



# UPGRADED DOLLAR GENERAL PLUS

PROPERTY RENDERING

125 S DAVIS RD, LAGRANGE, GA 30241

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## EXCLUSIVELY LISTED BY:

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# UPGRADED DOLLAR GENERAL PLUS

125 S DAVIS RD, LAGRANGE, GA 30241



## INVESTMENT SUMMARY

List Price:	\$2,140,075
Current NOI:	\$113,424.00
Initial Cap Rate:	5.30%
Land Acreage:	+/- 2.016
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$201.13
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 10,640 SF. **Dollar General PLUS** store with an upgraded façade located in LaGrange, Georgia. The property offers a brand new Fifteen (15) Year Absolute NNN Lease, 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 which holds a credit rating of "BBB", which is classified as Investment Grade. The store just opened with rent having commenced in May of 2022.

This Dollar General is highly visible as it is strategically positioned near the signalized intersection of S Davis Road and Hogansville Road which sees 20,055 cars per day. It is adjacent to a shell gas station and **only 1 mile from LaGrange Mall (which sees 1.9 Million visitors annually)**. The five mile population from the site is 35,977 and growing, while the one mile average household income is \$62,115 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 \$113,424.



PRICE \$2,140,075



CAP RATE 5.30%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **BTS 2022 Upgraded Façade**
- **Now Open! | Opened in May 2022**
- **Only 1 Mile from LaGrange Mall | 1.9 Million Visitors/Year**
- **Near Signalized Corner | Adjacent to Shell Gas Station**
- 5 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$62,115
- **Five Mile Population 35,977**
- **20,055 Cars Per Day at S Davis Rd & Hogansville Rd**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth



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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$113,424.00	\$10.66
<b>Gross Income</b>	<b>\$113,424.00</b>	<b>\$10.66</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>\$113,424.00</b>	<b>\$10.66</b>

## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 2.016 Acres
Building Size:	10,640 SF
Traffic Count 1:	15,762 on S Davis Rd
Traffic Count 2:	4,383 on Hogansville Rd
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	32
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$113,424.00
Rent PSF:	\$10.66
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	5/12/2022
Lease Expiration Date:	5/31/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$34.2 BILLION



**STORE COUNT:**  
18,000+



**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

DOLLAR GENERAL



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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	5/12/2022	5/31/2037	\$113,424.00	100.0	\$10.66
			Option 1	\$124,766.40		\$11.73
			Option 2	\$137,243.04		\$12.90
			Option 3	\$150,967.34		\$14.19
			Option 4	\$166,064.08		\$15.61
			Option 5	\$182,670.49		\$17.18
Totals/Averages	10,640			\$113,424.00		\$10.66



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$113,424.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$10.66



NUMBER OF TENANTS  
1



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 FORTIS NET LEASE™



**2.8% INCREASE**  
IN NET SALES Q4



**1,110 STORES**  
OPENING IN 2022



**\$34.2 BIL**  
IN SALES

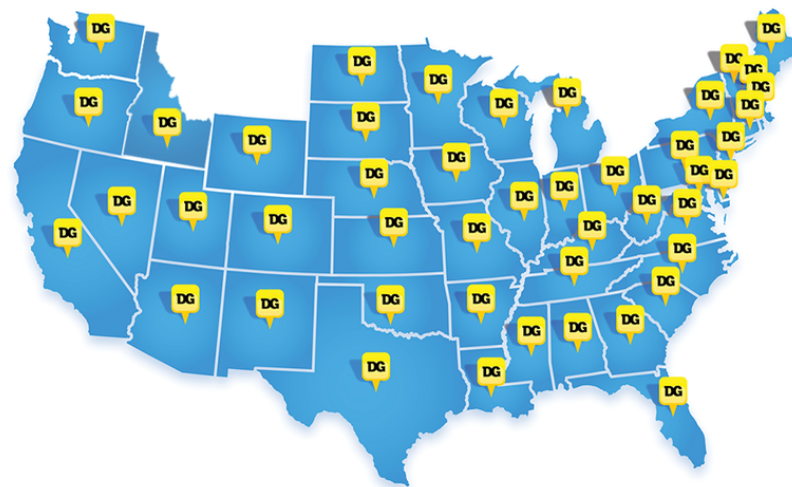


**83 YEARS**  
IN BUSINESS



**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 18,000+ stores with more than 140,000 employees, located across 47 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 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. 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.



**18,000+ STORES ACROSS 47 STATES**



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 **FORTIS** NET LEASE™

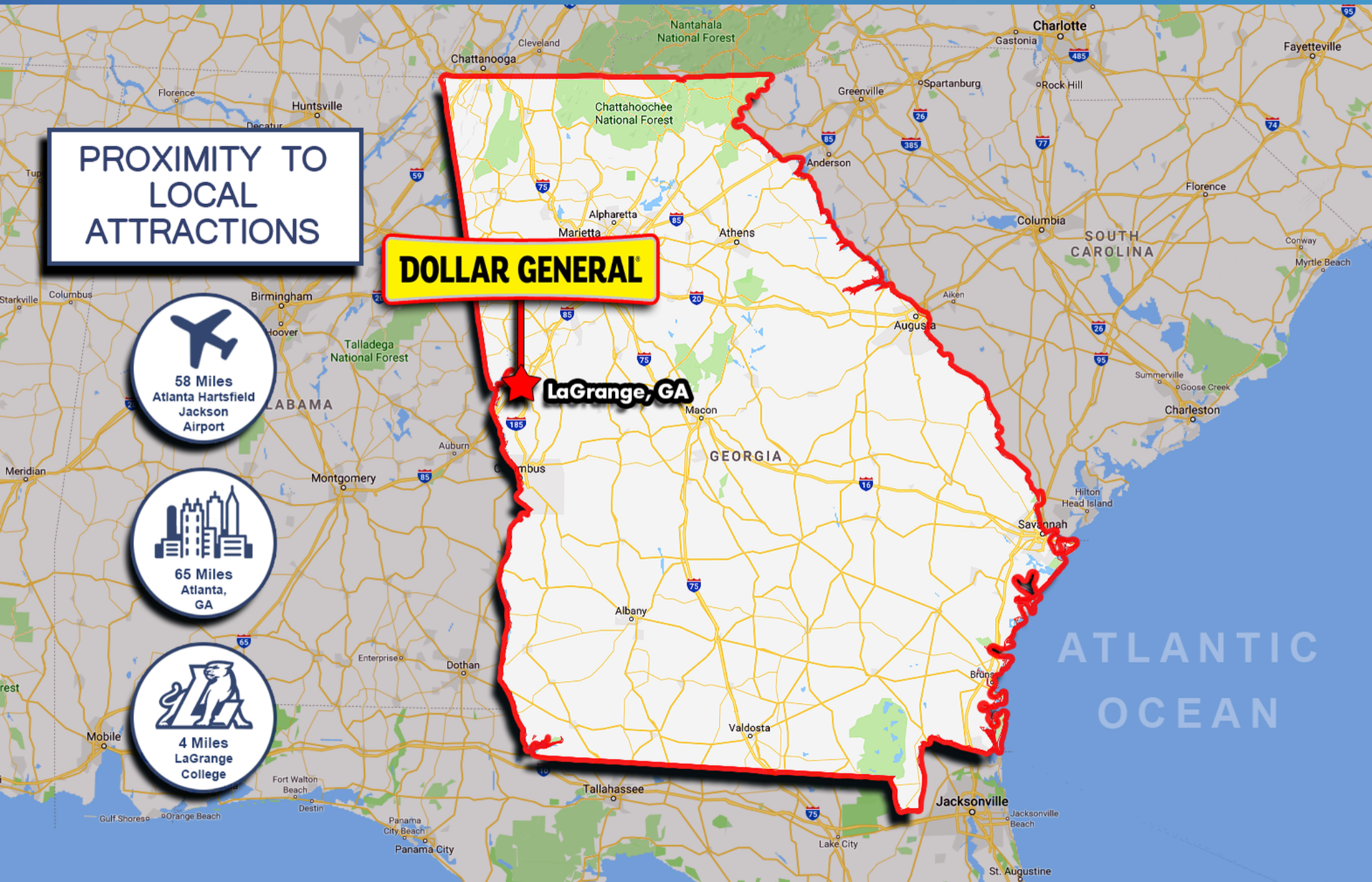




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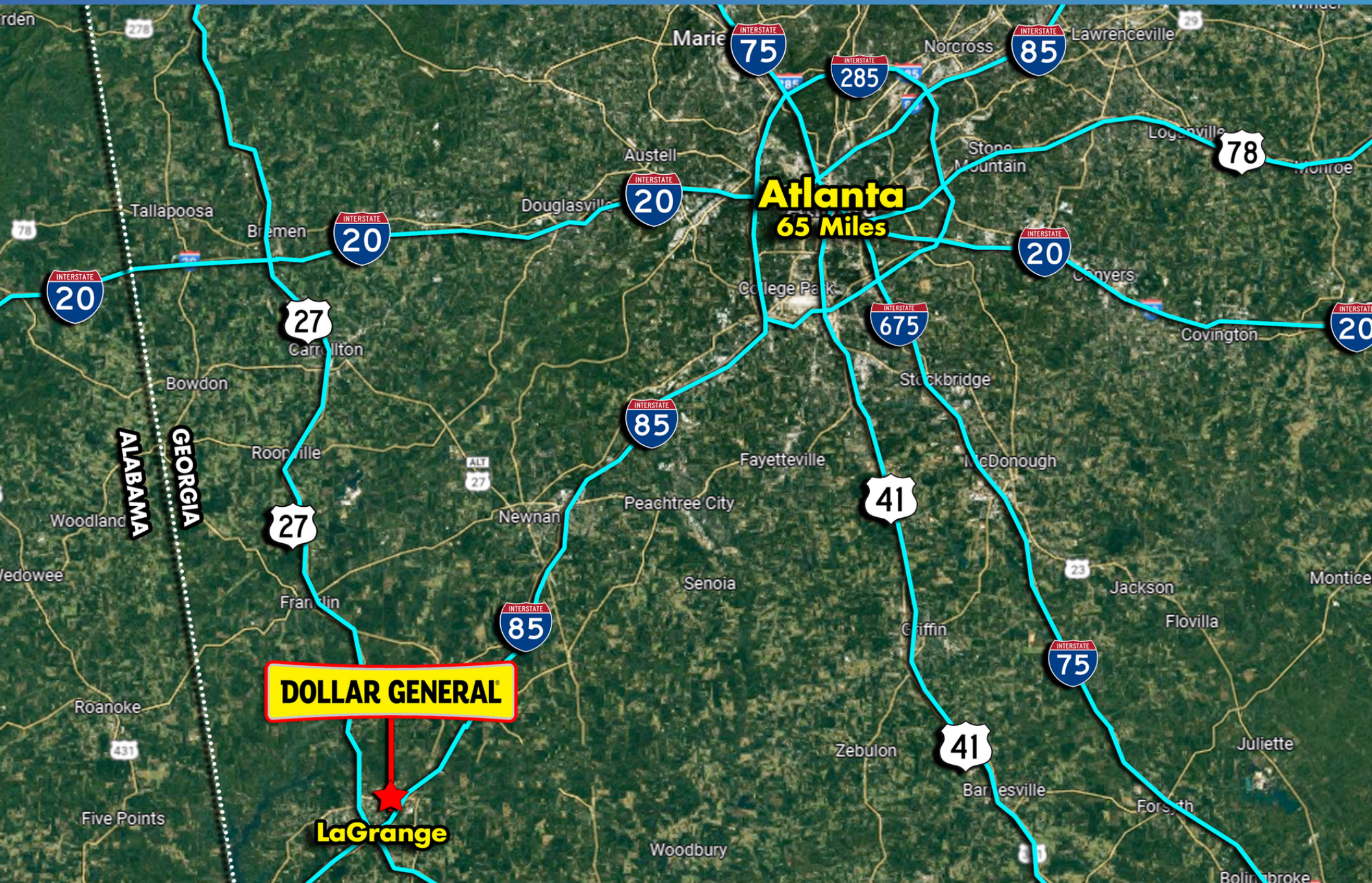




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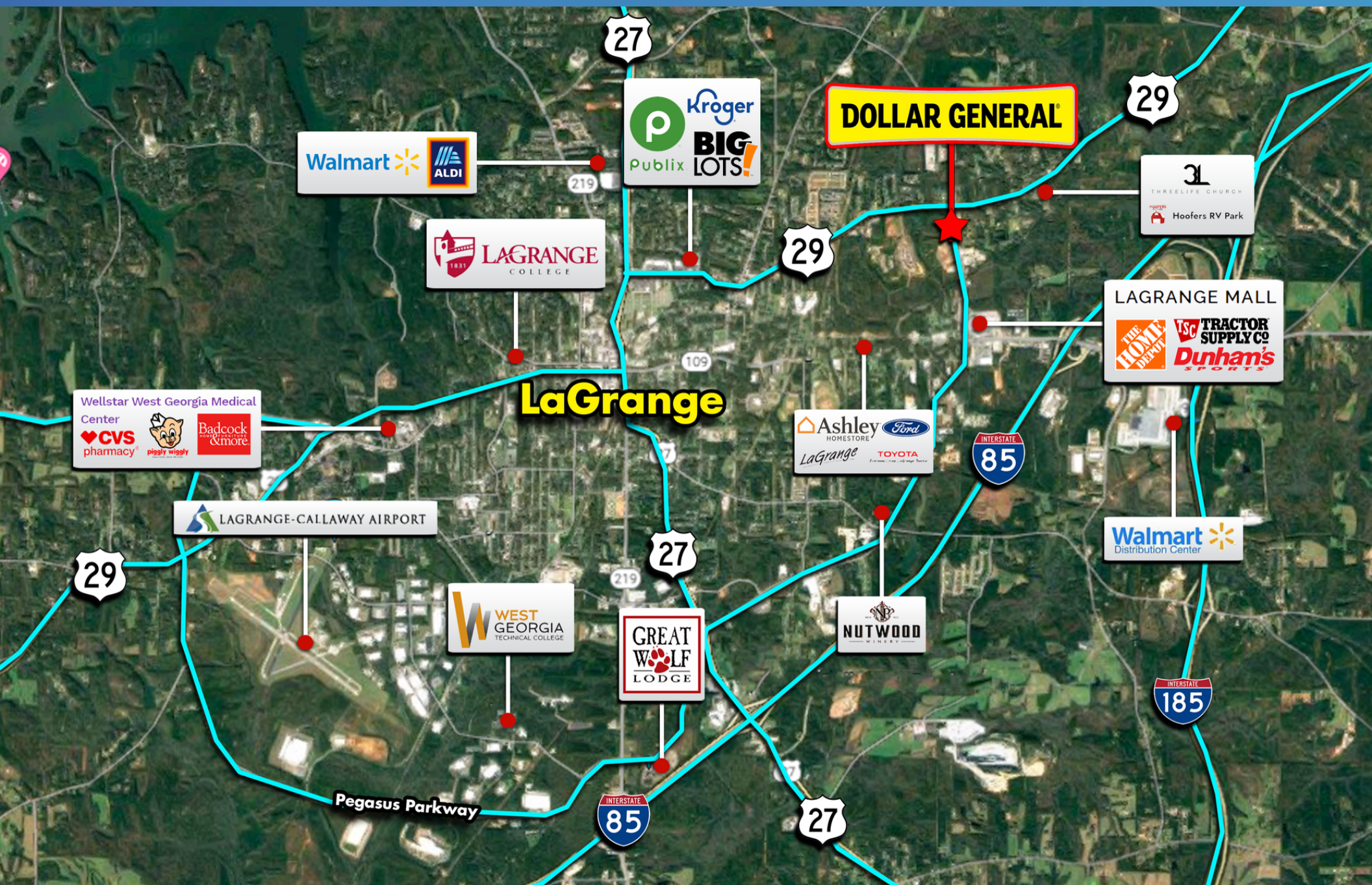




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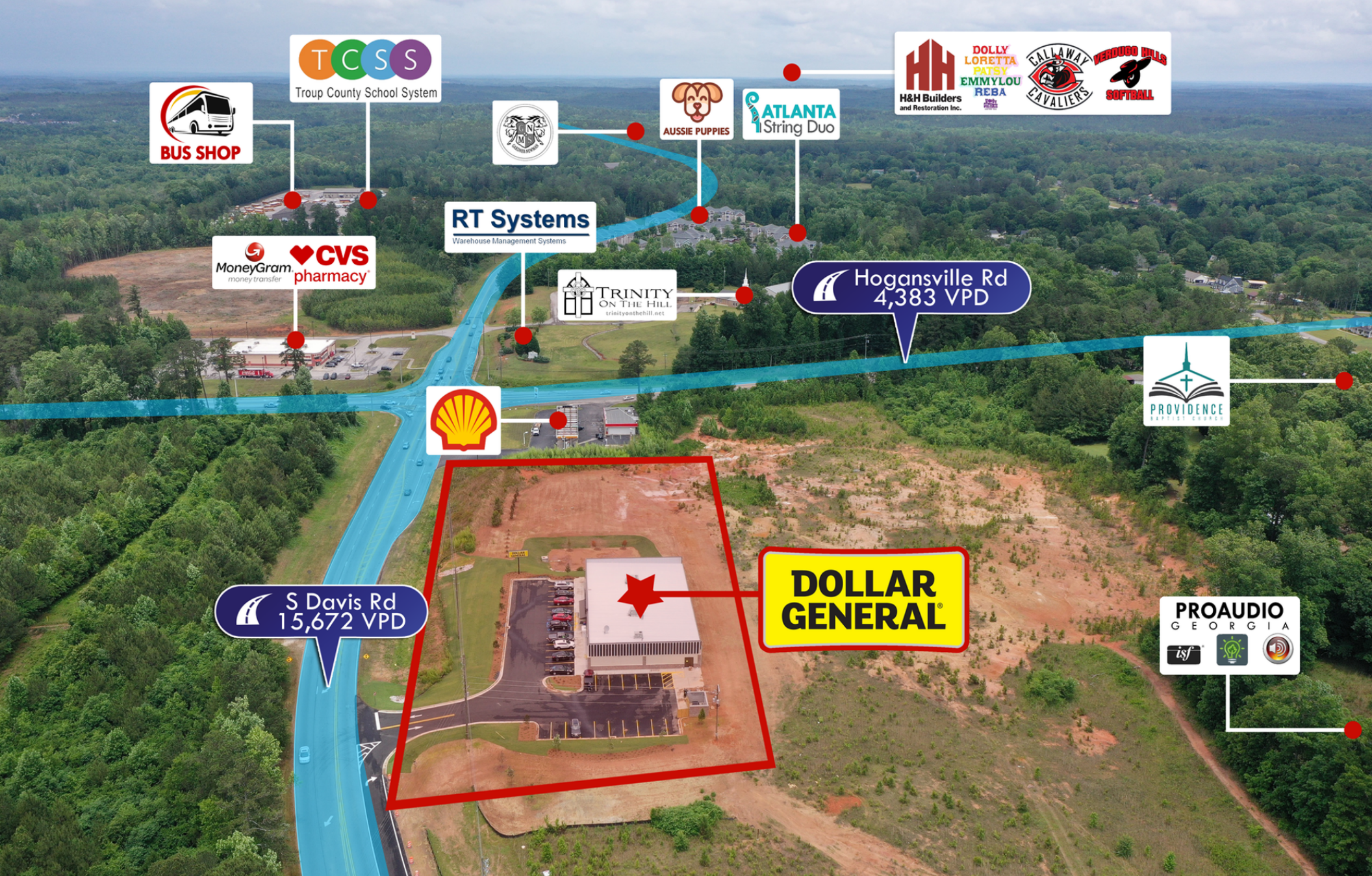




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LaGrange was named for the estate of French and American hero General Marquis de Lafayette, whose extensive travels brought him through this lovely, west Georgia enclave. During one of his visits to Georgia, General Lafayette is said to have commented to Governor Troup that the landscape here reminded him of his own estate in France. Adding a touch of French flair to the former Creek lands, the townsfolk chose LaGrange as the name most fitting for this new city destined for success.

From world-renowned classical musicians to the ballet, from museum exhibitions to revivals of memorable plays and musicals, performing and visual arts offer cultural experiences for every age and interest in LaGrange.

Visitors are discovering that there is always a warm and friendly welcome and plenty to see and do in our charming towns – LaGrange (county seat), Hogansville and West Point. From lakeside cabins to brand new hotels, the perfect accommodations for every stay are conveniently located right off of Interstate 85. Popular attractions include Hills and Dales Estate, Bellevue, Explorations in Antiquity Center and Highland Marina Resort.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	3,761	19,963	35,977
Total Population 2027	3,897	20,274	36,285
Population Growth Rate	3.62%	1.58%	0.86%
Median Age	36.3	35.8	35.5
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,441	7,684	13,388
Average HH Income	\$62,115	\$53,419	\$54,959
Median House Value	\$146,500	\$145,345	\$152,291
Consumer Spending	\$38.8 M	\$184.6 M	\$323.4 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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