



DOLLAR GENERAL PLUS | NOW OPEN!

15527 HWY 15, DECATUR, MS 39327

ACTUAL STORE

UPGRADED DOLLAR GENERAL PLUS

15527 HWY 15, DECATUR, MS 39327 



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INVESTMENT SUMMARY

List Price:	\$2,000,843
Current NOI:	\$137,057.76
Initial Cap Rate:	6.85%
Land Acreage:	+/- 1.65
Year Built	2023
Building Size:	10,640 SF
Price PSF:	\$188.05
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.85%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus store located in Decatur, Mississippi. The property is secured with a 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 completed construction & successfully opened for business in September 2023.

This Dollar General is highly visible as it is strategically positioned on MS-15 which sees 7,866 cars per day and is the main thoroughfare. The store sits only 0.4 Miles to East Central Community College - ranked 1st among the state's 15 community colleges in headcount growth! It is adjacent to a Valero gas station & across from a Family Dollar store. The 10 mile population from the site is 15,563 with the 3 mile average household income is \$58,894 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 6.85% cap rate based on NOI of \$137,057.76.



PRICE \$2,000,843



CAP RATE 6.85%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Brand New 15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **2023 BTS Plus Size Construction | Opened in September 2023**
- **Walking Distance (0.4 Miles) to East Central Community College | Ranked 1st in the state's 15 Community Colleges in Headcount Growth!**
- 5 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$58,894
- Ten Mile Population 15,563
- **7,866 VPD on MS-15 | Main Thoroughfare**
- **Adjacent to Valero Gas Station | Across from Family Dollar**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$137,057.76	\$12.88
Gross Income	\$137,057.76	\$12.88
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$137,057.76	\$12.88

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.65 Acres
Building Size:	10,640 SF
Traffic Count 1:	7,866 on MS-15
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype Plus Size
Parking Lot:	Concrete
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$137,057.76
Rent PSF:	\$12.88
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	9/29/2023
Lease Expiration Date:	9/30/2038
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:
\$37.8 BILLION



STORE COUNT:
19,000+



GUARANTOR:
CORPORATE

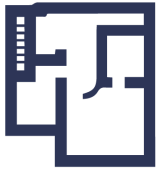


S&P:
BBB

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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	9/29/2023	9/30/2038	\$137,057.76	100.0	\$12.88
			Option 1	\$150,764.16		\$14.17
			Option 2	\$165,839.88		\$15.58
			Option 3	\$182,423.88		\$17.14
			Option 4	\$200,666.28		\$18.86
			Option 5	\$220,732.80		\$20.75
Totals/Averages	10,640			\$137,057.76		\$12.88



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$137,057.76



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.88



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. 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

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PROXIMITY TO LOCAL ATTRACTIONS



67 Miles
Tupelo
Regional
Airport



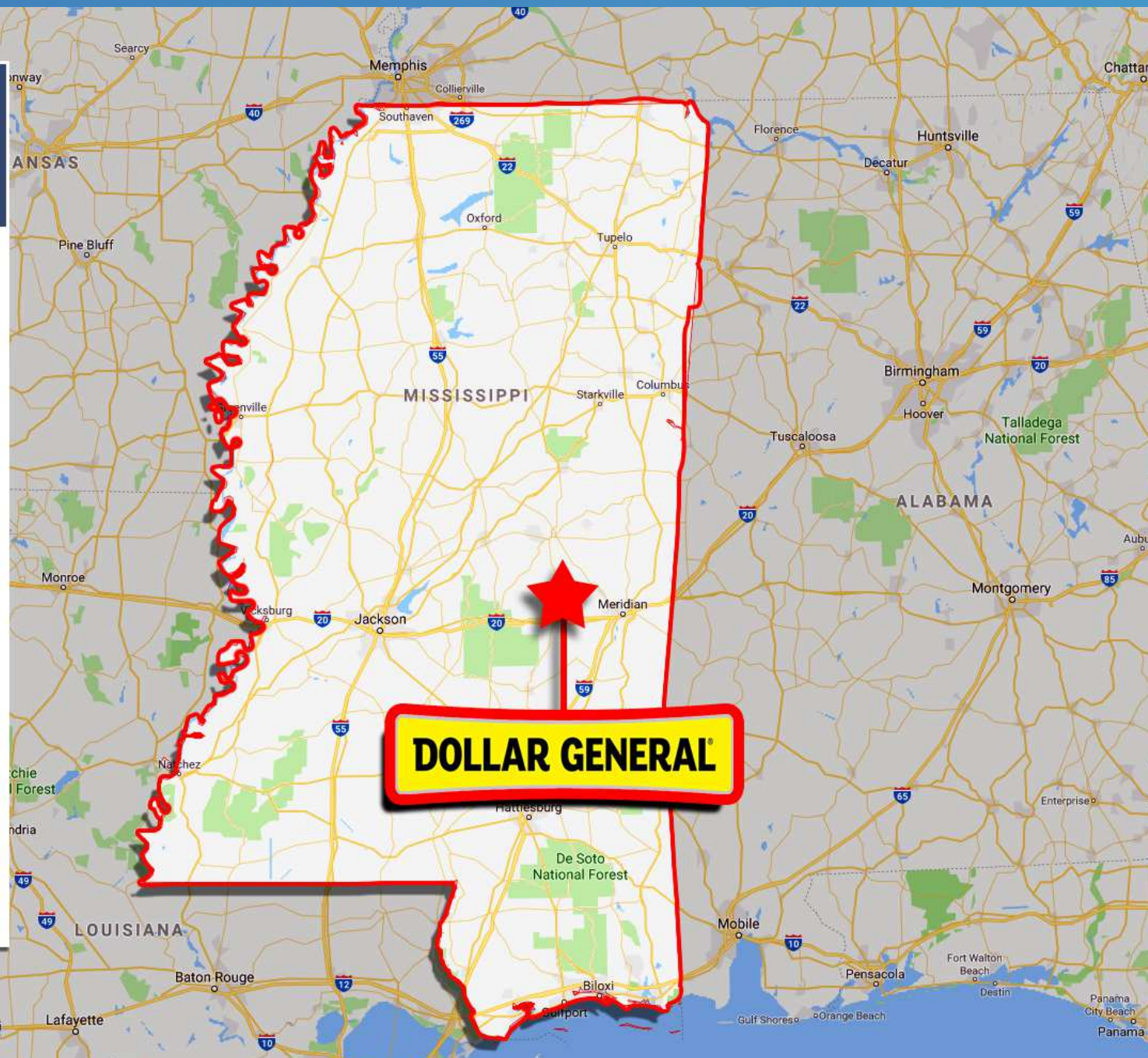
73 Miles
Jackson, MS



29 Miles
Meridian, MS



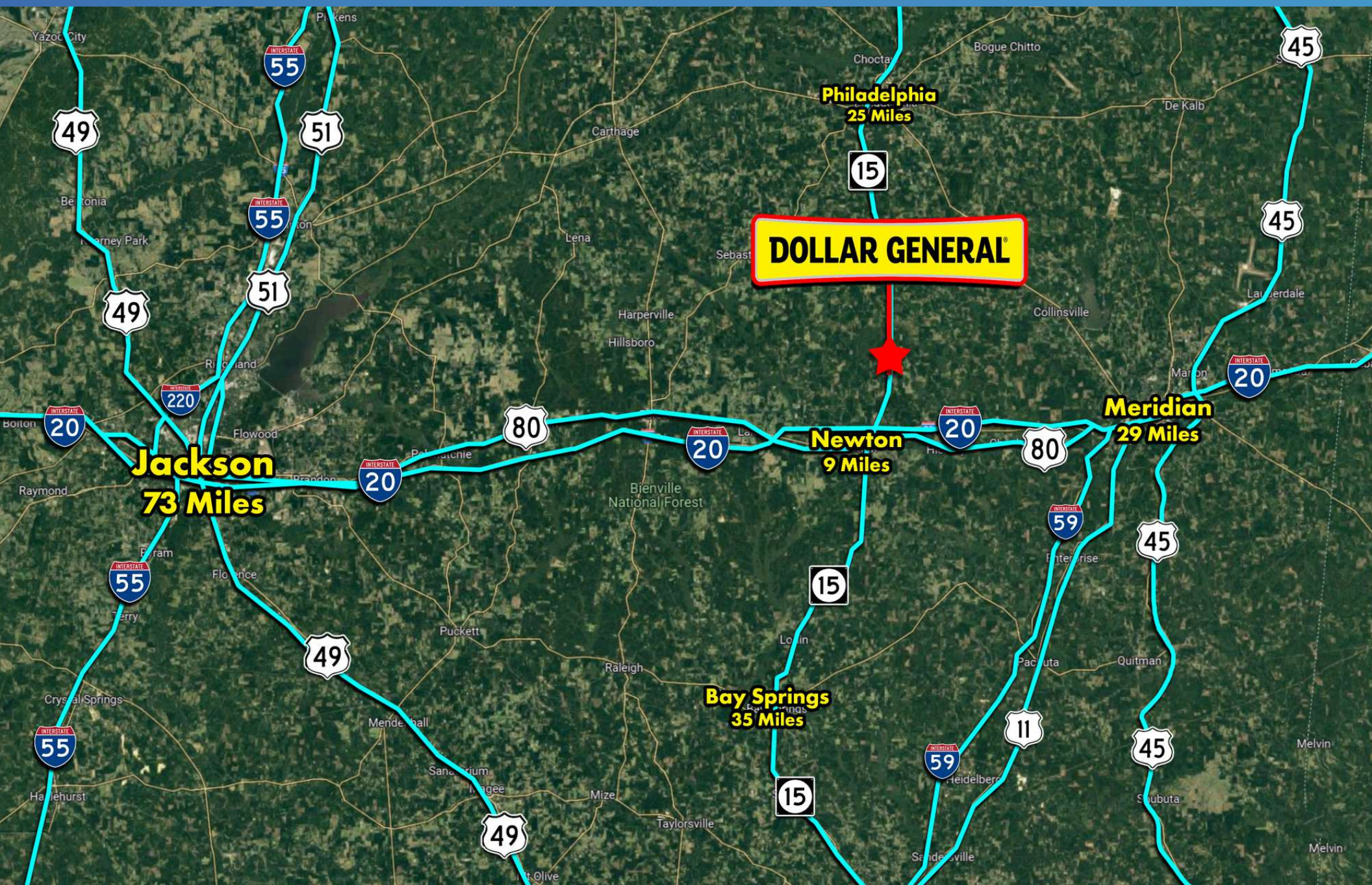
0.2 Miles
East Central
Community
College



DOLLAR GENERAL®

UPGRADED DOLLAR GENERAL PLUS

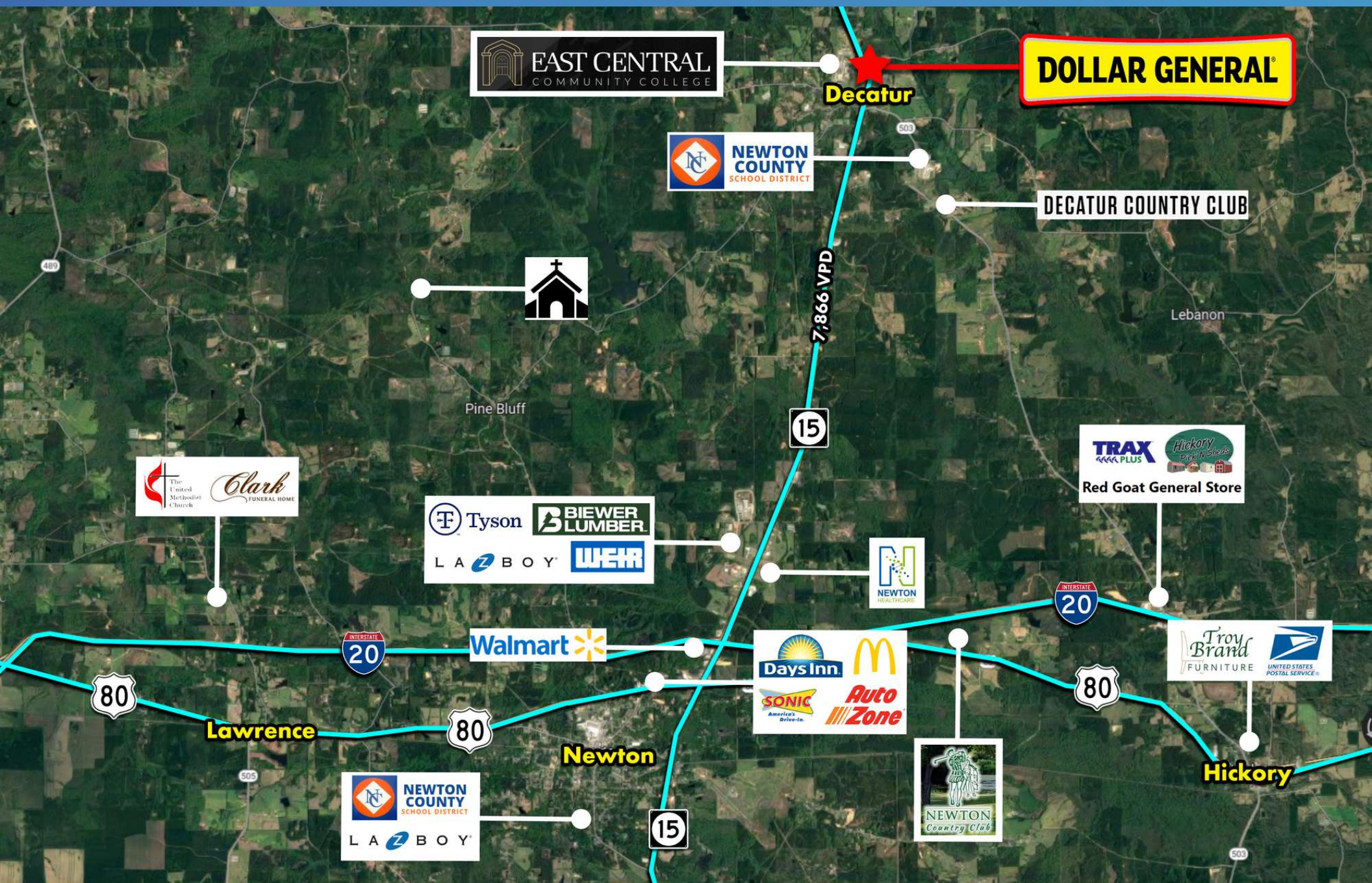
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Nestled in the heart of Mississippi, Decatur exudes a timeless charm that seamlessly blends Southern hospitality with a touch of rural tranquility. This small town, with its population that feels more like an extended family, is a testament to the beauty of simplicity.

As you wander through Decatur, you'll find tree-lined streets and well-preserved historic homes that whisper stories of a bygone era. The town square serves as the heartbeat, where locals gather to share laughter, stories, and perhaps a cup of sweet tea. The architecture echoes a classic Southern aesthetic, with white-columned buildings and storefronts that invite you to step back in time.

The landscape surrounding Decatur is a patchwork of rolling hills and lush greenery, painting a picturesque backdrop for outdoor enthusiasts. A drive through the countryside reveals vast fields, dotted with charming barns and grazing livestock, creating a scene straight from a Southern postcard.

Community events and festivals are woven into the fabric of Decatur, celebrating the rich cultural tapestry of Mississippi. Whether it's a lively town fair, a charming farmers' market, or a local musical performance, there's always an opportunity to connect with the community and experience the warmth of Southern camaraderie.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,309	3,397	15,563
Median Age	33.1	35.0	37.9
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	795	1,223	5,897
Average HH Income	\$58,894	\$66,581	\$63,334
Median House Value	\$122,991	\$125,216	\$97,990
Consumer Spending	\$21 M	\$34.2 M	\$163.7 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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EXCLUSIVELY LISTED BY:

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