



UPGRADED DOLLAR GENERAL PLUS!

ACTUAL PROPERTY RENDERING

4637 ST JOHNS CHURCH RD, BLACKSHEAR, GA 31516

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
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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:	\$1,827,120
Current NOI:	\$91,356.00
Initial Cap Rate:	5.00%
Land Acreage:	1.0 +/-
Year Built	2021
Building Size:	10,640 SF
Price PSF:	\$171.72
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.00%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new, upgraded, 10,640 SF. Dollar General **PLUS** store located in Blackshear, Georgia. 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 is on track for a rent commencement in December of 2021.

This Dollar General is highly visible as it is strategically positioned on the corner of St. Johns Church Road and State Route 121 which sees 4,739 cars per day. The ten mile population from the site is 36,560 while the three mile average household income is \$62,926 per year, making this location ideal for a Dollar General. The area is also experiencing steady growth. 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 5.00% cap rate based on NOI of \$91,356.



PRICE \$1,827,120



CAP RATE 5.00%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Plus Size Store | Upgraded Construction**
- **Corner Location | On Main Thoroughfare to Downtown Blackshear**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$62,926
- Ten Mile Population 36,560
- **4,739 Cars Per Day on St. Johns Church Road & State Route 121**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **No Competition Within 5 Miles**
- **Part of Waycross MSA**

DOLLAR GENERAL PLUS

4637 ST JOHNS CHURCH RD, BLACKSHEAR, GA 31516 

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$91,356.00	\$8.59
Gross Income	\$91,356.00	\$8.59
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$91,356.00	\$8.59

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.0 +/- Acres
Building Size:	10,640 SF
Traffic Count:	4,739
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	44
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$91,356.00
Rent PSF:	\$8.59
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/6/2021
Lease Expiration Date:	12/31/2036
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

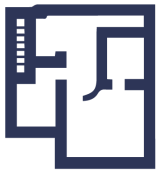


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	12/6/2021	12/31/2036	\$91,356.00	100.0	\$8.59
			Option 1	\$100,491.60		\$9.44
			Option 2	\$110,540.76		\$10.39
			Option 3	\$121,594.84		\$11.43
			Option 4	\$133,754.32		\$12.57
Totals/Averages	10,640			\$91,356.00		\$8.59



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$91,356.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.59



NUMBER OF TENANTS
1

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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

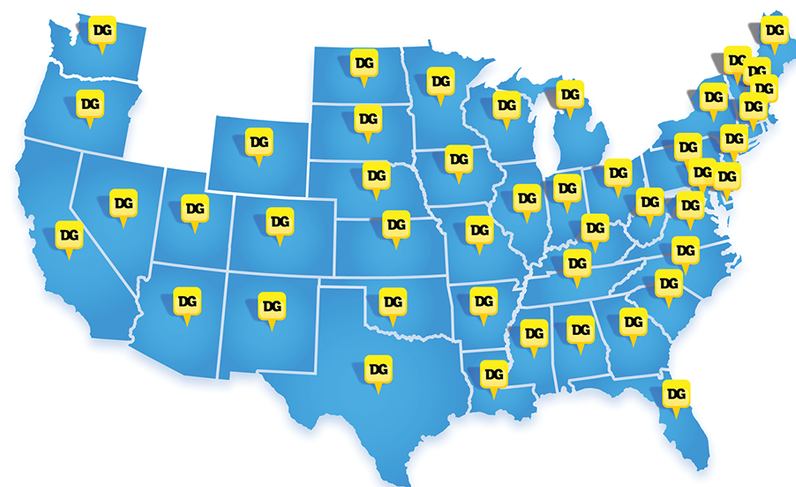


82 YEARS
IN BUSINESS




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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 FORTIS NET LEASE™



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 FORTIS NET LEASE™

PROXIMITY TO LOCAL ATTRACTIONS



52 Miles
Brunswick
Golden Isles
Airport



241 Miles
Atlanta,
GA



101 Miles
Savannah,
GA

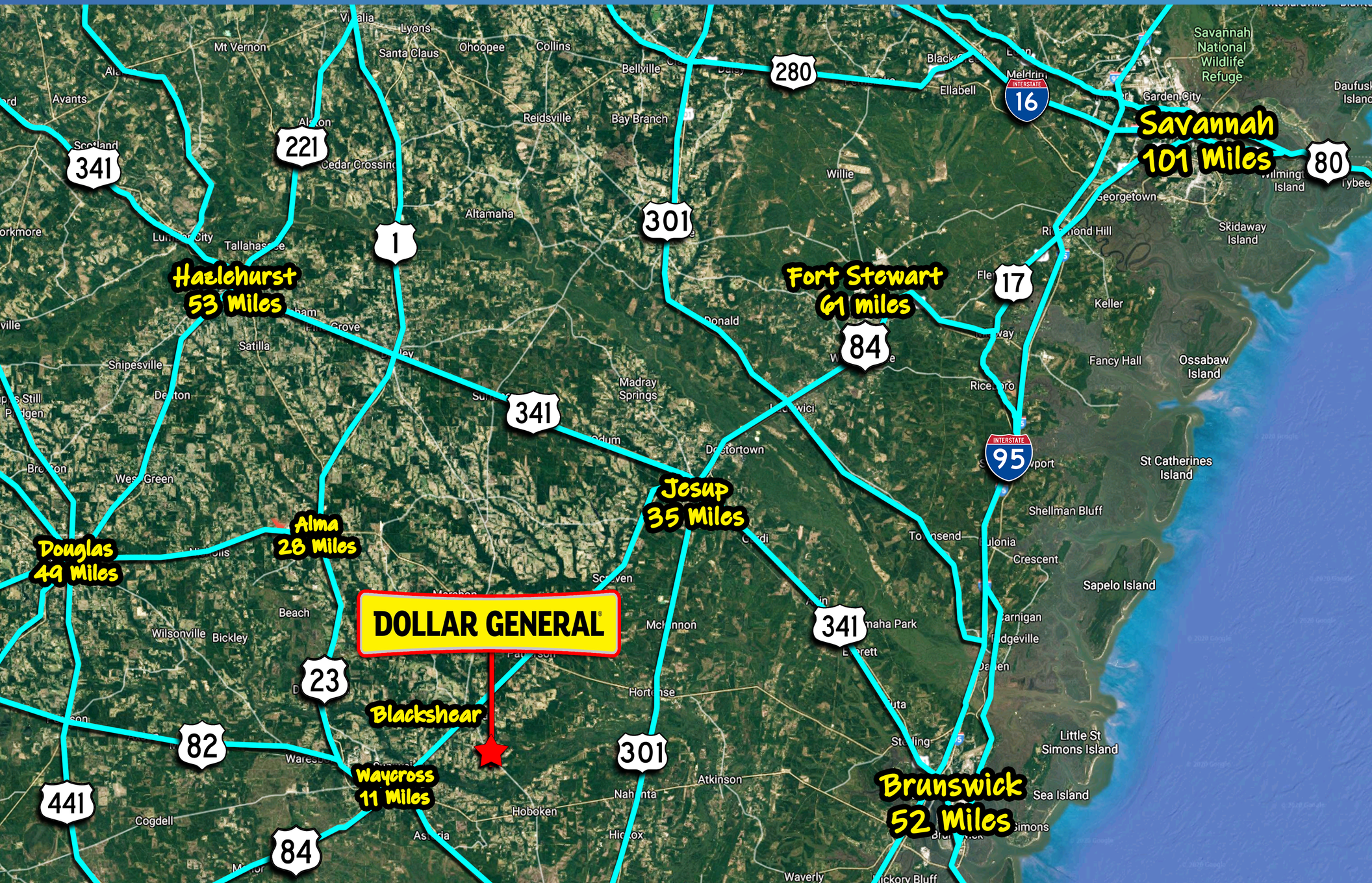


52 Miles
Brunswick,
GA

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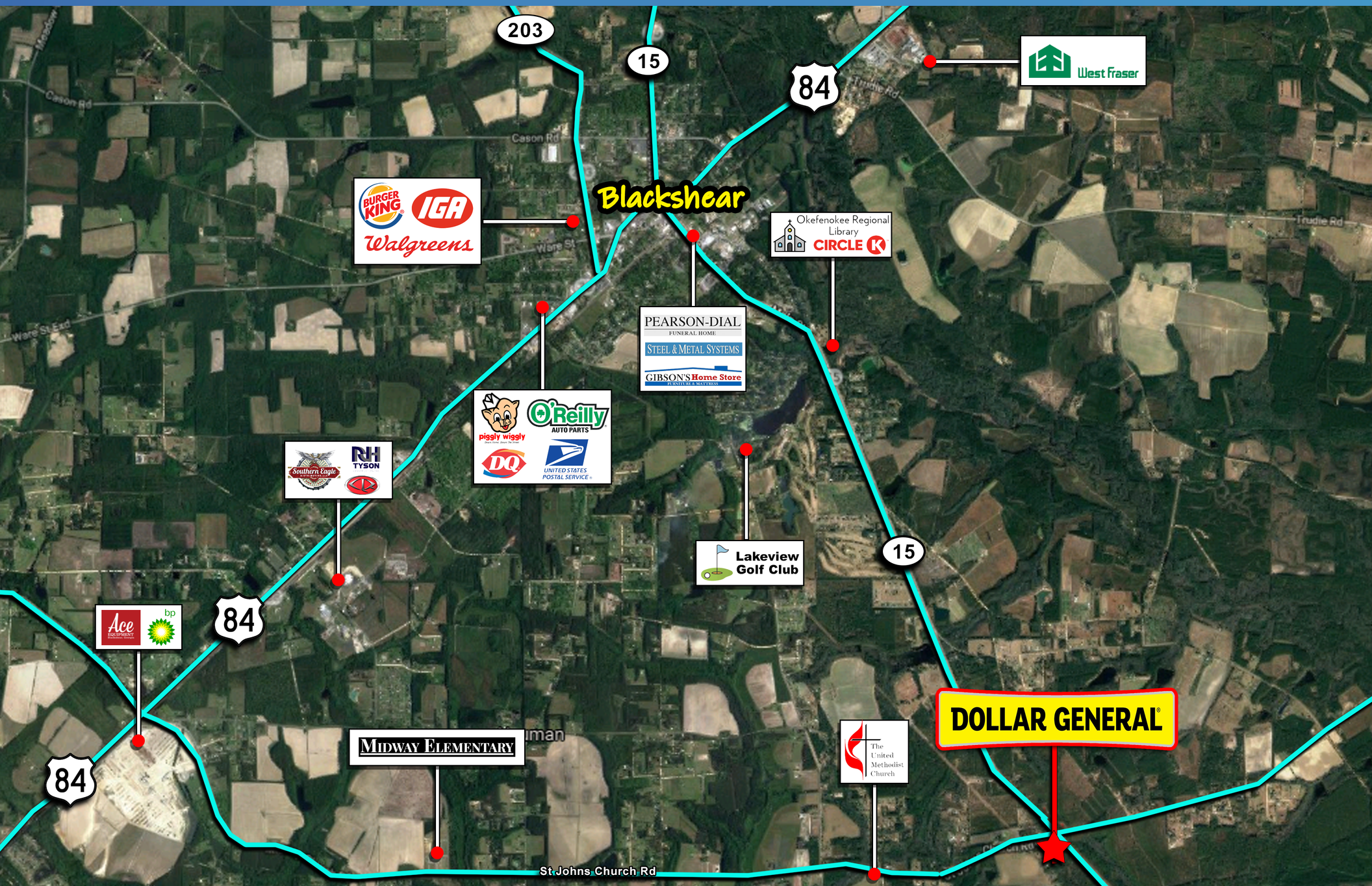
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 FORTIS NET LEASE™



Sunshine Grocery



MIDWAY ELEMENTARY



BATTEN'S WELDING
& FABRICATION



St Johns Church Rd
1,165 VPD

DOLLAR GENERAL®

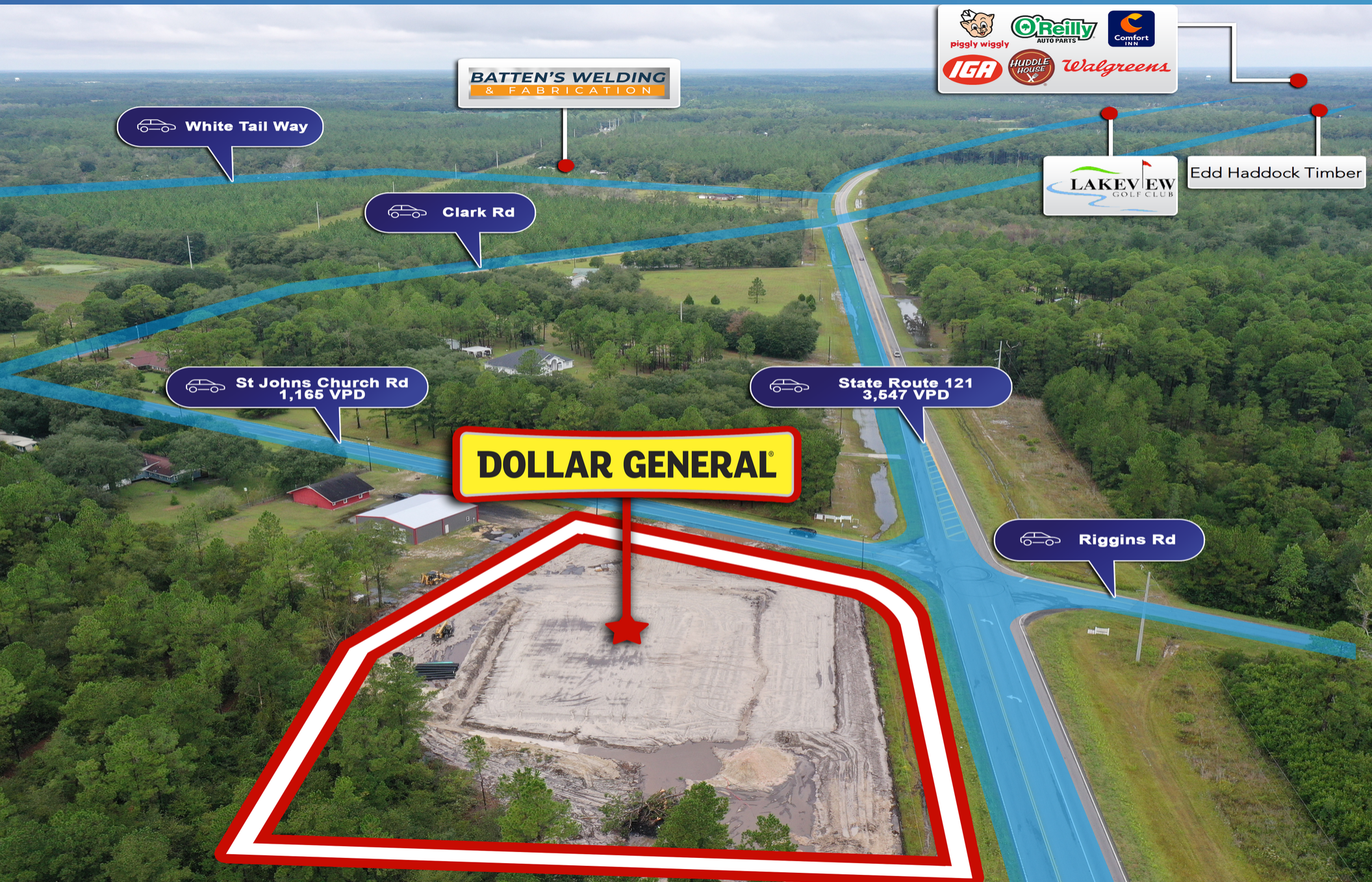


State Route 121
3,547 VPD

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The city of Blackshear is the county seat of Pierce County, Georgia. As of the 2010 census, the city had a population of 3,445. Blackshear is part of the Waycross Micropolitan Statistical Area.

Blackshear was founded in 1858 to serve as the seat of the newly formed Pierce County. The city was named after General David Blackshear, who authorized the construction of roads, bridges and 11 forts for defense. He was a patriot in the American Revolution, fighting in the Battle of Moore's Creek Bridge and the Battle of Buford's Bridge. He served as a general during the War of 1812. He also served in the Georgia state legislature as Senator of Laurens County.

During the American Civil War, the city became a temporary prisoner of war camp for more than 5,000 Union prisoners. This site is marked by a historical landmark sign.

The primary crop of this south Georgia community was once tobacco, and is where the first brick tobacco warehouse in Georgia was built, known as the Brantley Brick.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	2,934	10,303	37,434
Total Population 2026	3,008	10,594	36,560
Population Growth Rate	5.30%	4.58%	37,082
Median Age	39.5	40.1	39.6
# Of Persons Per HH	2.7	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,070	3,904	14,364
Average HH Income	\$62,926	\$62,062	\$62,924
Median House Value	\$126,121	\$124,641	\$110,563
Consumer Spending	\$31.9 M	\$110.4 M	\$387.6 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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