



DOLLAR GENERAL

801 E 2ND STREET, DEWITT, AR 72042

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EXCLUSIVELY LISTED BY:

PATRICK HAMMOND

SENIOR DIRECTOR

D: 248.419.3808

PHAMMOND@FORTISNETLEASE.COM

INVESTMENT SUMMARY

List Price:	\$1,580,057
Current NOI:	\$82,953.00
Initial Cap Rate:	5.25%
Land Acreage:	0.96
Year Built	2021
Building Size:	9,002 SF
Price PSF:	\$175.52
Lease Type:	Absolute NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,002 SF Dollar General store located in DeWitt, Arkansas. The property offers a 15 year Absolute NNN Lease with 14.5 years remaining, leaving zero landlord responsibilities. The lease contains five (5) year options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation who holds a credit rating of “BBB”, which is classified as Investment Grade. The store has been open & operating successfully since September 15, 2021.

This Dollar General is highly visible as it is strategically positioned on a main thoroughfare near the corner of S Whitehead Dr and E 2nd St which sees 3,553 cars per day. The three-mile population from the site is 1,617 while the three-mile average household income is \$53,242 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 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.



PRICE \$1,580,057



CAP RATE 5.25%



LEASE TYPE Absolute NNN



TERM REMAINING 14.50 Years

INVESTMENT HIGHLIGHTS

- 2021 Build | 15 Year Lease with 14.5 Years Remaining
- Absolute (NNN) Lease | Zero Landlord Responsibilities
- Visible Location | E 2nd St sees 3,553 VPD
- Five (5 Year) Options | 10% Rental Increase At Each Option
- Three Mile Household Income | \$53,242
- Three Mile Population | 1,617
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same-Store Sales Growth

FINANCIAL SUMMARY

INCOME	DOLLAR GENERAL	PER SF
Gross Income	\$82,953.00	\$9.21
EXPENSE	DOLLAR GENERAL	PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$82,953.00	\$9.21

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	0.96 Acres
Building Size:	9,002 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$82,953.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	9/15/2021
Lease Expiration Date:	9/30/2036
Lease Term Remaining:	14.50 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$33.7 BILLION



STORE COUNT:
17,915



GUARANTOR:
CORPORATE



S&P:
BBB

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21.7% INCREASE
SAME STORE SALES '19 - '20



1,000 STORES
OPENING IN 2020



\$27.8 BIL
IN SALES



81 YEARS
IN BUSINESS



30 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 16,500+ stores with more than 143,000 employees, located across 46 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 over 900 stores in 2019, and planning to open an additional 1,000 more in 2020. 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.



16,500 STORES ACROSS 46 STATES

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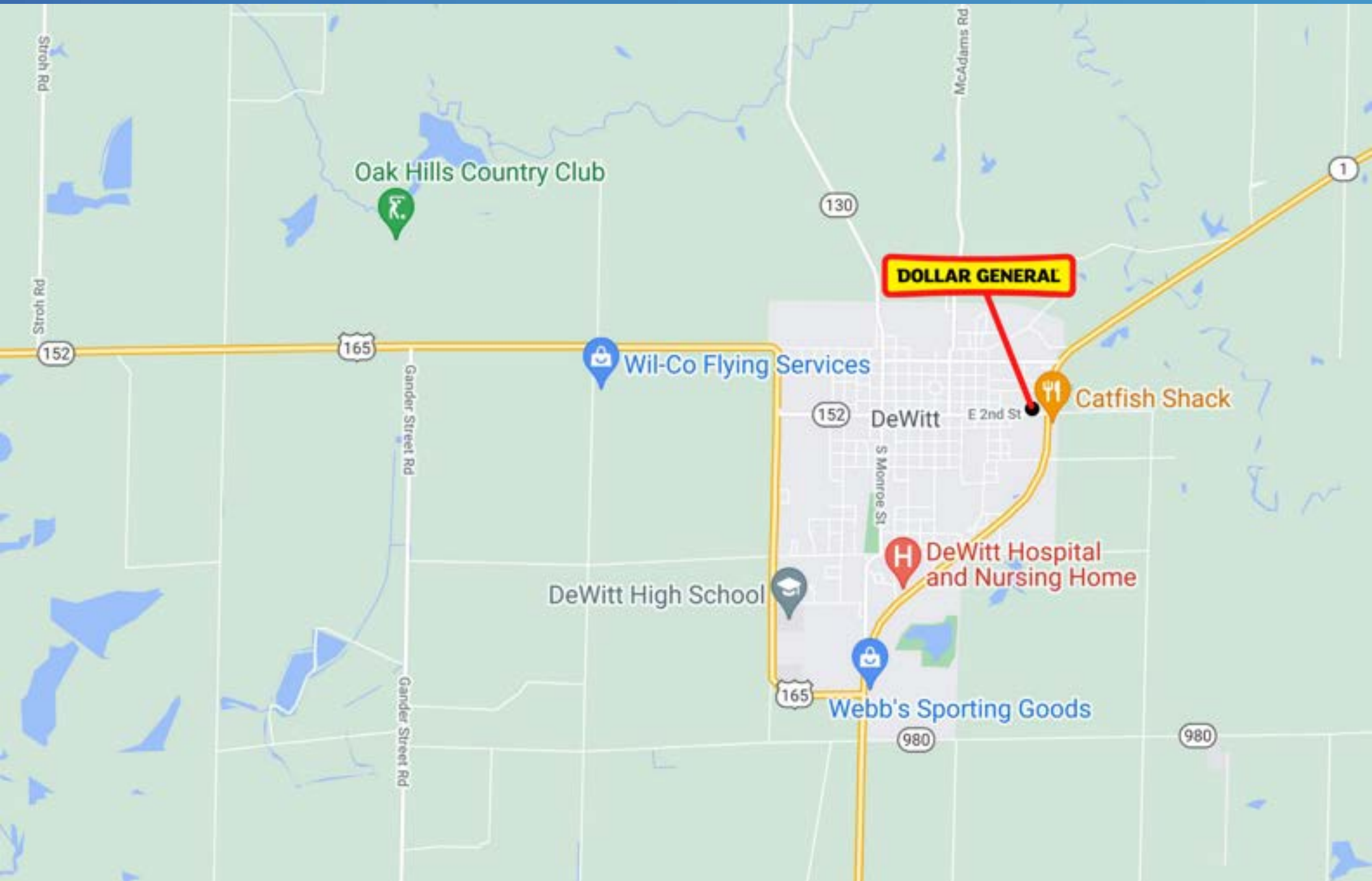
E 2ND ST

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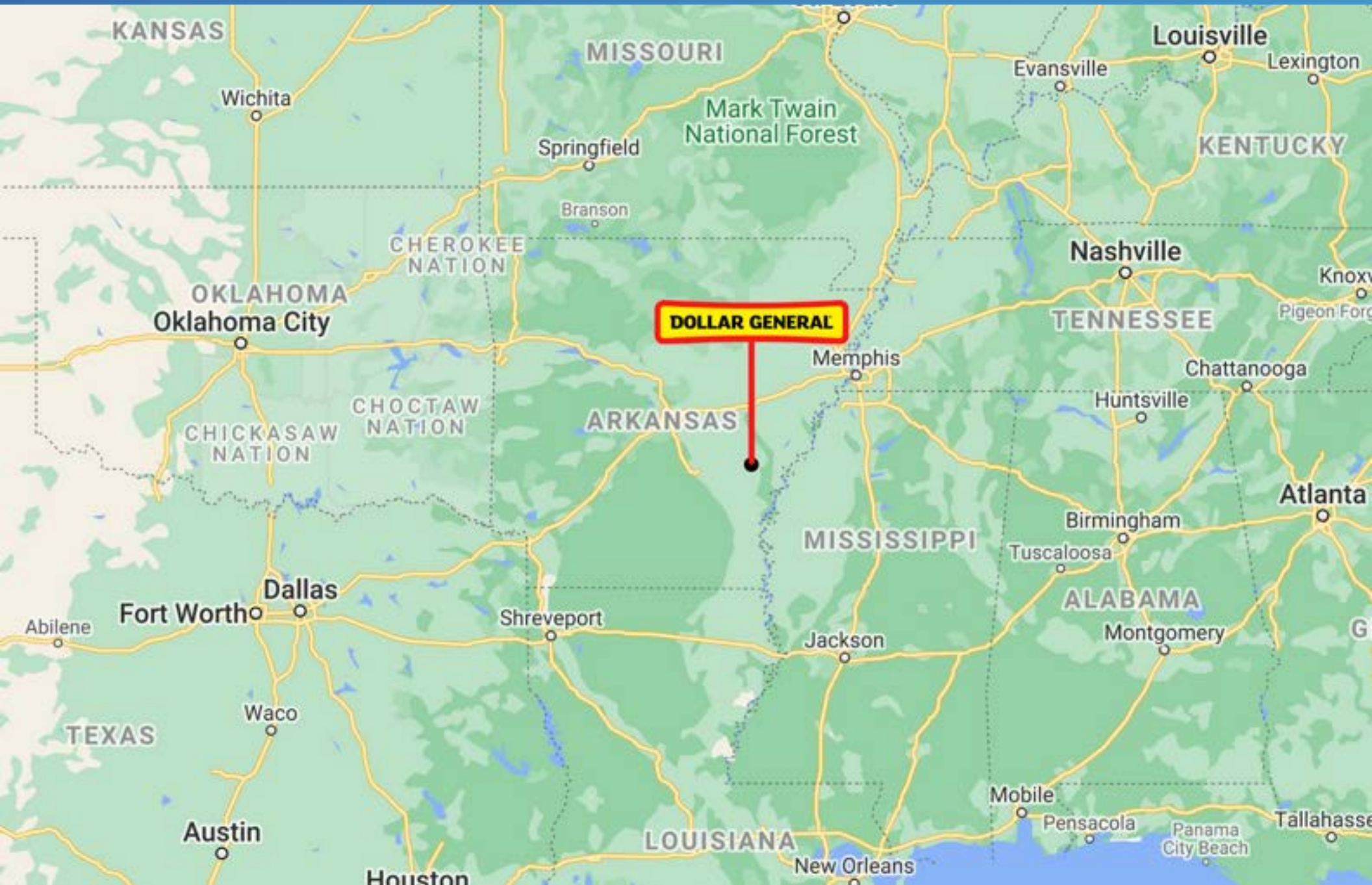
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POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2022	3,905	4,402	5,383
Average Age	41.7	42	43.1
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	1,613	1,822	2,254
Average HH Income	\$53,255	\$53,503	\$56,061
Median House Value	\$75,147	\$75,579	\$78,140
Consumer Spending	\$39.2M	\$44.7M	\$57.2M

DeWitt is the second-largest city in Arkansas County, Arkansas, United States, which also serves as the county seat of the southern district of Arkansas County. DeWitt is perhaps most celebrated as the childhood home of Bobby Capps, keyboardist/vocalist for the southern rock band 38 Special, and George Dickey, catcher for the Boston Red Sox and Chicago White Sox.

The DeWitt School District is the largest school district in the state in terms of area. The district, which has about 1,400 students, incorporated the smaller Gillett (Arkansas County) and Humphrey (Arkansas County) school districts under the legislative mandate of 2005. DeWitt is one of nineteen places in Arkansas where Depression-era post office art can be viewed. The country courthouse there is listed on the National Register of Historic Places.





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275

Farmington Hills, MI 48334

248.254.3410

fortisnetlease.com

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