



15 YR ABSOLUTE NNN DOLLAR GENERAL PLUS

ACTUAL RENDERING

691 EAST KING AVE, KINGSLAND, GA 31548

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
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.657.3645

INVESTMENT SUMMARY

List Price:	\$2,433,600
Current NOI:	\$109,512.00
Initial Cap Rate:	4.50%
Land Acreage:	+/- 1.0
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$228.72
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	4.50%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. **Dollar General PLUS** store located in Kingsland, Georgia. 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 currently under construction with store opening & rent on track to commence in June of 2022.

This Dollar General is highly visible as it is strategically positioned immediately adjacent to a new O'Reilly Auto Parts on East King Avenue which sees 18,179 cars per day, near the I-95 exit/entrance ramp which sees 70,374 cars per day. The five mile population from the site is 23,452 and growing, while the one mile average household income is \$58,802 per year, making this location ideal for a Dollar General. This area is experiencing great growth with the three mile population growth rate is 5.52%. 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 4.50% cap rate based on NOI of \$86,688.



PRICE \$2,433,600



CAP RATE 4.50%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **BTS 2022 Plus Size Construction | On Main Thoroughfare**
- 4 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$58,802
- **Five Mile Population 23,452 | Expected Growth 5.76%**
- **Three Mile Population Growth Rate 5.52%**
- **18,179 Cars Per Day on E King Avenue**
- **70,374 Cars Per Day on I-95**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth
- **Adjacent to a Brand New O'Reilly Auto Parts Store in Downtown Kingsland**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$109,512.00	\$10.29
Gross Income	\$109,512.00	\$10.29
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$109,512.00	\$10.29

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.0 Acres
Building Size:	10,640 SF
Traffic Count 1:	18,179 on E King Ave
Traffic Count 2:	70,374 on I-95
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$109,512.00
Rent PSF:	\$10.29
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/20/2022
Lease Expiration Date:	6/30/2037
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

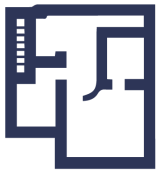


S&P:
BBB

DOLLAR GENERAL PLUS

691 EAST KING AVE, KINGSLAND, GA 31548 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	6/20/2022	6/30/2037	\$109,512.00	100.0	\$10.29
			Option 1	\$120,463.20		\$11.32
			Option 2	\$132,509.52		\$12.45
			Option 3	\$145,760.47		\$13.70
			Option 4	\$160,336.52		\$15.07
Totals/Averages	10,640			\$109,512		\$10.29



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$109,512.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.29



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

691 EAST KING AVE, KINGSLAND, GA 31548

 FORTIS NET LEASE™



55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

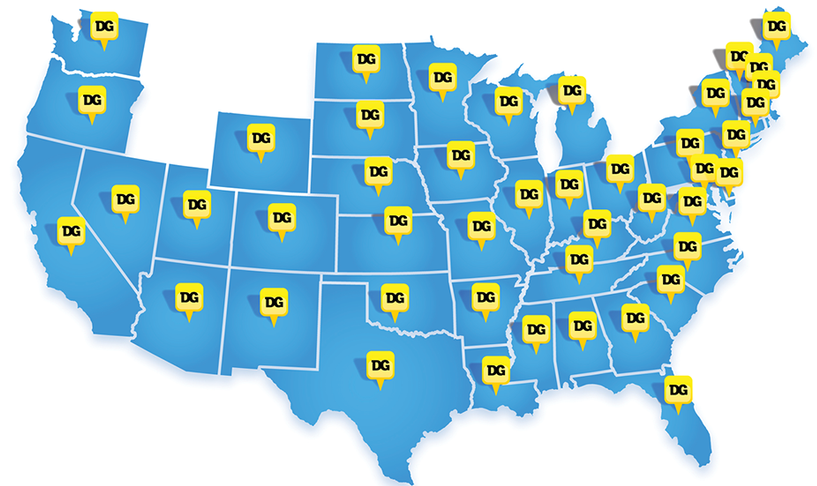
IN BUSINESS



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 PLUS

691 EAST KING AVE, KINGSLAND, GA 31548



PROXIMITY TO LOCAL ATTRACTIONS



27 Miles
Jacksonville
International
Airport



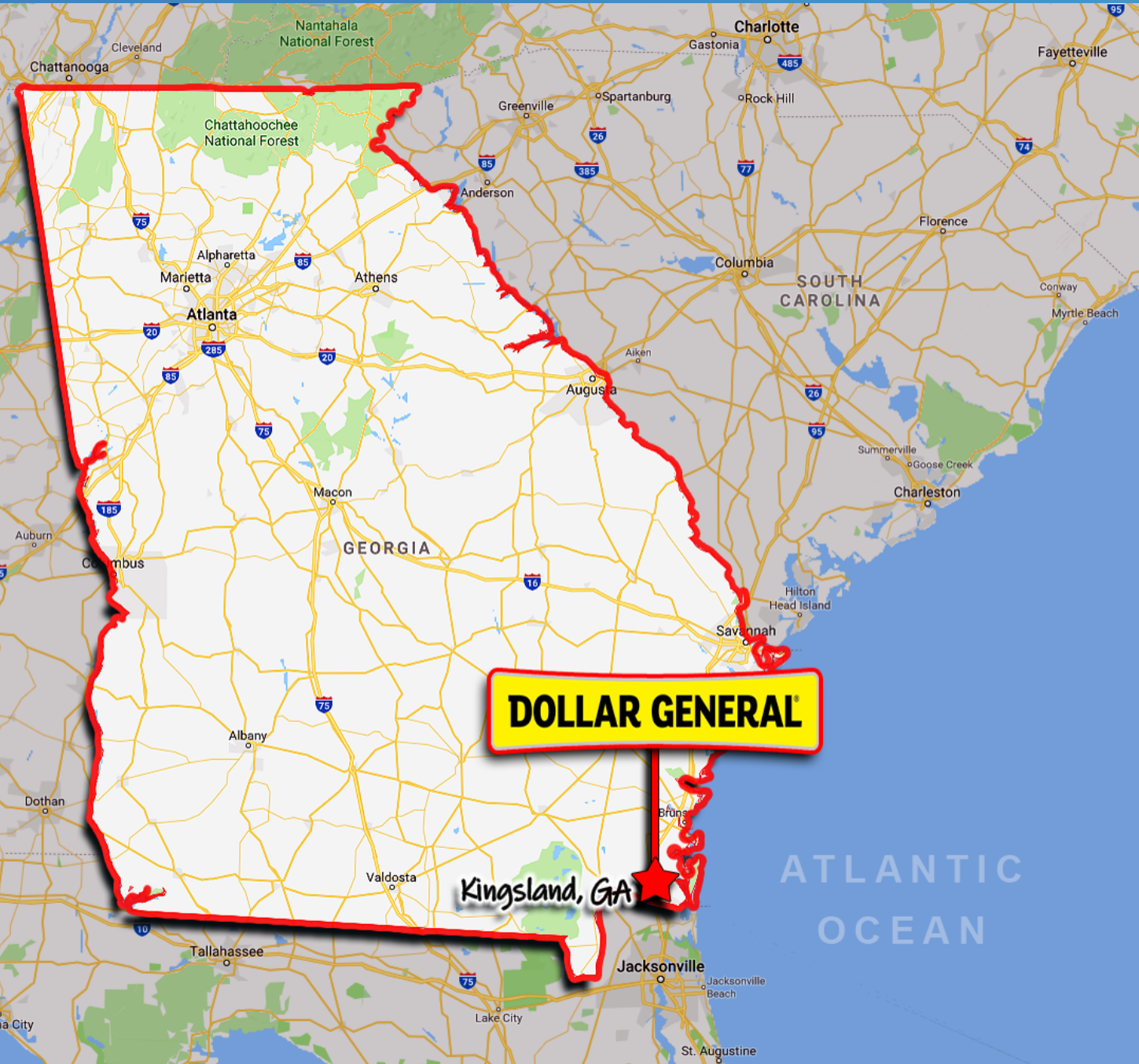
37 Miles
Brunswick,
GA



35 Miles
Jacksonville,
FL



107 Miles
Savannah,
GA



DOLLAR GENERAL PLUS

691 EAST KING AVE, KINGSLAND, GA 31548

 FORTIS NET LEASE™



DOLLAR GENERAL PLUS

691 EAST KING AVE, KINGSLAND, GA 31548

 FORTIS NET LEASE™



DOLLAR GENERAL PLUS

691 EAST KING AVE, KINGSLAND, GA 31548

FORTIS NET LEASE™



DOLLAR GENERAL PLUS

691 EAST KING AVE, KINGSLAND, GA 31548

 FORTIS NET LEASE™





Nestled on the southeast coast of Georgia, Kingsland is a small community surrounded by the beautiful marshes and creeks of the Georgia Coast. Over 20 hotels and popular restaurants to choose from along with easy I-95 access. It is a central location to popular destination attractions like Cumberland Island and the Okefenokee Swamp. It is located 25 miles north of Jacksonville, FL and Amelia Island, FL just under 3 hours from Disney. Stop in and see why Kingsland was selected by Oprah Winfrey as 'LoveTown USA'.

Kingsland is a city in Camden County, Georgia. The population was 18,337 at the 2020 census. The Kingsland Commercial Historic District was added to the National Register of Historic Places on March 17, 1994. It includes the area surrounding South Lee Street between King Street and William Street. Kingsland hosts an annual Catfish Festival on Labor Day weekend. Kingsland is also home to Neutral Zone Studios, where Star Trek fans can come and make Star Trek fan films, the most notable being Star Trek Continues.

POPULATION	1 MILES	3 MILES	5 MILES
Total Population 2021	3,038	16,164	23,452
Total Population 2026	3,174	17,056	24,803
Population Growth Rate	4.48%	5.52%	5.76%
Median Age	33.7	32.0	33.1
# Of Persons Per HH	2.6	2.8	2.8
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total Households	1,167	5,879	8,533
Average HH Income	\$58,802	\$71,232	\$78,725
Median House Value	\$149,041	\$164,924	\$177,121
Consumer Spending	\$29.7 M	\$168.2 M	\$260.2 M





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

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