



UPGRADED DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

2625 NW COUNTY ROAD 661, ARCADIA, FL 34266

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INVESTMENT SUMMARY

List Price:	\$2,289,200
Current NOI:	\$137,352.00
Initial Cap Rate:	6.00%
Land Acreage:	+/- 2.292
Year Built	2023
Building Size:	10,542 SF
Price PSF:	\$217.15
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.00%

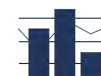
INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,542 SF. Upgraded Dollar General Plus store located in Arcadia, Florida. The property is secured with a 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 rent start and opening on track for June 2023.

This Dollar General is highly visible as it is strategically positioned on the corner of County Road 661 & State Road 70 which sees 8,200 cars per day directly across from Arcadia Peace River Campground. The five mile population from the site is 25,874 while the one mile average household income \$44,600 per year, making this location ideal for a Dollar General. This area is experiencing excellent growth with the one mile population growth rate at 7.69%. 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 6.00% cap rate based on NOI of \$137,352.



PRICE \$2,289,200



CAP RATE 6.00%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **2023 BTS Plus Size | Upgraded Design**
- 4 (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$44,600
- **Five Mile Population 25,874 | Expected 7.06% Growth**
- **One Mile Population Growth Rate 7.69%**
- **8,200 VPD at County Road 661 & State Road 70**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **On Main Thoroughfare into downtown Arcadia**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$137,352.00	\$13.03
Gross Income	\$137,352.00	\$13.03
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$137,352.00	\$13.03

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 2.292 Acres
Building Size:	10,542 SF
Traffic Count:	8,200
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded & Plus Size
Parking Lot:	Asphalt
# of Parking Spaces	46
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$137,352.00
Rent PSF:	\$13.03
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2023
Lease Expiration Date:	6/30/2038
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:
\$37.8 BILLION



STORE COUNT:
19,000+



GUARANTOR:
DG CORP

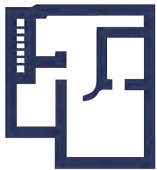


S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,542	6/15/2023	6/30/2038	\$137,352	100.0	\$13.03
			Option 1	\$151,087		\$14.33
			Option 2	\$166,196		\$15.76
			Option 3	\$182,815		\$17.34
			Option 4	\$201,097		\$19.07
Totals/Averages	10,542			\$137,352		\$13.03



TOTAL SF
10,542



TOTAL ANNUAL RENT
\$137,352.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.03

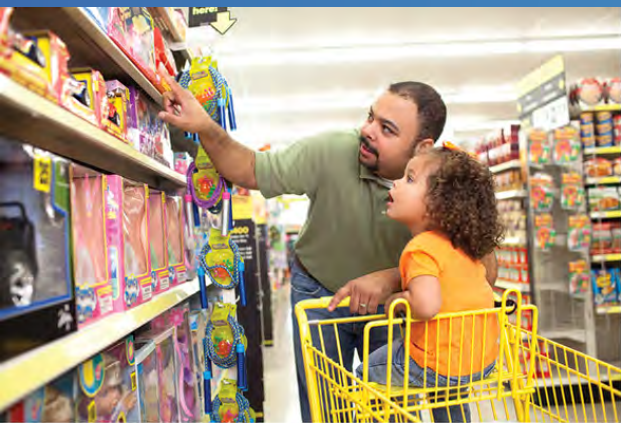


NUMBER OF TENANTS
1

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 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
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 19,000+ stores with more than 173,000 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, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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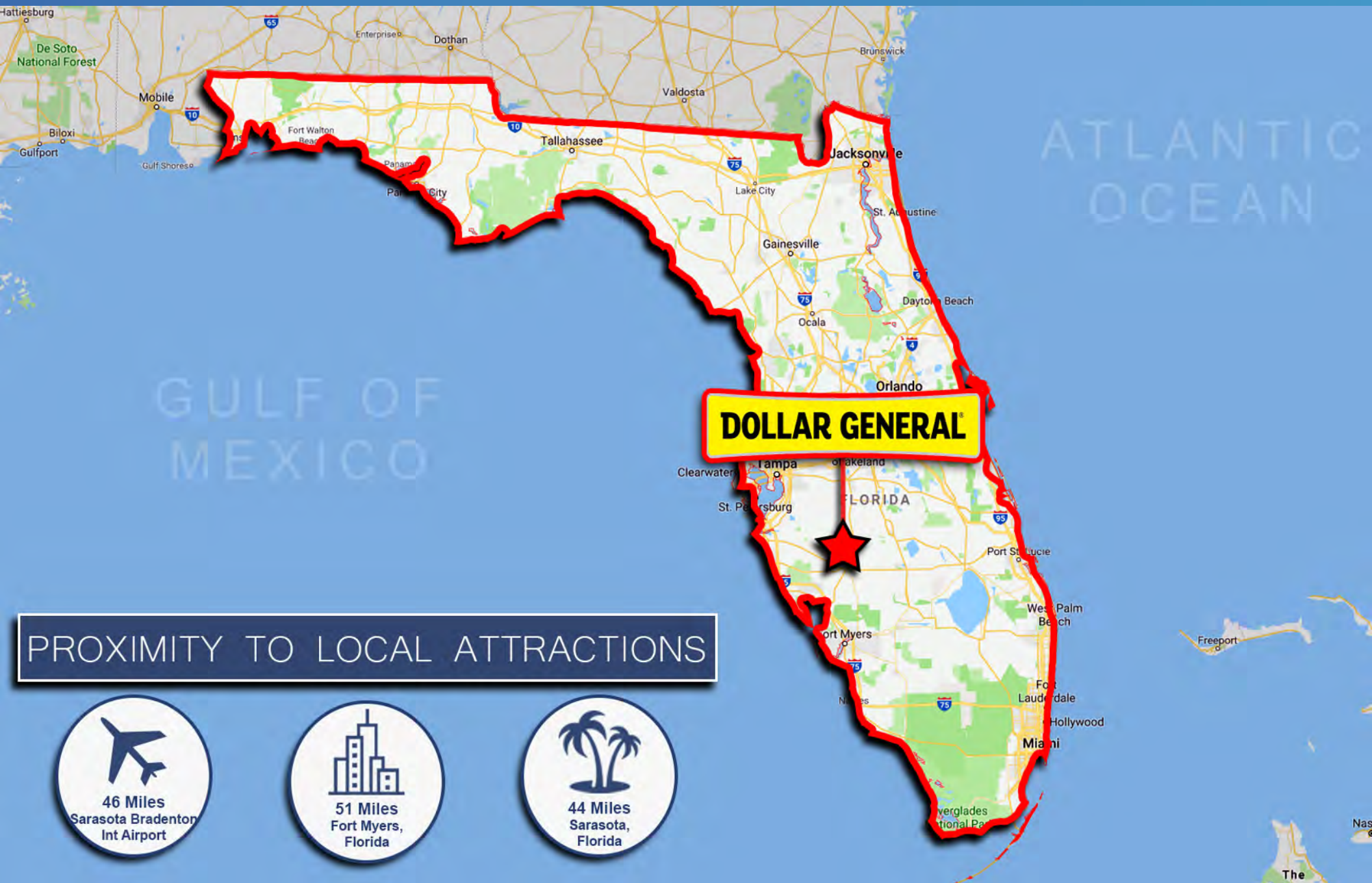
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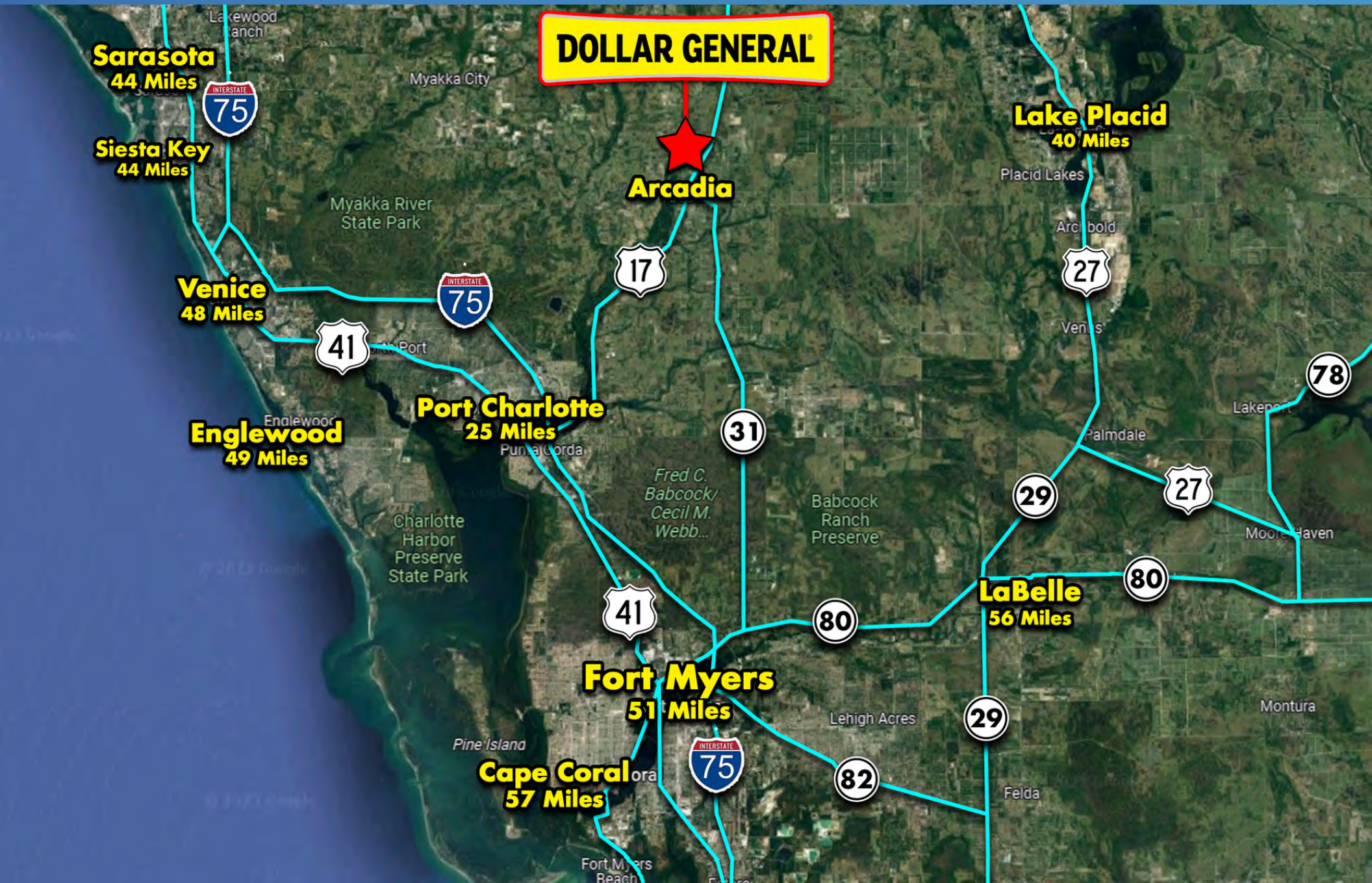
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Sabal Palm
RV Resort & Campground

Jantz Electric
Arc Desoto
Desoto County
Offices



DOLLAR GENERAL®

PEACE RIVER
CITRUS PRODUCTS


















Walmart 
DESOTO 
Walgreens 
Publix 

Arcadia Municipal Airport

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Arcadia is a small town located in DeSoto County, Florida, in the southeastern part of the state. Situated about 50 miles southeast of Sarasota and 80 miles south of Tampa, Arcadia is known for its charming small-town atmosphere and its close proximity to numerous natural attractions.

The town itself is characterized by tree-lined streets, historic buildings, and a downtown area with a variety of shops and restaurants. The architecture of many of the buildings reflects the town's rich history, with styles ranging from Mediterranean Revival to Art Deco.

One of the highlights of Arcadia is the Peace River, which flows through the town and provides a range of recreational opportunities such as kayaking, fishing, and swimming. The nearby Myakka River State Park and Charlotte Harbor Preserve State Park are also popular destinations for outdoor enthusiasts, offering hiking trails, camping sites, and wildlife viewing opportunities.

Arcadia is also known for its annual county fair, which draws visitors from all over the state. The fair features carnival rides, livestock shows, agricultural exhibits, and a variety of food vendors.

Overall, Arcadia is a charming and peaceful destination that offers visitors a chance to slow down and enjoy the natural beauty of Florida's countryside.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	338	12,959	25,874
Total Population 2027	364	13,935	27,700
Population Growth Rate	7.69%	7.53%	7.06%
Median Age	41.4	37.0	38.8
# Of Persons Per HH	2.8	2.9	2.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	116	4,275	8,473
Average HH Income	\$44,600	\$44,946	\$45,557
Median House Value	\$89,422	\$116,403	\$95,967
Consumer Spending	\$3 M	\$99.9 M	\$199.7 M





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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