



UPGRADED DOLLAR GENERAL PLUS | CHARLOTTE MARKET AREA

ACTUAL PROPERTY RENDERING

2122 W MAIDEN RD, MAIDEN, NC 28650

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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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INVESTMENT SUMMARY

List Price:	\$2,254,868
Current NOI:	\$119,508.00
Initial Cap Rate:	5.30%
Land Acreage:	+/- 1.67
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$211.92
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 construction 10,640 SF. upgraded Dollar General PLUS SIZE store located in Maiden, North Carolina - part of the Charlotte market area. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (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 wrapping up construction with rent & store opening on track for early November 2022.

This Dollar General is highly visible as it is strategically positioned on the hard signalized corner of Startown Road and Maiden Road which sees 15,734 cars per day. The 5 mile population from the site is 22,938 & the 1 mile average household income is \$74,305 per year, making this location ideal for a Dollar General. This area is also experiencing steady growth with the 5 mile population growth rate at 4.51%. 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. List price reflects a 5.30% cap rate based on NOI of \$119,508.



PRICE \$2,254,868



CAP RATE 5.30%



LEASE TYPE Absolute NNN




TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- **Brand New Construction | Upgraded Design | Plus Size Store**
- **Signalized Corner Location | Charlotte Market Area**
- 5 (5 Year) Options | 10% Rental Increase At Each Option
- **One Mile Household Income \$74,305**
- **Five Mile Population 22,938 | Expected 4.51% Growth**
- **15,734 Cars Per Day at Startown Road and Maiden Road**
- Investment Grade Dollar Store with "BBB" Credit Rating
- **On Thoroughfare Into Downtown Maiden**
- **Quick & Easy Access to Highway 321 | 31,156 VPD**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$119,508.00	\$11.23
Gross Income	\$119,508.00	\$11.23
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$119,508.00	\$11.23

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.67 Acres
Building Size:	10,640 SF
Traffic Count:	15,734
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded Plus
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$119,508.00
Rent PSF:	\$11.23
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/7/2022
Lease Expiration Date:	11/30/2037
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



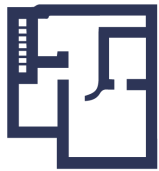
S&P:
BBB

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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	11/7/2022	11/30/2037	\$119,508	100.0	\$11.23
			Option 1	\$131,458		\$12.35
			Option 2	\$144,604		\$13.59
			Option 3	\$159,065		\$14.94
			Option 4	\$174,971		\$16.44
			Option 5	\$192,468		\$18.09
Totals/Averages	10,640			\$119,508		\$11.23



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$119,508



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$11.23



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

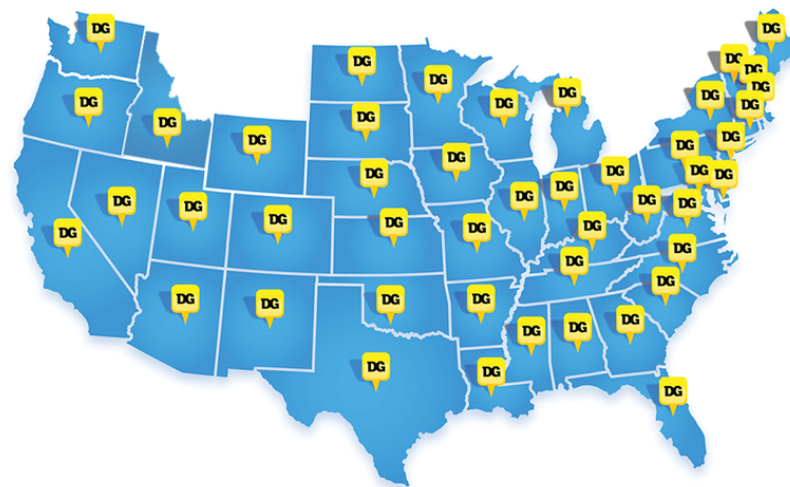


83 YEARS
IN BUSINESS



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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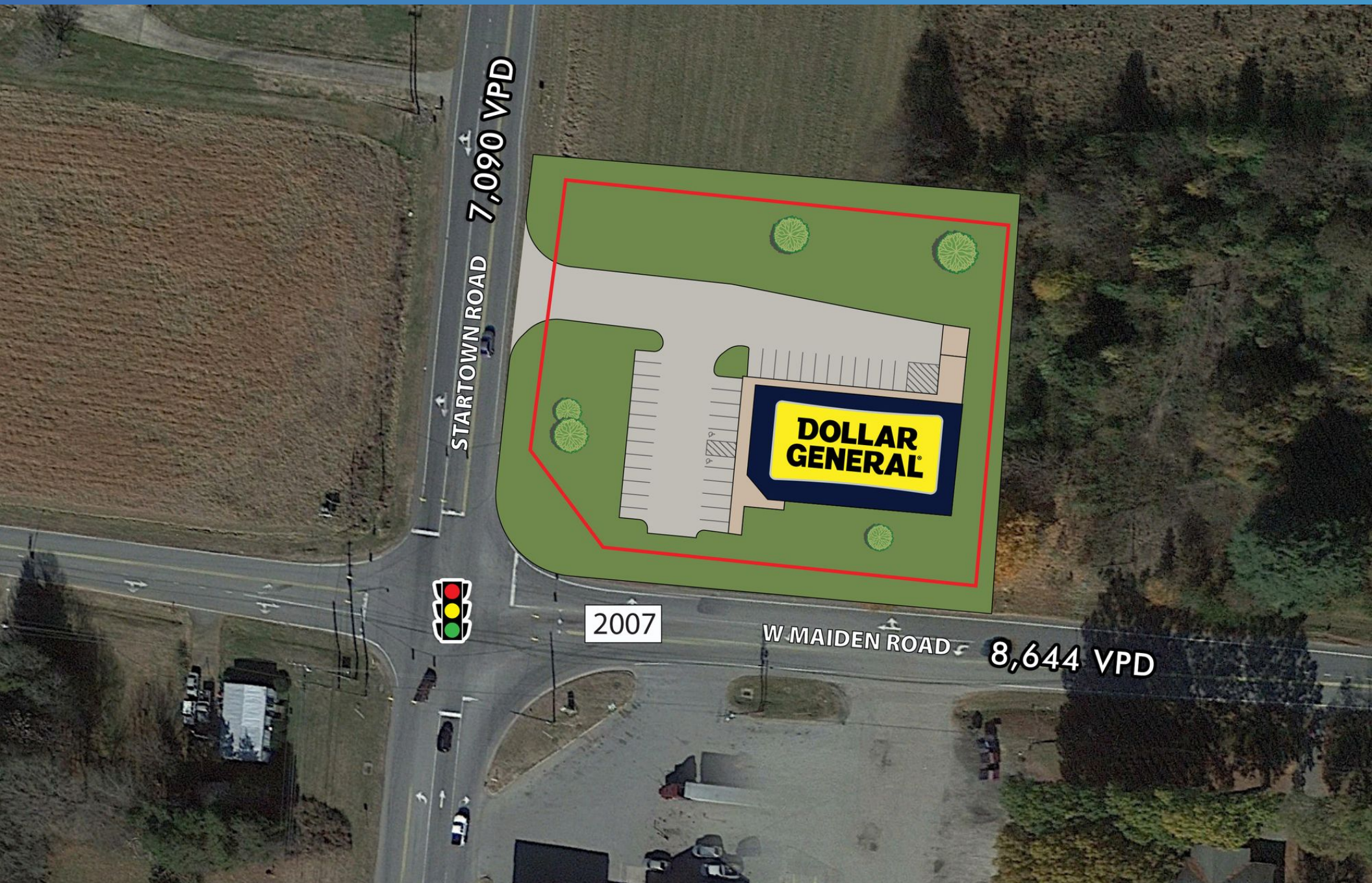
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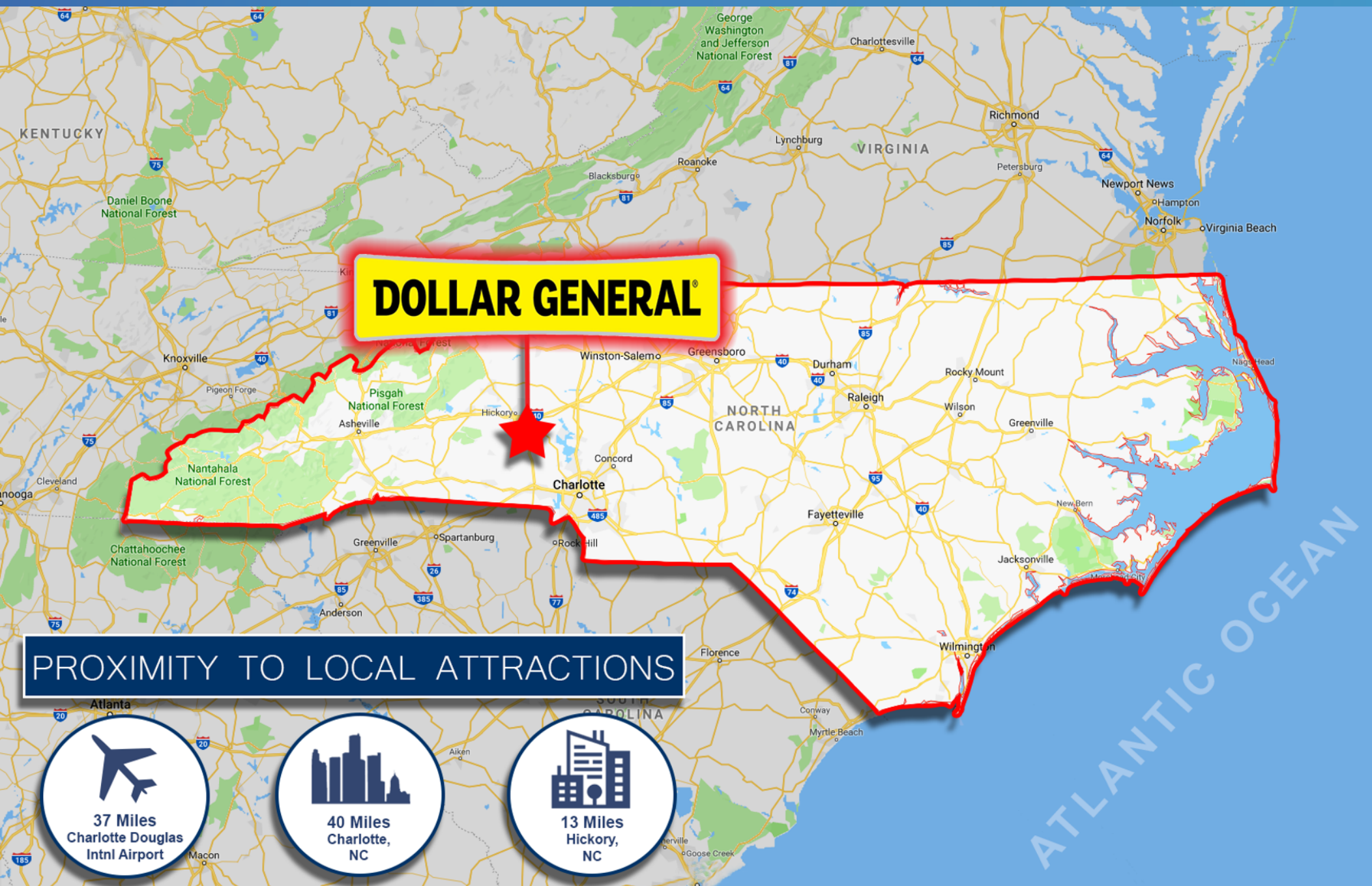
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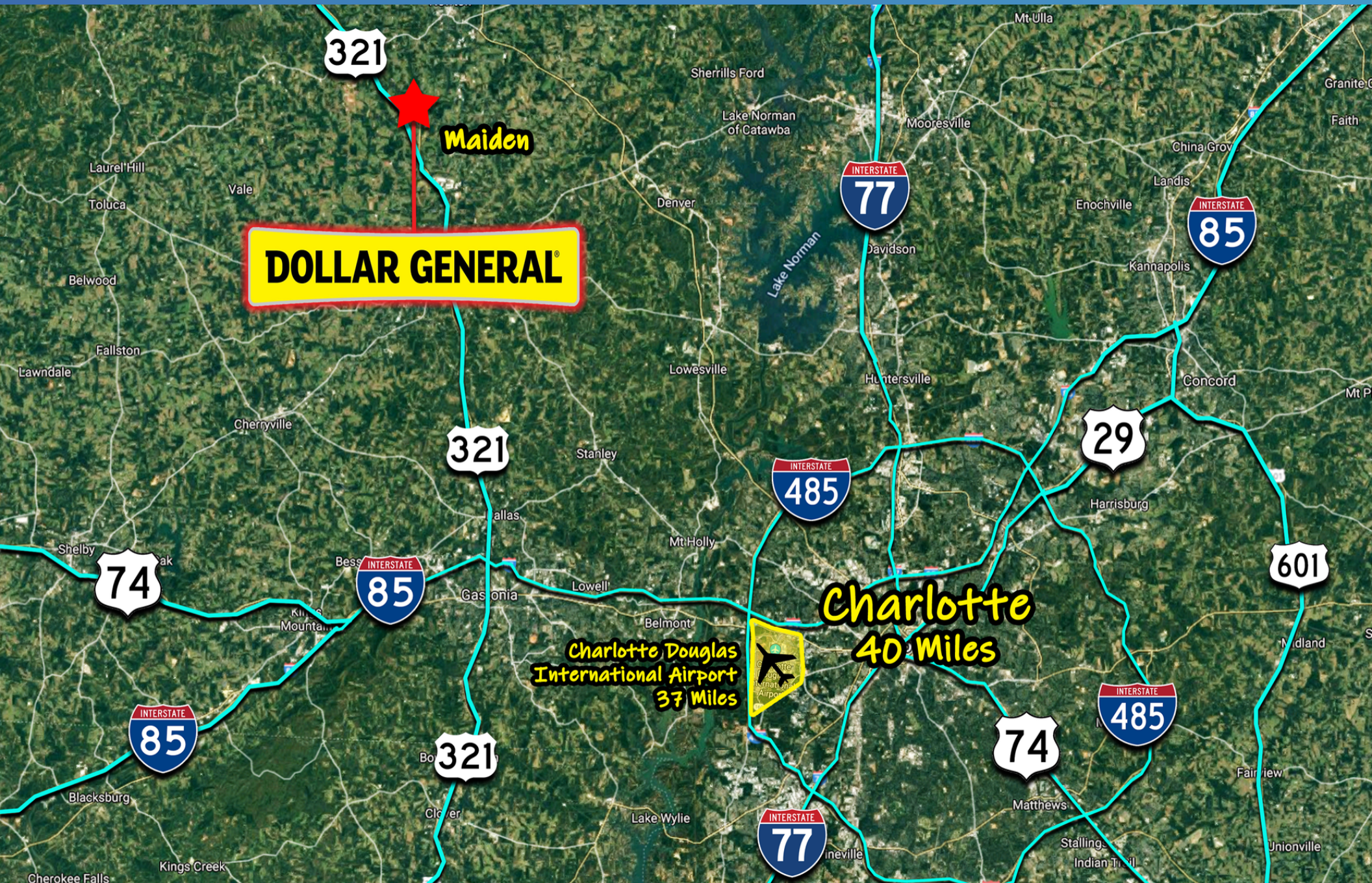
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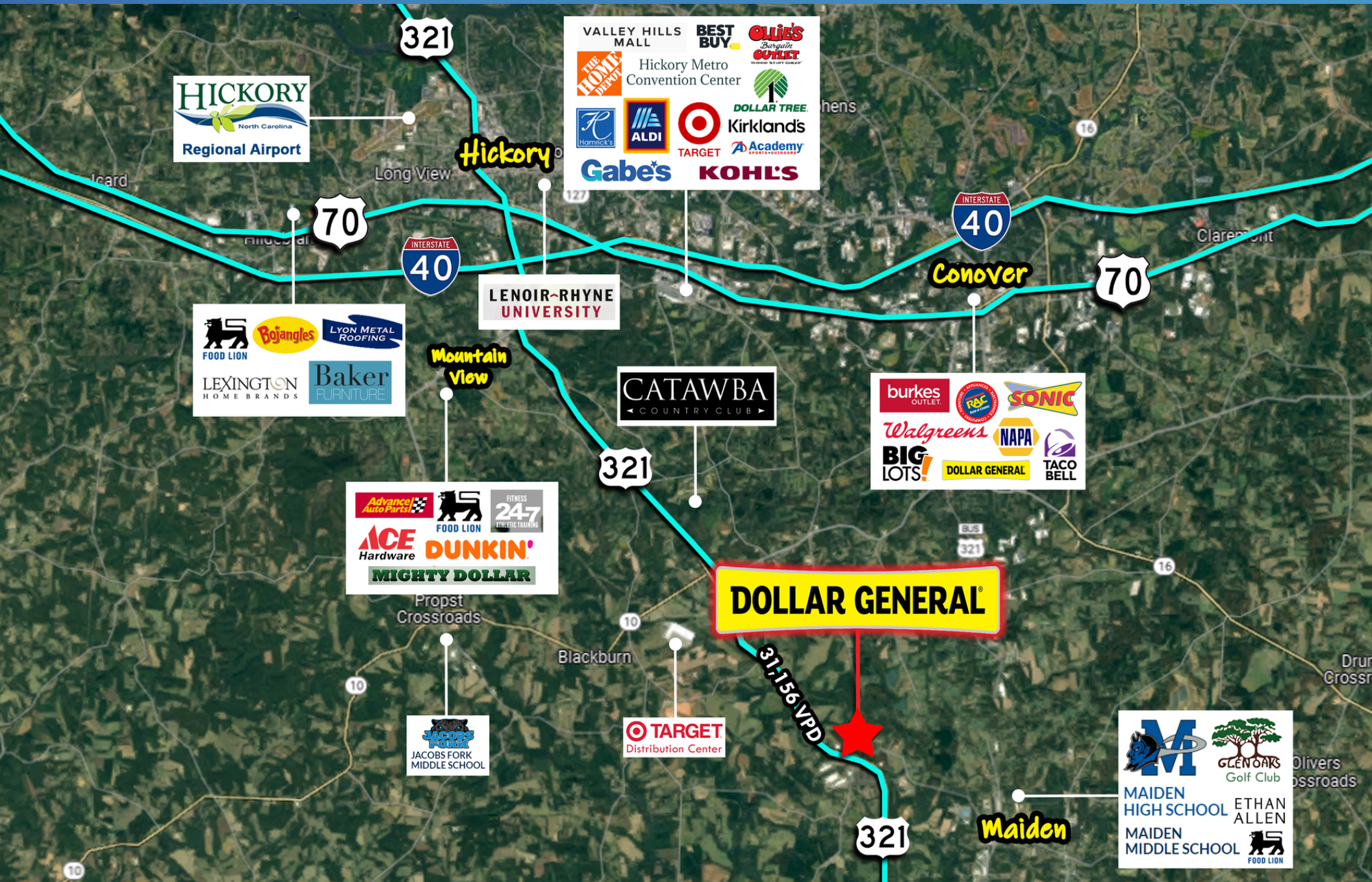
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Maiden is a quaint small town, located in the foothills of North Carolina, where the citizens enjoy the advantages of living in a small close-knit southern community. But when you want the things only a big city can offer, it is only a 45-minute drive to Uptown Charlotte and all its amenities or Charlotte-Douglas International Airport to jet out of town. Maiden is also a comfortable driving distance to the celebrated beaches of the Carolinas or the gorgeous Blue Ridge Mountains.

Local and International Companies call Maiden home. These companies have a wide variety of skills, products and services including, technology, textiles, automotive, racing, furniture, paper and accessories, and wood products. These are only a few types of industries that enjoy our business-friendly community.

They have year-round recreational opportunities, festivals, parades, and other town wide events. The streets are safe and their establishments are welcoming. Maiden, North Carolina is a great place to raise a family, work, worship, and play.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	414	6,179	22,938
Total Population 2027	427	6,399	23,973
Population Growth Rate	3.14%	3.56%	4.51%
Median Age	43.0	42.6	42.0
# Of Persons Per HH	2.7	2.7	2.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	152	2,290	8,607
Average HH Income	\$74,305	\$73,324	\$69,735
Median House Value	\$168,852	\$165,065	\$153,688
Consumer Spending	\$5 M	\$73.3 M	\$265.3 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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