



ABSOLUTE NNN DOLLAR GENERAL

333 SOUTH MADISON ST, MATHISTON, MS 39752

ACTUAL STORE

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
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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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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,539,333
Current NOI:	\$113,141.00
Initial Cap Rate:	7.35%
Land Acreage:	1.6
Year Built	2021
Building Size:	10,806 SF
Price PSF:	\$142.45
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 10,806 SF Dollar General store located in Mathiston, MS. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease has remaining 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 has been open & operating successfully since October 2021.

This Dollar General is highly visible as it is strategically positioned at the intersection of West Street and S Madison Street which sees 4,955 vehicles per day. The ten mile population from the site is 10,857 while the ten mile average household income \$63,013 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.



PRICE \$1,539,333



CAP RATE 7.35%



LEASE TYPE Absolute NNN



TERM REMAINING 12.51 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **4 (5 Year) Options | 10% Increases At Each Option**
- 10 Mile Average Household Income \$63,013
- 10 Mile Population 10,857
- 4,955 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating
- On Main Thoroughfare

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$113,141.00	\$10.47
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$113,141.00	\$10.47

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.6 Acres
Building Size:	10,806 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$113,141.00
Rent PSF:	\$10.47
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/15/2021
Lease Expiration Date:	10/31/2036
Lease Term Remaining:	12.51 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+

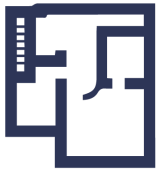


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,806	10/15/2021	10/31/2036	\$113,141.00	100.0	\$10.47
Totals/Averages	10,806			\$113,141.00		\$10.47



TOTAL SF
10,806



TOTAL ANNUAL RENT
\$113,141.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.47



NUMBER OF TENANTS
1



DOLLAR GENERAL

333 SOUTH MADISON ST, MATHISTON, MS 39752 

 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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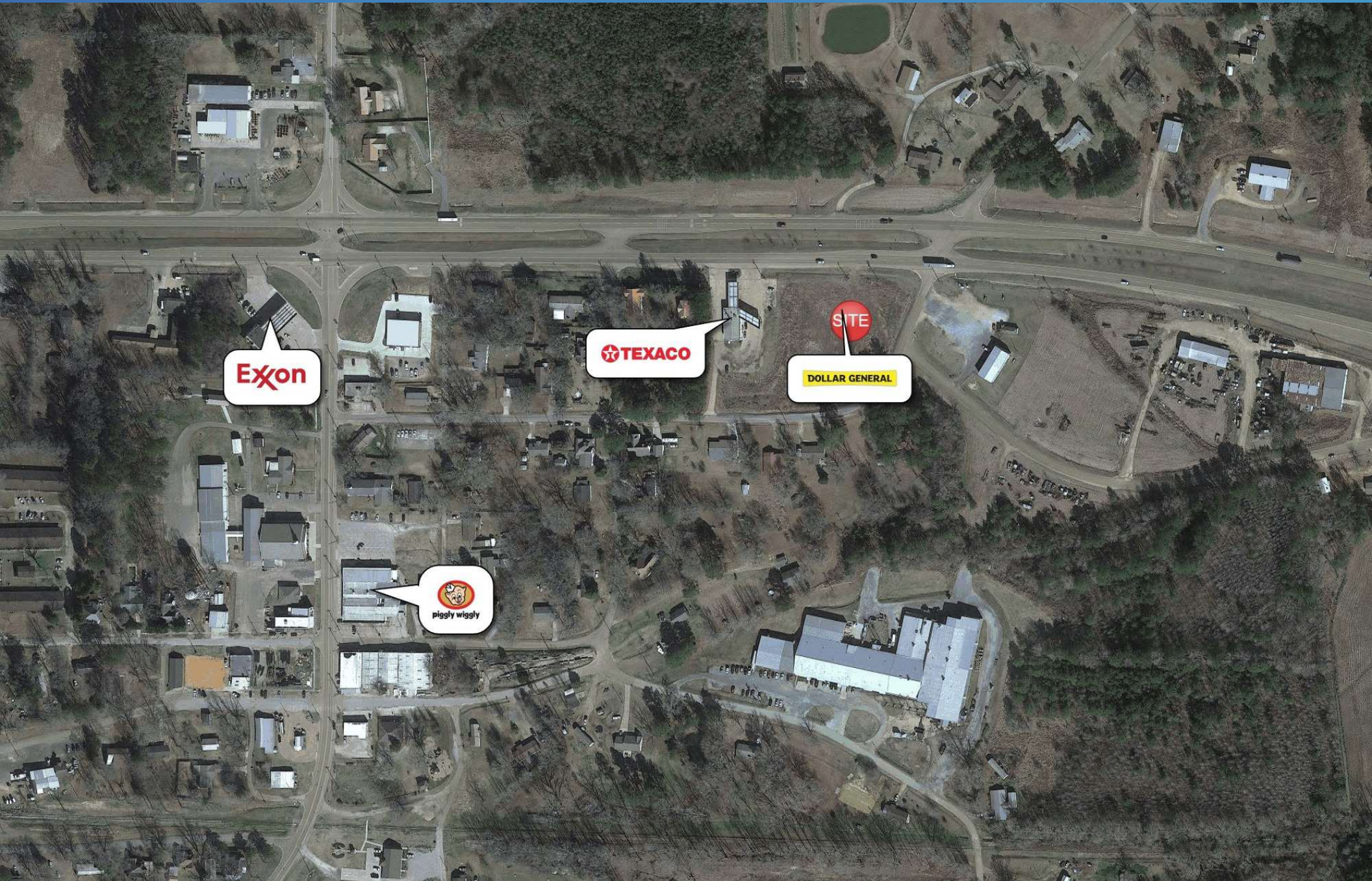


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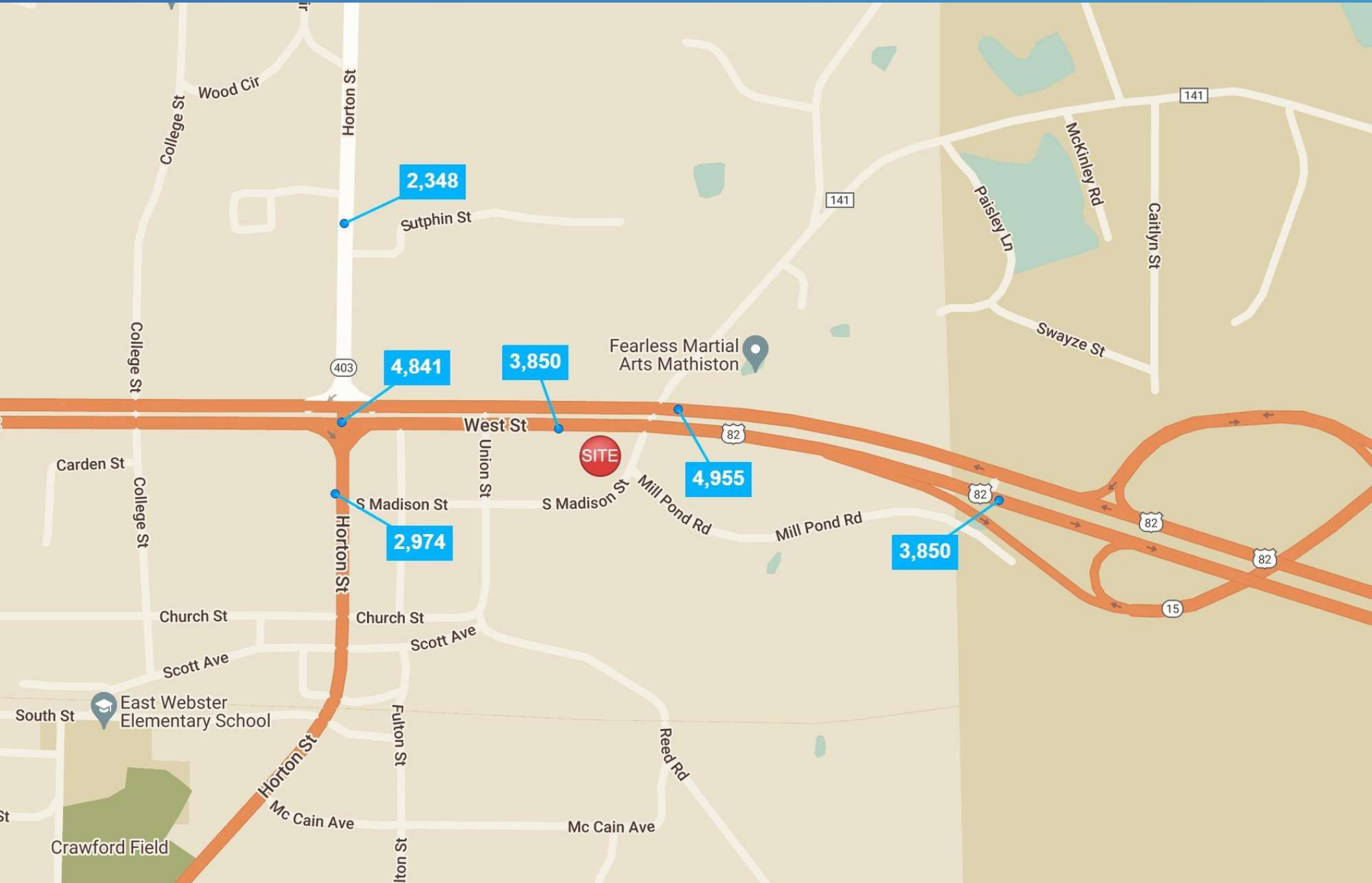
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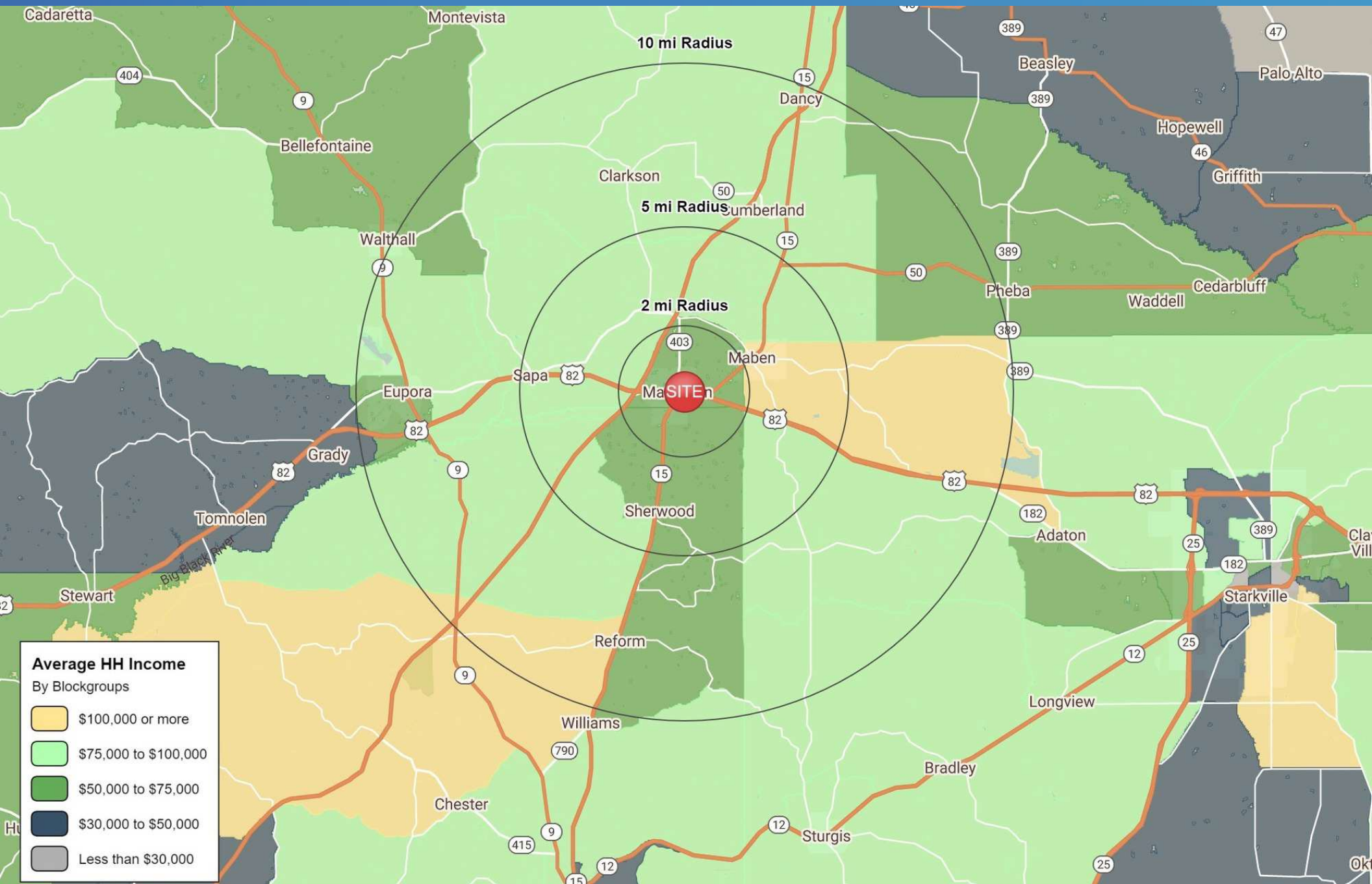
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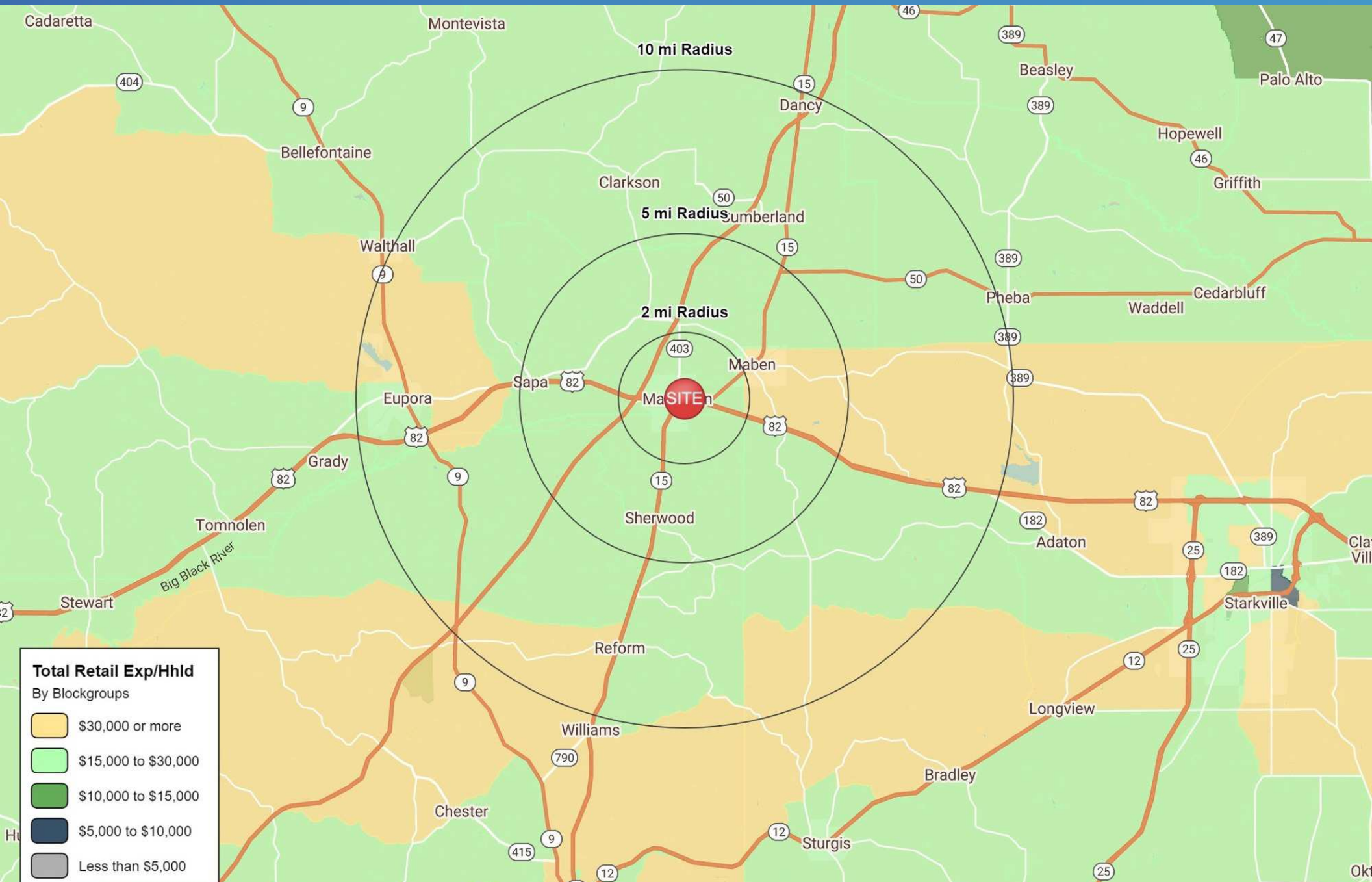
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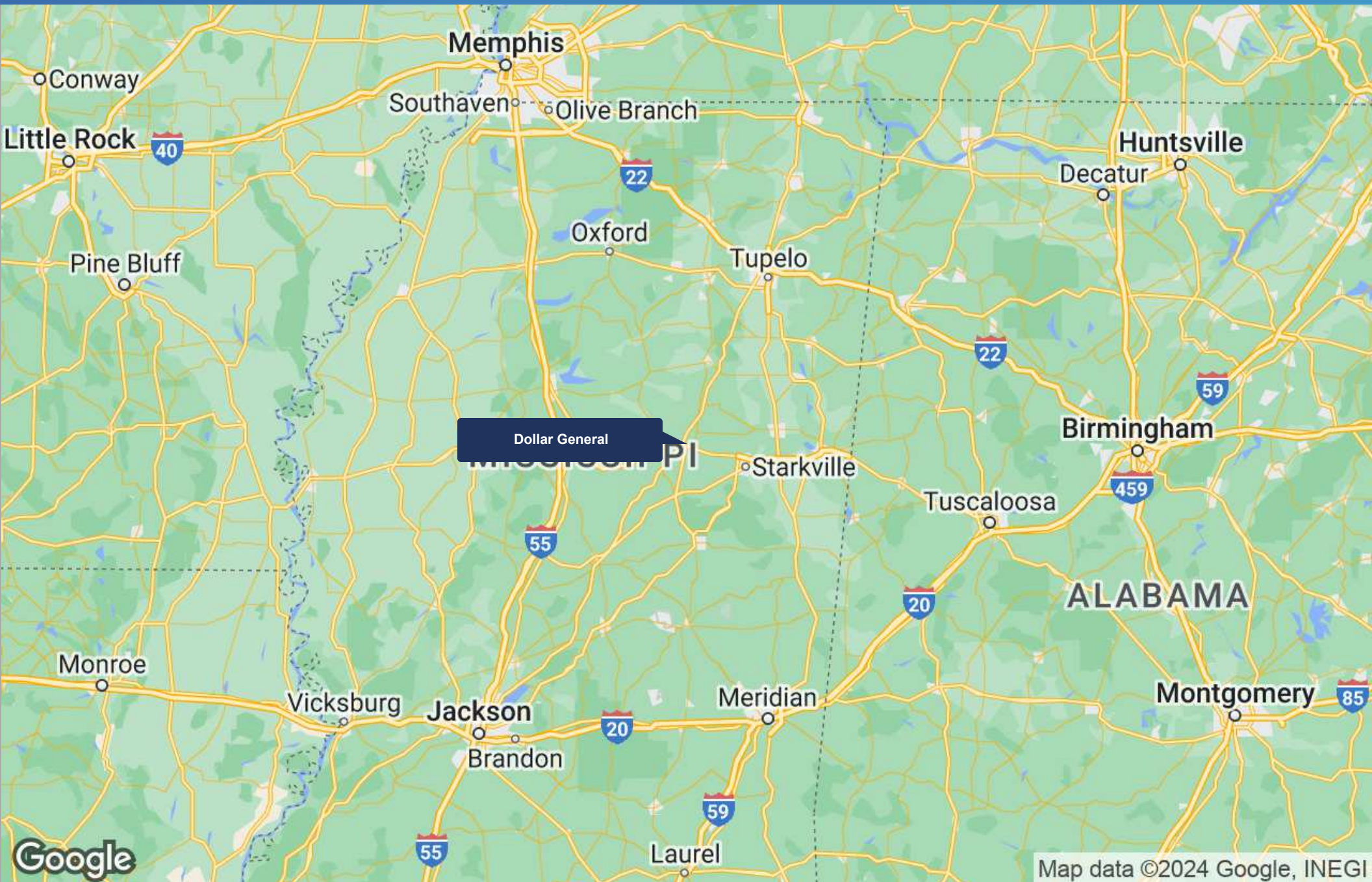




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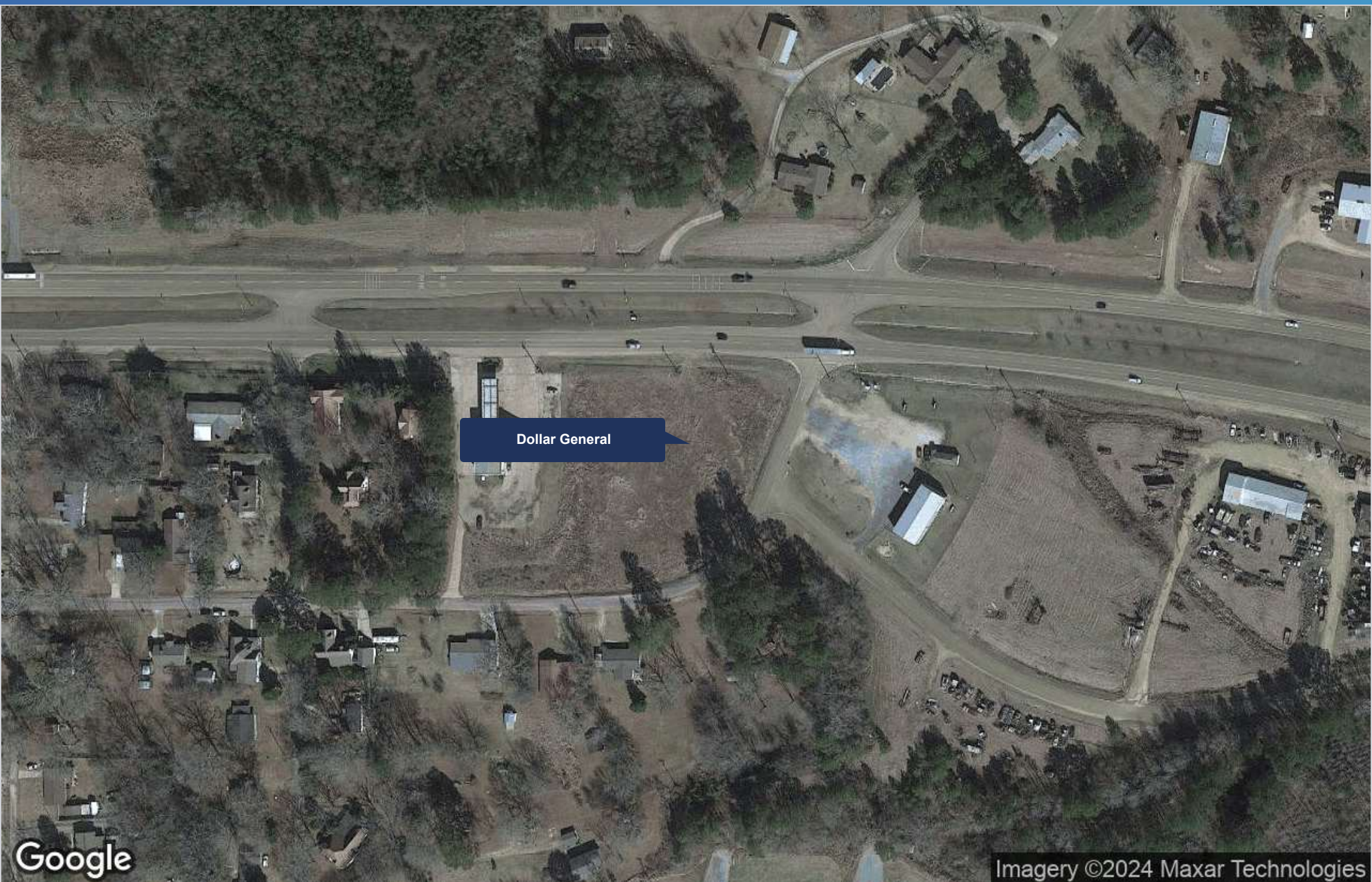


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Dollar General

Google

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	1,355	3,736	10,857
Total Population 2029	1,426	3,842	11,038
Median Age	39.2	40.5	40.9
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	534	1,487	4,352
Average HH Income	\$59,604	\$62,410	\$63,013
Median House Value	\$95,387	\$92,418	\$90,458
Consumer Spending	\$14.7M	\$42.3M	\$124.1M

Mathiston is a small town located in Webster County, Mississippi, USA. Nestled in the eastern part of the state, Mathiston is a picturesque rural community with a rich history and a tight-knit population. The town is known for its serene countryside, charming southern hospitality, and a strong sense of community. With its friendly residents and a relaxed pace of life, Mathiston offers a tranquil escape from the hustle and bustle of city living.

Despite its small size, Mathiston boasts a unique character and a vibrant community spirit. Visitors to Mathiston can explore its historic downtown area, which features a few local businesses, including shops and restaurants that offer a taste of southern cuisine. The town is also proud of its educational institutions, contributing to the development of the local youth. Mathiston encapsulates the essence of rural Mississippi, making it a lovely destination for those seeking a peaceful retreat or a glimpse into the heart of small-town America.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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