



BRAND NEW DOLLAR GENERAL MARKET | NOW OPEN!

ACTUAL STORE RENDERING

W CHICAGO ROAD, BRONSON, MI 49028

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

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EXCLUSIVELY LISTED BY:

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DOLLAR GENERAL MARKET

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INVESTMENT SUMMARY

List Price:	\$2,006,000
Current NOI:	\$132,396.00
Initial Cap Rate:	6.60%
Land Acreage:	+/- 1.5
Year Built	2023
Building Size:	12,687 SF
Price PSF:	\$158.11
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.93%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 12,687 SF. Dollar General Market store located in Bronson, Michigan. **Dollar General Market stores sell produce and fresh meats and are a necessary addition to the areas they serve.** The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. **The lease contains a 5% rent increases every 5 years during the primary term** and at each of the 5 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has completed construction & **successfully opened for business on January 30, 2024.**

This Dollar General Market is highly visible as it is strategically positioned on W Chicago Road which sees 7,856 cars per day. The ten mile population from the site is 16,869 while the three mile average household income \$62,948 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 6.60% cap rate based on NOI of \$132,396.



PRICE \$2,006,000



CAP RATE 6.60%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Dollar General Market | Produce and Fresh Meats**
- **Zero Landlord Responsibilities**
- **5% RENTAL RATE INCREASES EVERY 5 YEARS IN PRIMARY TERM**
- **2023 BTS Plus Size | JUST OPENED 1/30/2024!!**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$62,948
- Ten Mile Population 16,869
- **7,856 VPD on W Chicago Road**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- On Main Thoroughfare into Connecting Cities

DOLLAR GENERAL MARKET

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$132,396.00	\$10.44
Gross Income	\$132,396.00	\$10.44
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$132,396.00	\$10.44

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.50 Acres
Building Size:	12,687 SF
Traffic Count:	7,856
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Market Prototype
Parking Lot:	Asphalt
# of Parking Spaces	50
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$132,396.00
Rent PSF:	\$10.44
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/30/2024
Lease Expiration Date:	1/31/2039
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including at Each Option Period
Renewal Options:	Five (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:
CORPORATE

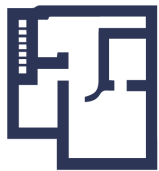


S&P:
BBB

DOLLAR GENERAL MARKET

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	12,687	1/30/2024	1/31/2039	\$132,396	100.0		\$10.44
				\$139,020		2/1/2029	\$10.96
				\$145,968		2/1/2034	\$11.51
			Option 1	\$153,266		2/1/2039	\$12.08
			Option 2	\$160,929		2/1/2044	\$12.68
			Option 3	\$168,976		2/1/2049	\$13.32
			Option 4	\$177,425		2/1/2054	\$13.98
			Option 5	\$186,296		2/1/2059	\$14.68
Averages	12,687			\$139,128			\$10.97



TOTAL SF
12,687



TOTAL ANNUAL RENT
\$132,396



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.97



NUMBER OF TENANTS
1



DOLLAR GENERAL MARKET

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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. Dollar General 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.

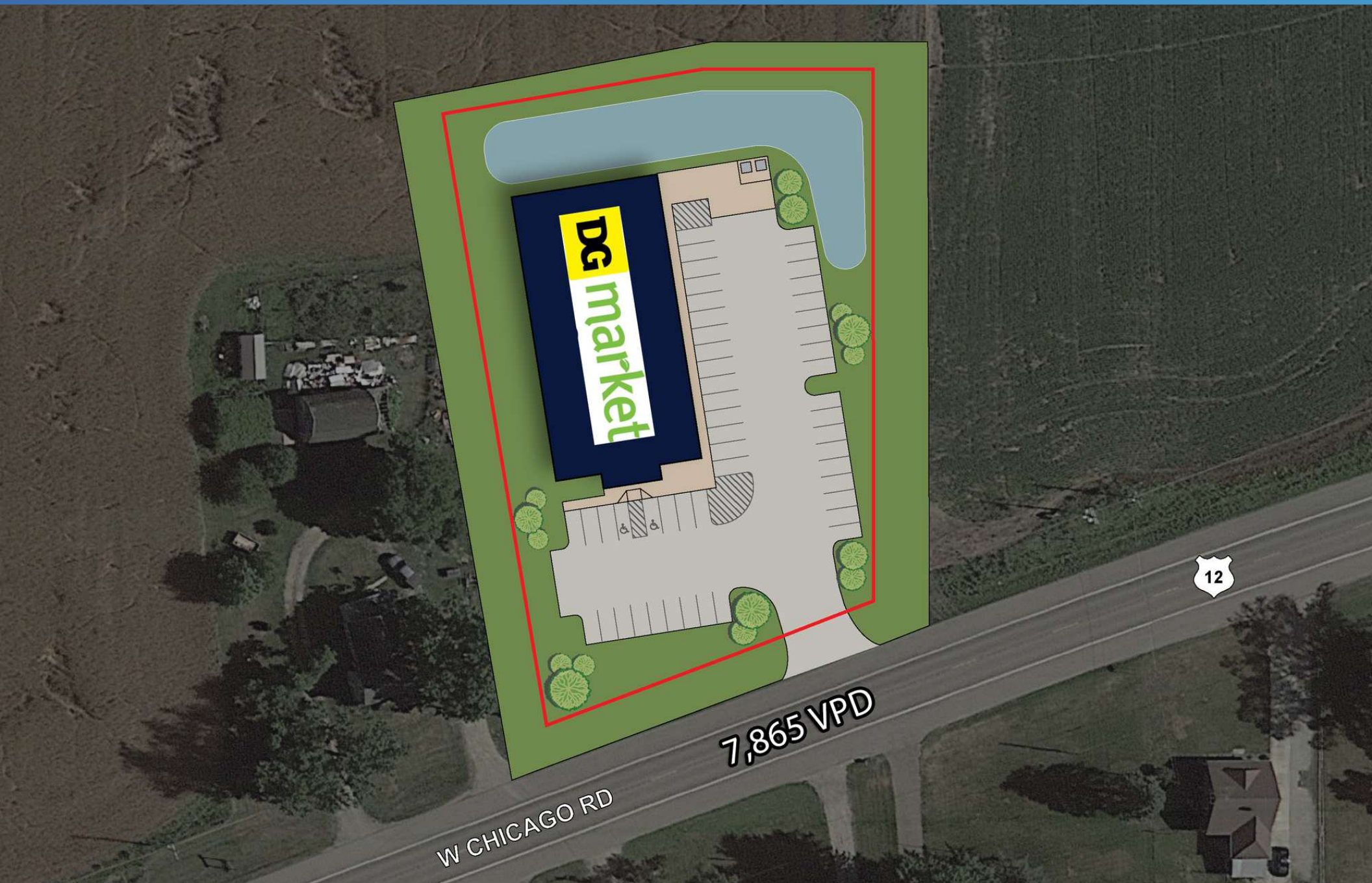


19,000+ STORES ACROSS 47 STATES

DOLLAR GENERAL MARKET

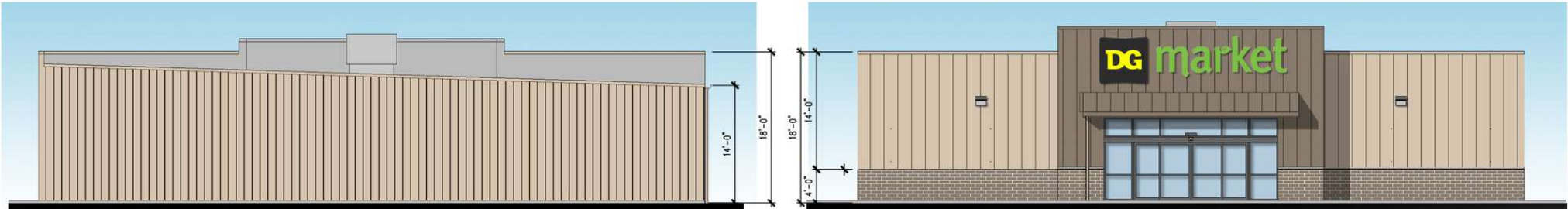
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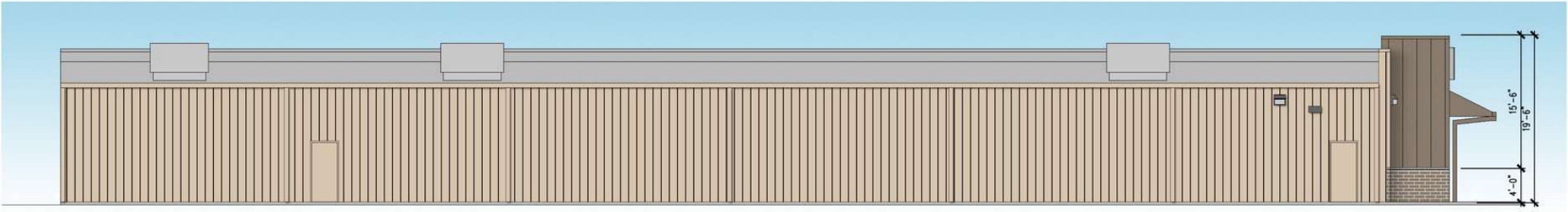
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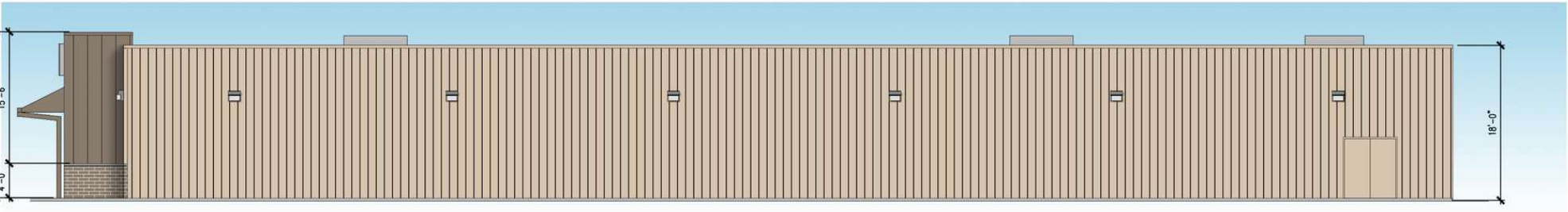


2 REAR ELEVATION

1 FRONT ELEVATION



3 SIDE ELEVATION (NO ACCESS)



4 SIDE ELEVATION (TRUCK SIDE)

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 FORTIS NET LEASE™

PROXIMITY TO POINTS OF INTEREST



**Kalamazoo Battle
Creek Int'l Airport**
42 Miles



**Kalamazoo,
MI**
47 Miles



**Battle Creek,
MI**
34 Miles

DG market

DOLLAR GENERAL MARKET

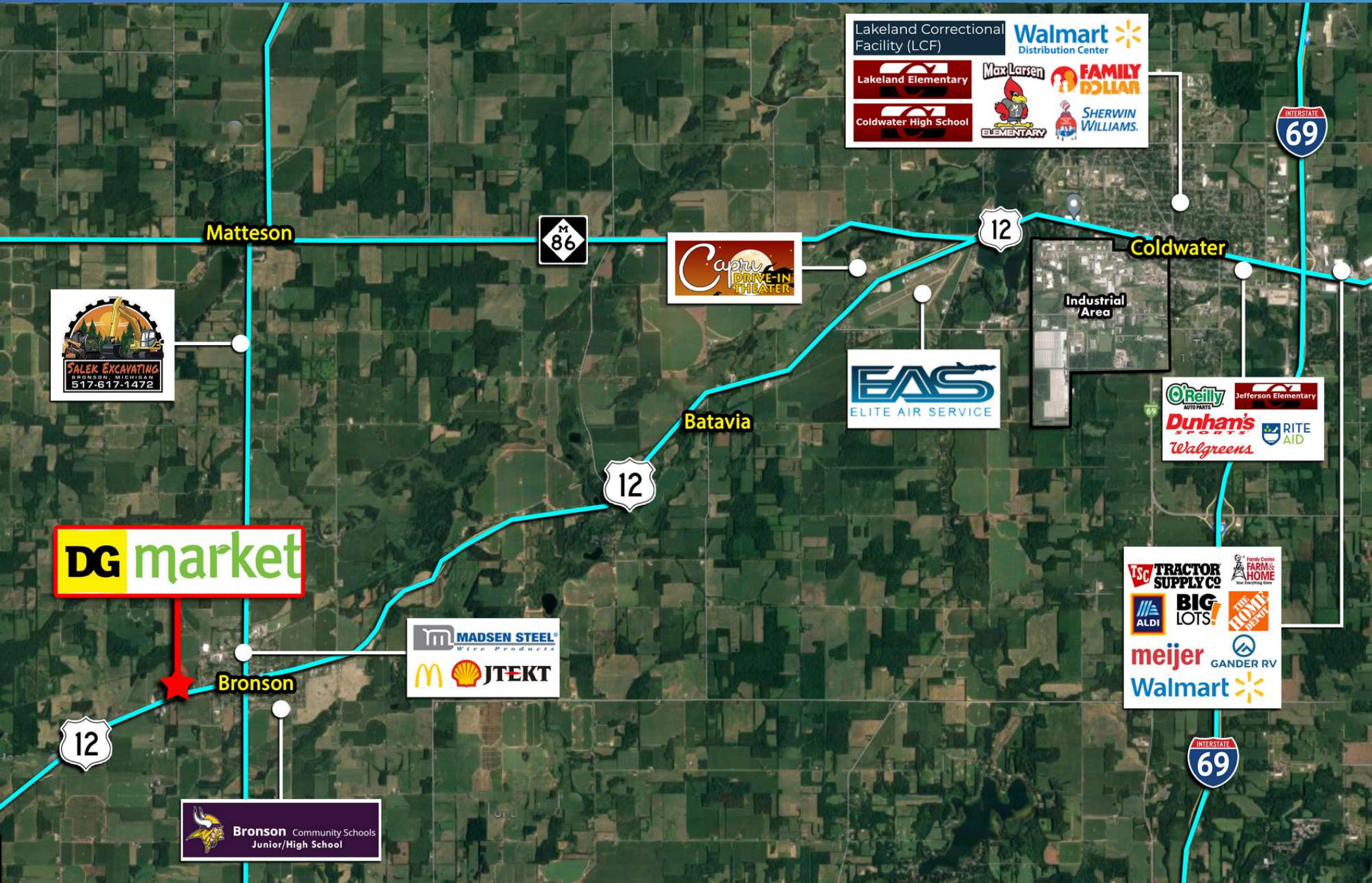
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Welcome to Bronson, Michigan, a charming town nestled in the heart of Branch County. Known for its warm community spirit and small-town charm, Bronson offers a tranquil escape from the hustle and bustle of city life.

As you stroll through the town's picturesque streets, you'll be greeted by historic architecture that tells the story of Bronson's rich past. The town square serves as the focal point, featuring a gazebo and park where locals gather for events and community celebrations. Take a moment to appreciate the well-preserved buildings that line the streets, each with its own unique character and history.

Bronson takes pride in its green spaces, with parks and nature areas providing residents and visitors alike with peaceful retreats. Whether you're interested in a leisurely picnic, a brisk walk, or simply enjoying the beauty of nature, Bronson has the perfect spot for you.

For those with a penchant for history, the local museums and historical sites offer a glimpse into Bronson's heritage. Learn about the pioneers who shaped the town and the events that have left an indelible mark on its identity.

The community's friendly atmosphere extends to its local businesses, where you'll find charming boutiques, family-owned eateries, and cozy cafes. Engage in conversation with the welcoming locals, and you'll quickly discover the tight-knit bonds that make Bronson a truly special place.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	3,171	4,636	16,869
Total Population 2028	3,184	4,644	16,956
Median Age	36.5	38.1	41.1
# Of Persons Per HH	2.7	2.7	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,139	1,690	6,307
Average HH Income	\$62,948	\$65,353	\$67,345
Median House Value	\$91,402	\$106,010	\$132,374
Consumer Spending	\$31.1 M	\$47.3 M	\$183.0 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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