



# ABSOLUTE NNN DOLLAR GENERAL | NOW OPEN!

REPRESENTATIVE STORE

820 ROOSEVELT ROAD, NIAGARA, WI 54151

**30445 Northwestern Highway, Suite 275**  
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fortisnetlease.com

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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:

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## STATE BROKER OF RECORD:

### BRIAN BROCKMAN

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



## INVESTMENT SUMMARY

List Price:	\$1,589,434
Current NOI:	\$84,240.00
Initial Cap Rate:	5.30%
Land Acreage:	1.0 +/-
Year Built	2021
Building Size:	9,100 SF
Price PSF:	\$174.66
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.30%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,100 SF. Dollar General store located in Niagara, Wisconsin. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5 Yr.) 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 has finished construction & opened for business on 7/19/2021.

This Dollar General is highly visible as it is strategically positioned on the corner of Madison Avenue and Roosevelt Road which sees 6,728 cars per day and located by the local school building (441+ Students attending) The ten mile population from the site is 26,218 while the three mile average household income \$58,601 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 5.30% cap rate based on NOI of \$84,240.



**PRICE** \$1,589,434



**CAP RATE** 5.30%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Brand New 2021 BTS Construction | Corner Location**
- Located on Main Thoroughfare Connecting Communities
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$58,601
- **6,728 Cars Per Day on Roosevelt Road**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **Near Local Schools District (441+ Students), Surrounded by Residential**
- **Located near WI/MI Border - Only 4.9 Miles to Iron Mountain, MI**

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$84,240.00	\$9.26
<b>Gross Income</b>	<b>\$84,240.00</b>	<b>\$9.26</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>\$84,240.00</b>	<b>\$9.26</b>
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## PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.0 +/- Acres
Building Size:	9,100 SF
Traffic Count:	6,728
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	31
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$84,240.00
Rent PSF:	\$9.26
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	7/19/2021
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



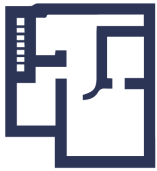
**S&P:**  
BBB



# DOLLAR GENERAL

820 ROOSEVELT ROAD, NIAGARA, WI 54151 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	7/19/2021	7/31/2036	\$84,240.00	100.0	\$9.26
			Option 1	\$92,664.00		\$10.18
			Option 2	\$101,930.40		\$11.20
			Option 3	\$112,123.44		\$12.32
			Option 4	\$123,335.78		\$13.55
<b>Totals/Averages</b>	<b>9,100</b>			<b>\$84,240.00</b>		<b>\$9.26</b>



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$84,240



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$9.26



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

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 FORTIS NET LEASE™



**55% NET INCOME**

INCREASE FROM 19-20



**1,050 STORES**

OPENING IN 2021



**\$33.7 BIL**

IN SALES



**82 YEARS**

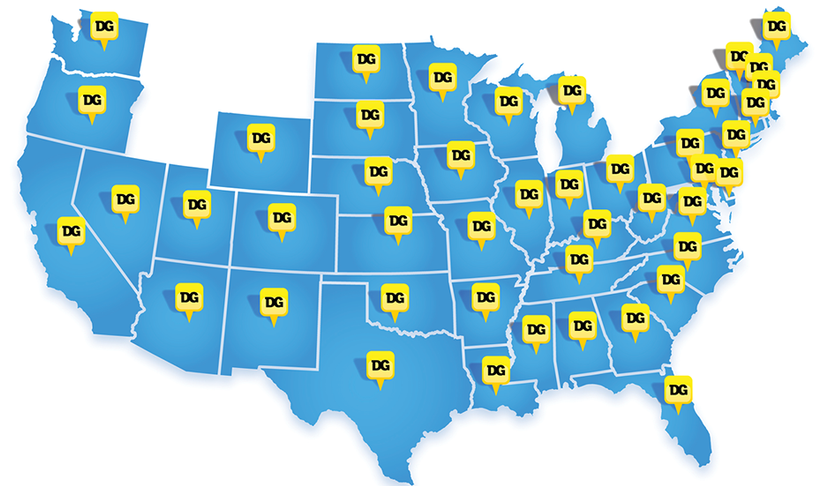
IN BUSINESS



**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**



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## PROXIMITY TO POINTS OF INTEREST



**Rhinelanders–  
Oneida County  
Airport**  
87 Miles



**Green Bay,  
Wisconsin**  
84 Miles



**Milwaukee,  
Wisconsin**  
207 Miles

**DOLLAR GENERAL®**













Niagara is a city in Marinette County, Wisconsin. It is part of the Marinette, WI-MI Micropolitan Statistical Area. Niagara comes from an Iroquois word meaning “thundering waters.”

The City of Niagara, Wisconsin was founded on the banks of the Menominee River and borders Iron Mountain, Michigan. This is a beautiful place to come and visit, or live in if you are an outdoor enthusiast. There are many great sites to see, and many places to visit that will take your breath away. This is truly the "City of Scenic Beauty."

Take some time to hike, bike or cross-country ski along the Riverside Trail system, or spend some time on the trails along the banks of the beautiful Menominee River. The Riverside Boat Landing offers public access to a fire pit, pavilion and fishing ramp. Check out the great beauty of Piers Gorge while in the area, too.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	4,686	18,968	26,218
Median Age	46.3	45.0	46.4
# Of Persons Per HH	2.3	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,034	8,291	11,374
Average HH Income	\$85,601	\$64,304	\$69,002
Median House Value	\$80,378	\$95,075	\$117,393
Consumer Spending	\$53.7 M	\$223 M	\$320 M





TOTAL SALES VOLUME

\$6.7B

PROPERTIES SOLD

3,300+

BROKER & BUYER REACH

345K

STATES SOLD IN

43

*Click to Meet Team Fortis*

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