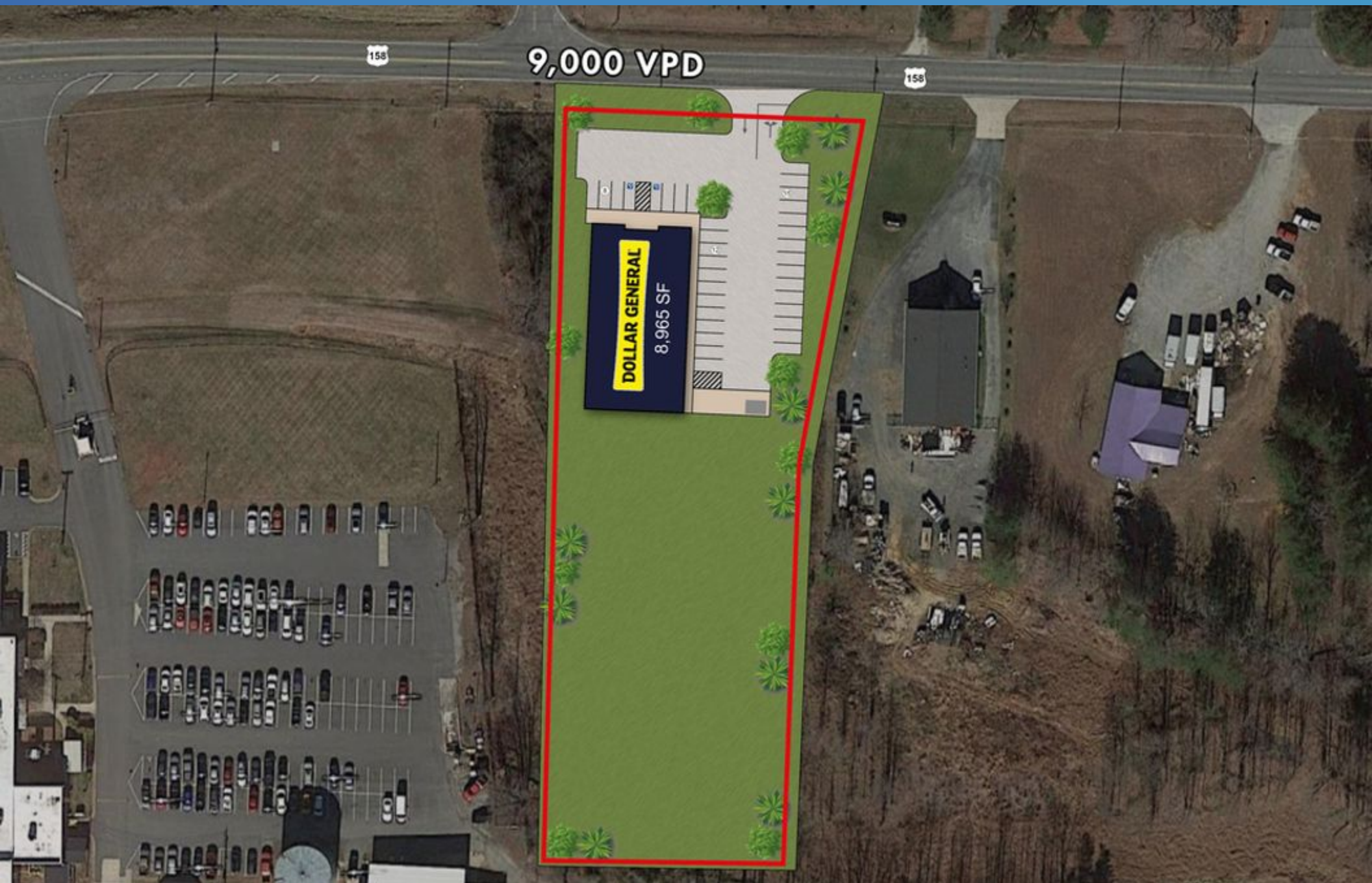
**31 YEARS**  
SAME STORE GROWTH

**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 17,000+ stores with more than 140,000 employees, located across 44 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, now they are expanding into more densely populated areas. Opened 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**17,000+ STORES ACROSS 46 STATES**



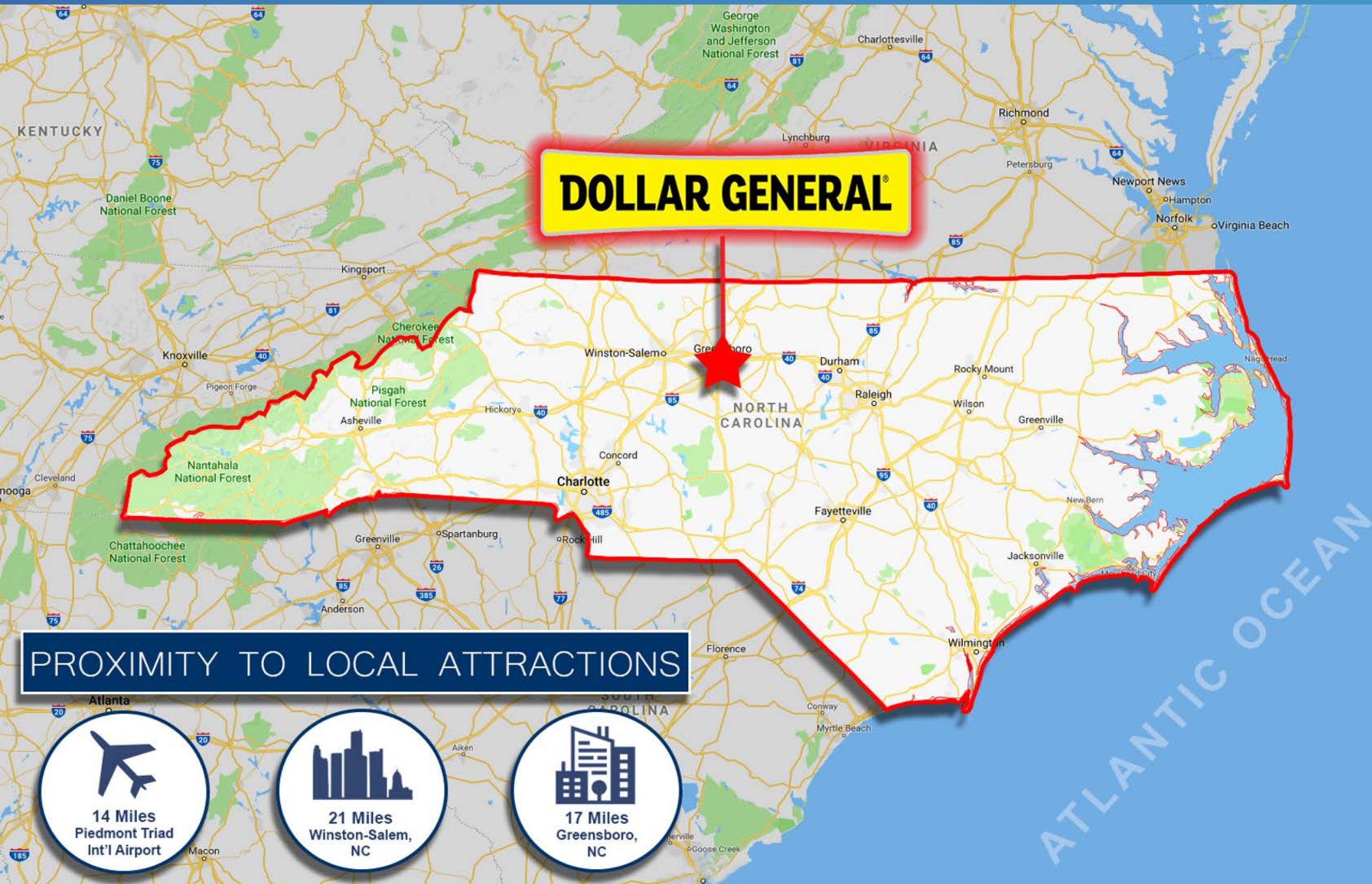




# DOLLAR GENERAL

7105 US HWY 158, STOKESDALE, NC 27357 

 FORTIS NET LEASE™

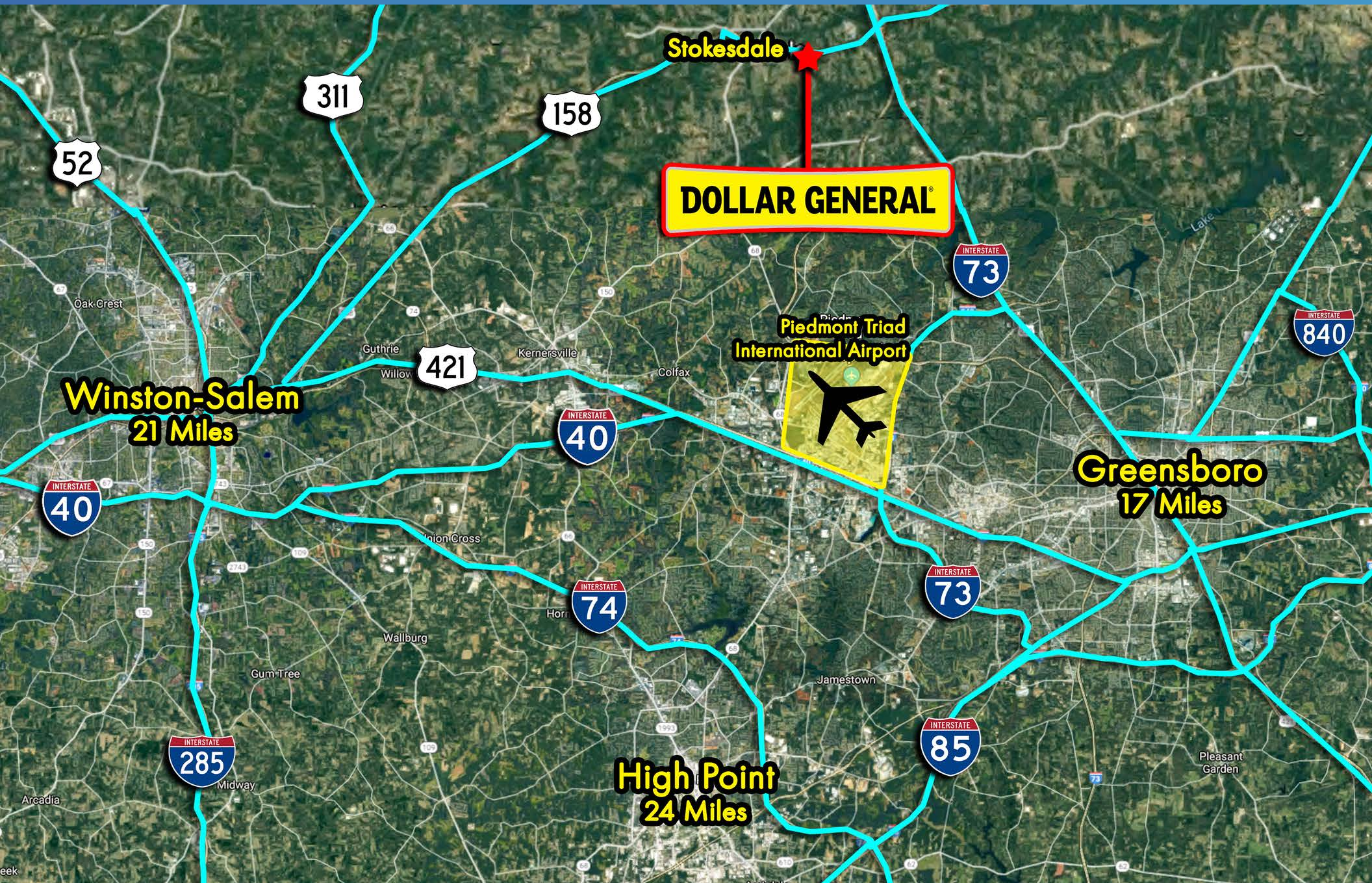




# DOLLAR GENERAL

7105 US HWY 158, STOKESDALE, NC 27357 

 FORTIS NET LEASE™

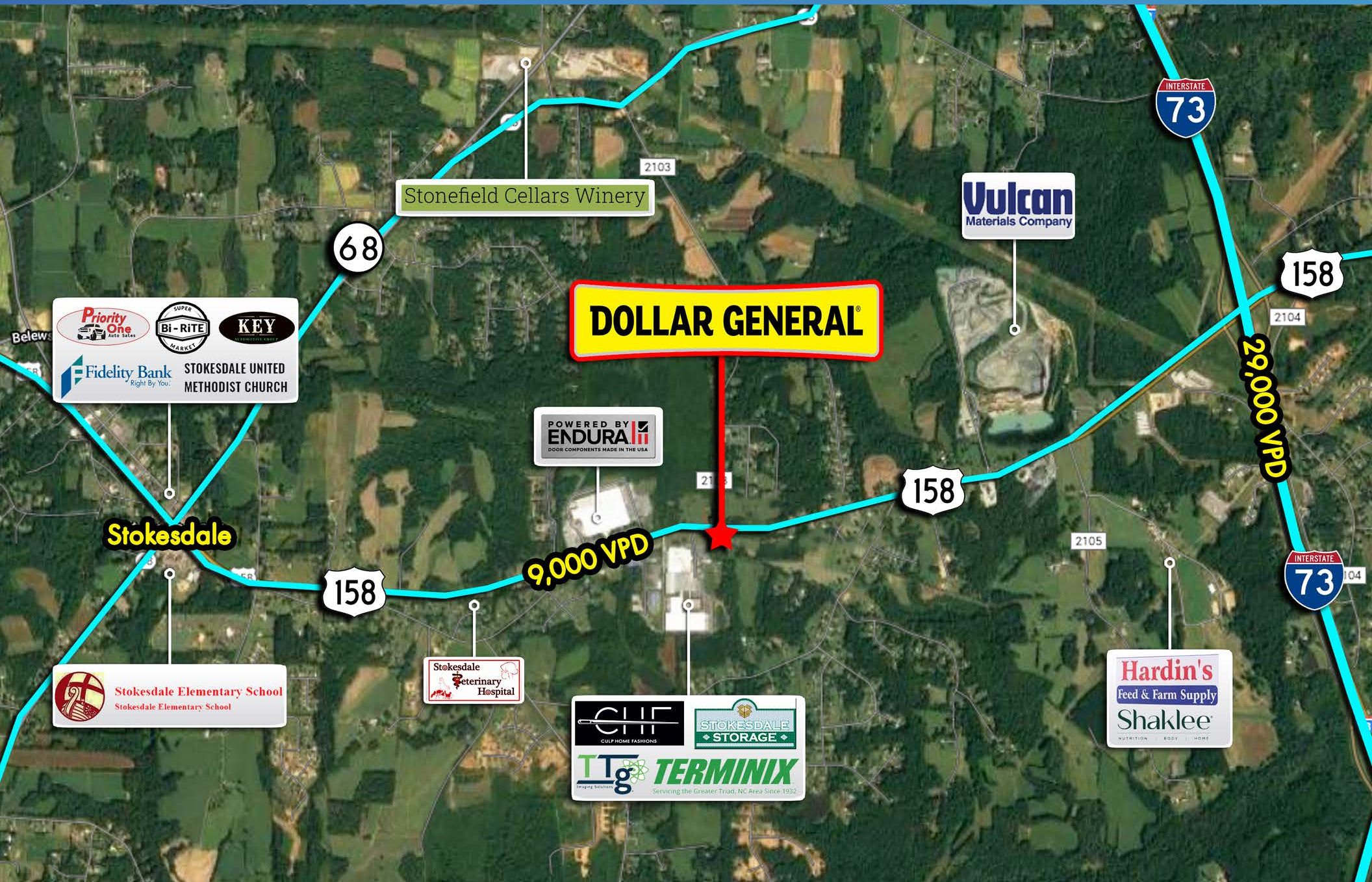




# DOLLAR GENERAL

7105 US HWY 158, STOKESDALE, NC 27357

 FORTIS NET LEASE™





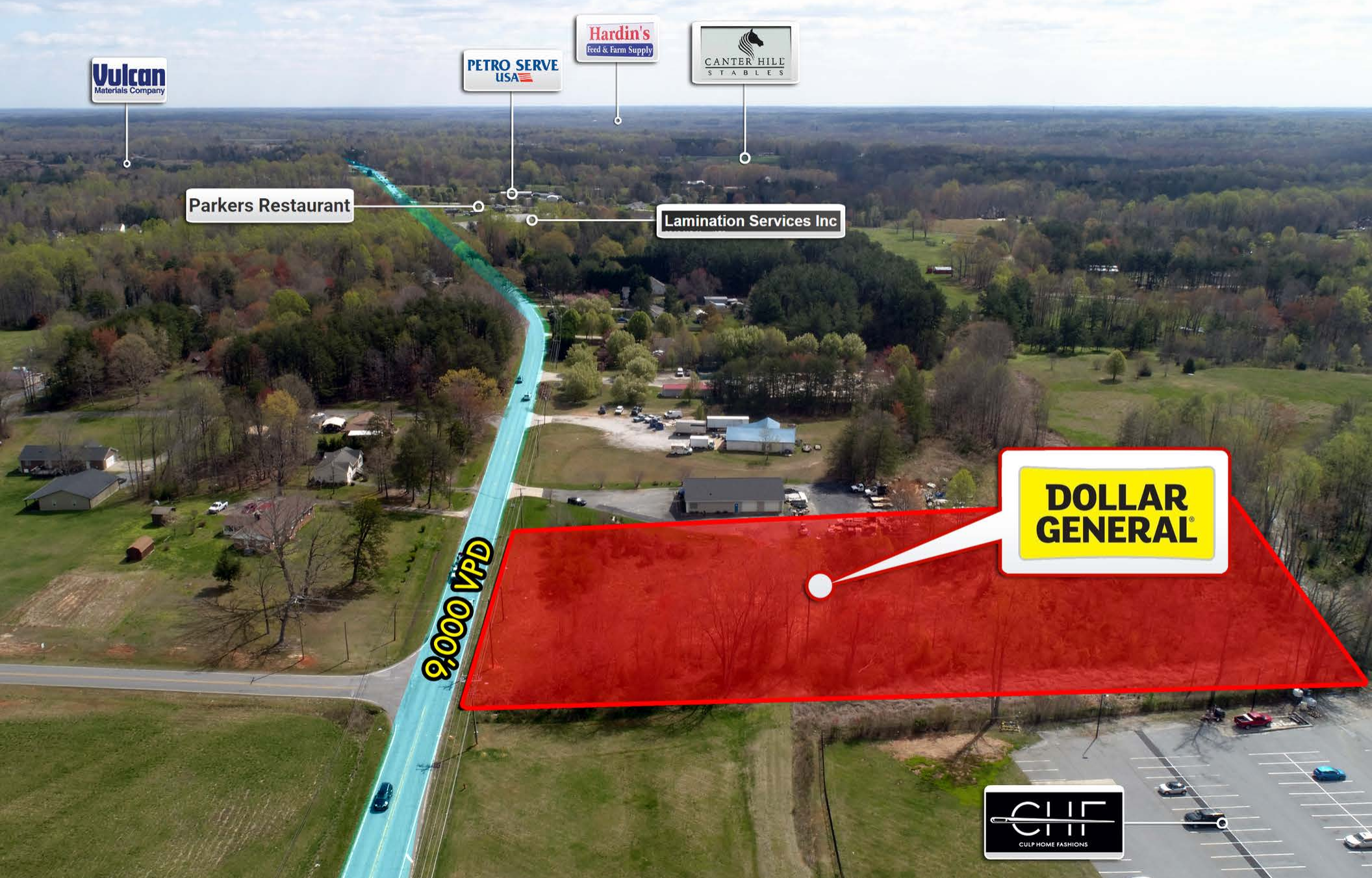
# DOLLAR GENERAL

7105 US HWY 158, STOKESDALE, NC 27357

FORTIS NET LEASE™







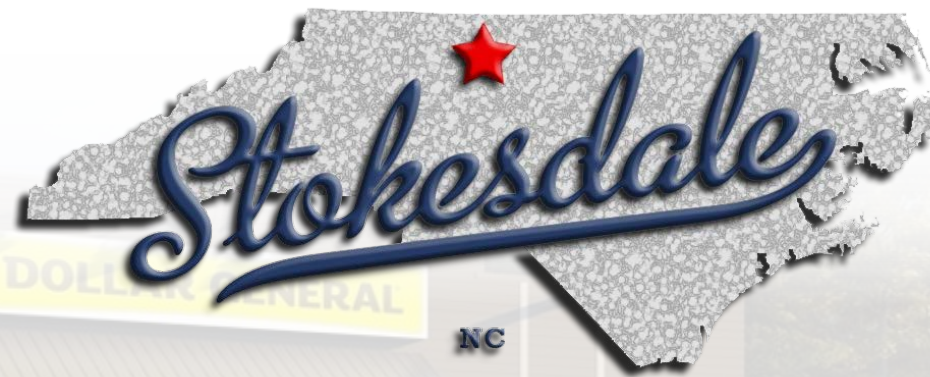




Stokesdale, North Carolina, located in the northwest corner of Guilford County, is a rural community with a mixture of agricultural and farming areas, businesses, industries, and residential areas. A small business district provides services for the citizens of the area. Several industries are also located within the Town. The 21.4 square miles included in the incorporated area of the Town is intersected by three major highways (US Highway 158, NC Highway 68 and NC Highway 65). Part of the Town borders a fourth major highway, US Highway 220. With this network of roads, Stokesdale citizens are within a short drive of the larger cities of Greensboro, High Point, Winston Salem, or Reidsville.

Back in the 1860's, before the era of automobiles and railroads, Stokesdale was called Green Pond. The name of Green Pond came into being because of a swampy pond located in the general area of what is now Ellisboro Road and Highway 65. The "Town" consisted of a General Store built by Mr. John King in 1860. The store was located across from the intersection of Ellisboro Road and Gideon Grove Church Road in Stokesdale.

POPULATION	1 MILES	3 MILES	5 MILES
Total Population 2020	1,256	8,156	20,460
Total Population 2025	1,309	8,433	21,111
Population Growth Rate	4.22%	3.40%	3.18%
Median Age	42.3	42.3	43.2
# Of Persons Per HH	2.6	2.7	2.7
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total Households	471	3,030	7,587
Average HH Income	\$111,169	\$114,575	\$116,270
Median House Value	\$199,421	\$226,371	\$254,718
Consumer Spending	\$15.1M	\$97.6M	\$246M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

*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

**BENJAMIN SCHULTZ**

SENIOR DIRECTOR

D: 248.254.3409

BSCHULTZ@FORTISNETLEASE.COM