



ABSOLUTE NNN DOLLAR GENERAL

517 S 2ND STREET, RIPLEY, OH 45167

ACTUAL STORE

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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,331,834
Current NOI:	\$96,558.00
Initial Cap Rate:	7.25%
Land Acreage:	1.66
Year Built	2020
Building Size:	9,214 SF
Price PSF:	\$144.54
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,214 SF Dollar General store located in Ripley, OH. 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 March 2019.

This Dollar General is highly visible as it is strategically positioned along S 2nd Street which sees 10,150 vehicles per day. The ten mile population from the site is 26,669 while the ten mile average household income \$64,227 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 \$1,331,834



CAP RATE 7.25%



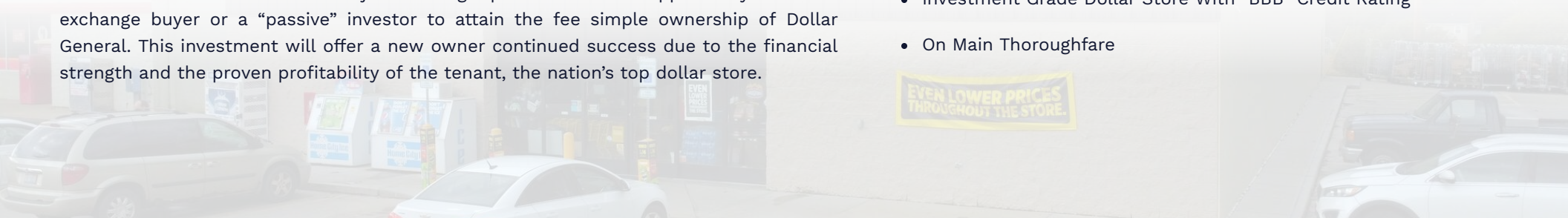
LEASE TYPE Absolute NNN



TERM REMAINING 10.92 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 \$64,227
- 10 Mile Population 26,669
- 10,150 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating
- On Main Thoroughfare



FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$96,558.00	\$10.48
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$96,558.00	\$10.48

PROPERTY SUMMARY

Year Built:	2020
Lot Size:	1.66 Acres
Building Size:	9,214 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$96,558.00
Rent PSF:	\$10.48
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/28/2019
Lease Expiration Date:	3/31/2035
Lease Term Remaining:	10.92 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:

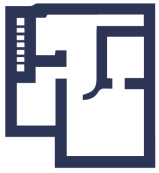
DG CORP



S&P:

BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,214	3/28/2019	3/31/2035	\$96,558.00	100.0	\$10.48
Totals/Averages	9,214			\$96,558.00		\$10.48



TOTAL SF
9,214



TOTAL ANNUAL RENT
\$96,558.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.48



NUMBER OF TENANTS
1



DOLLAR GENERAL

517 S 2ND STREET, RIPLEY, OH 45167 

 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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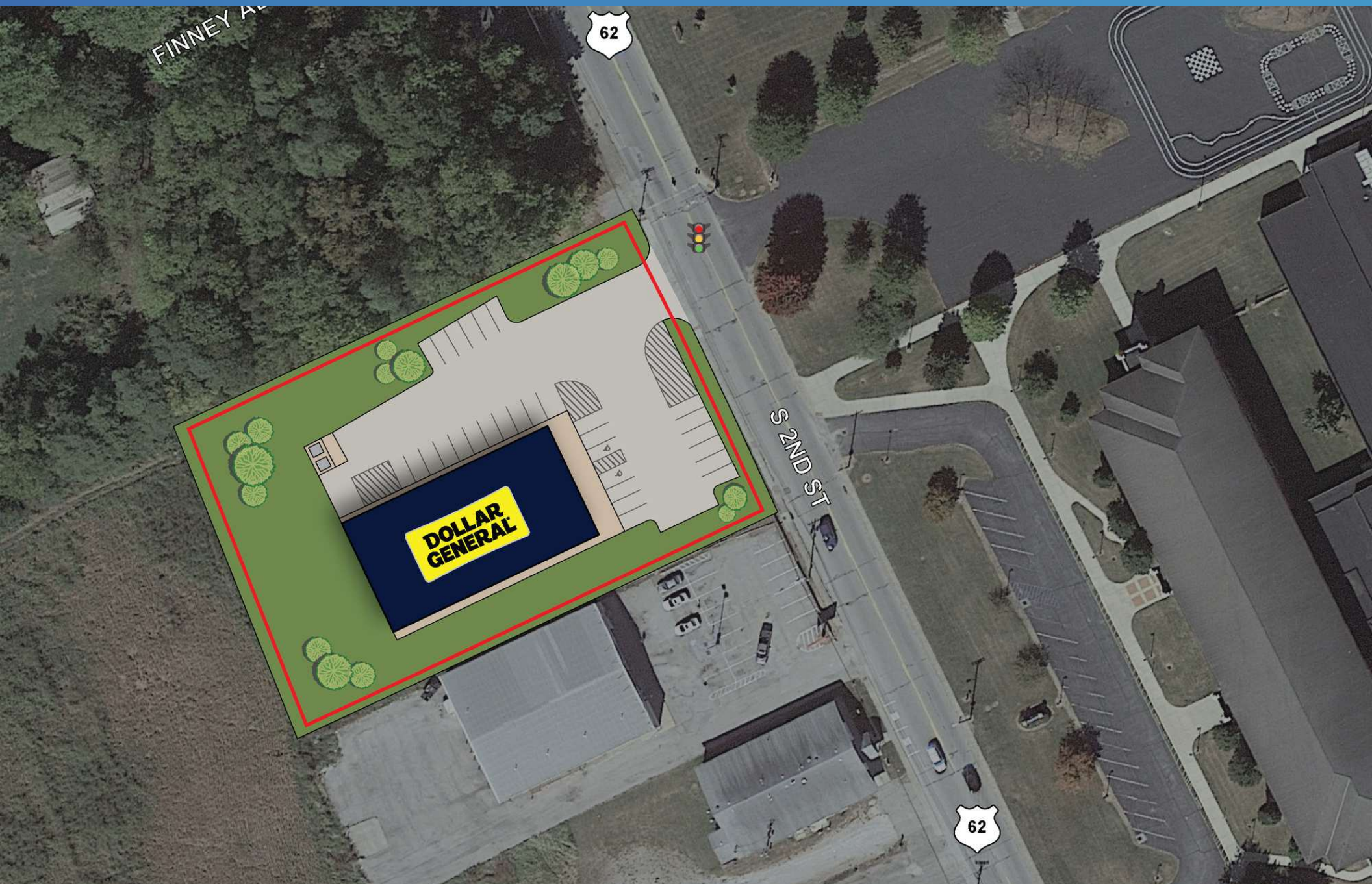
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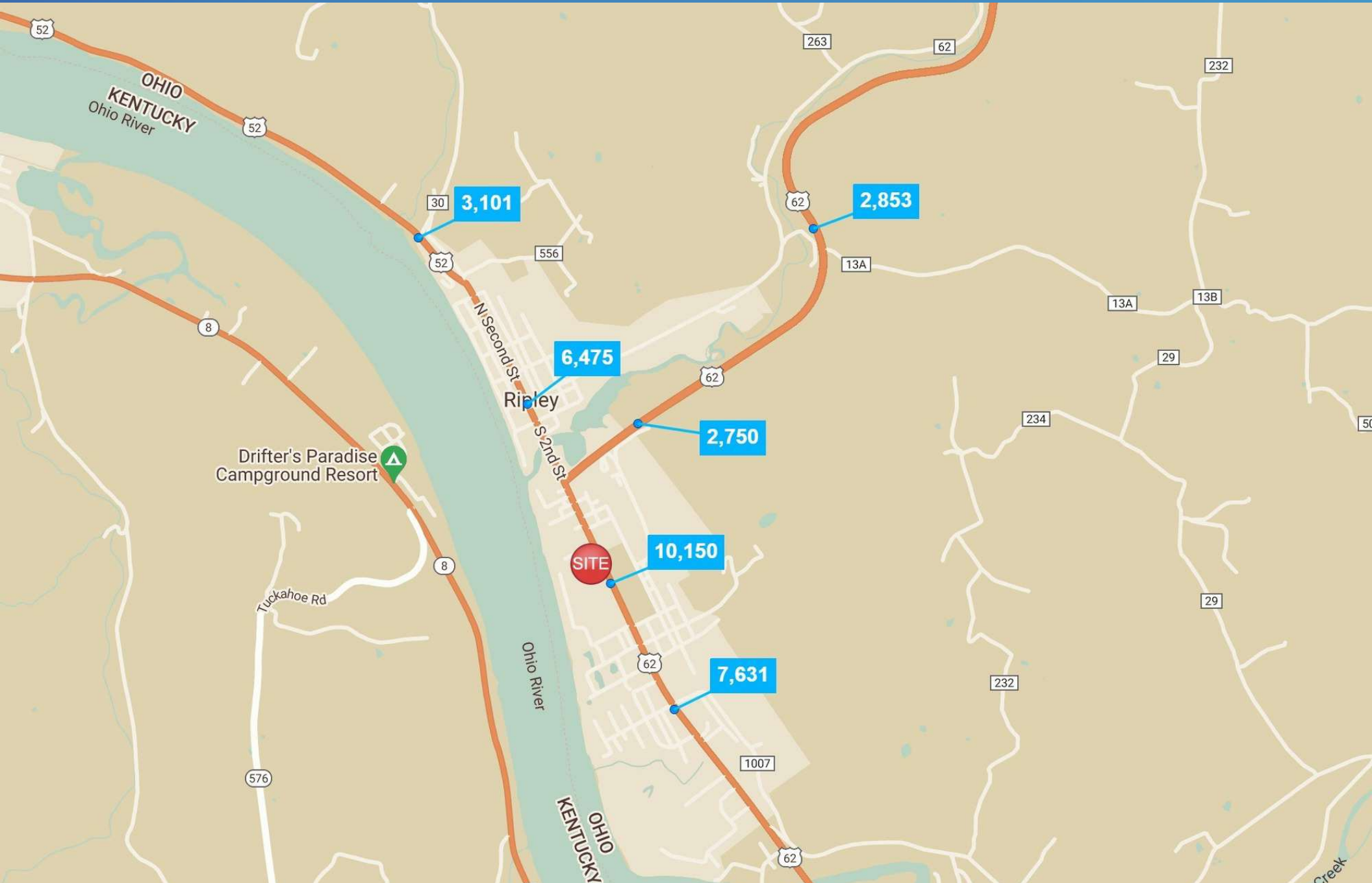


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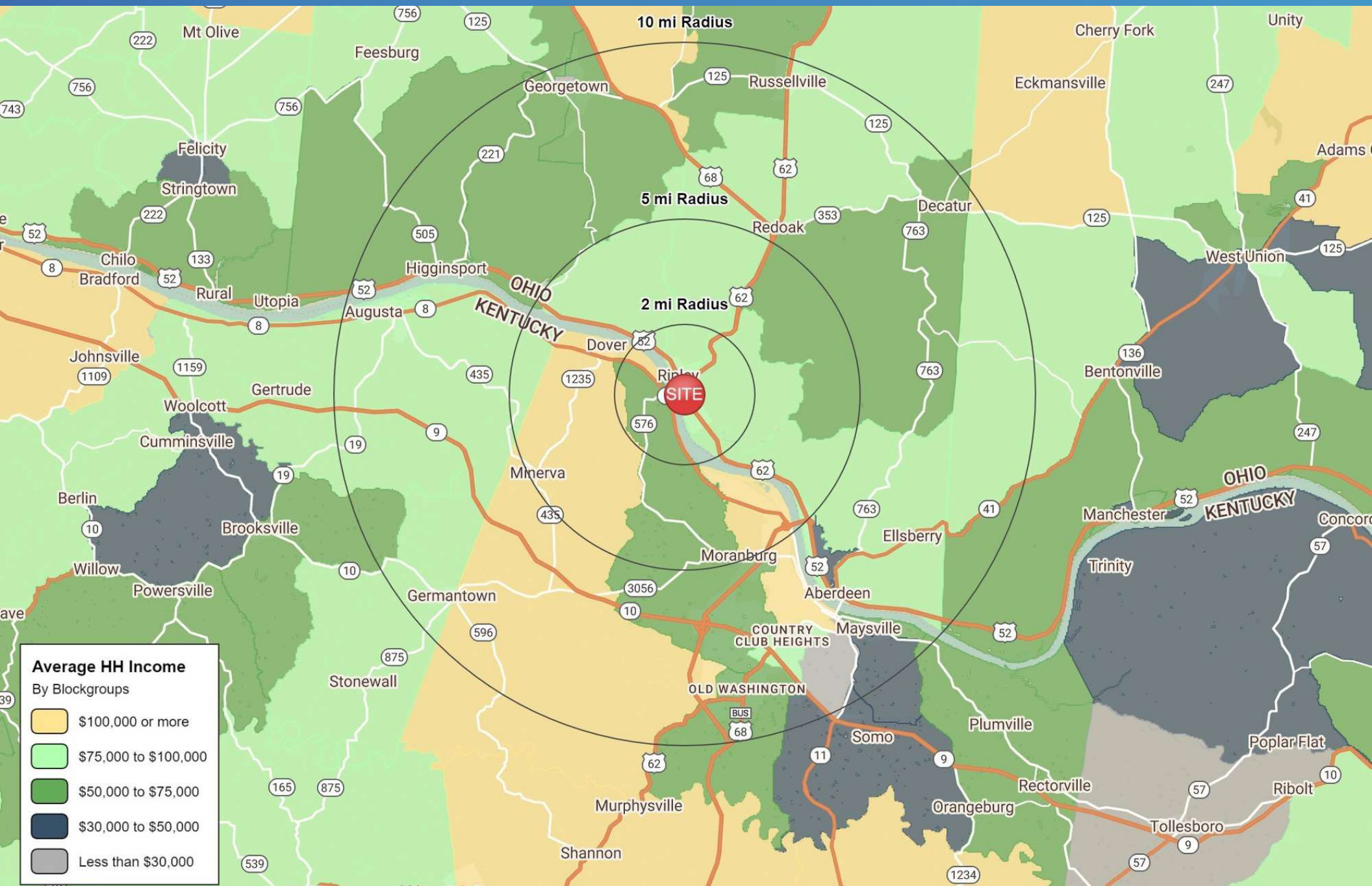
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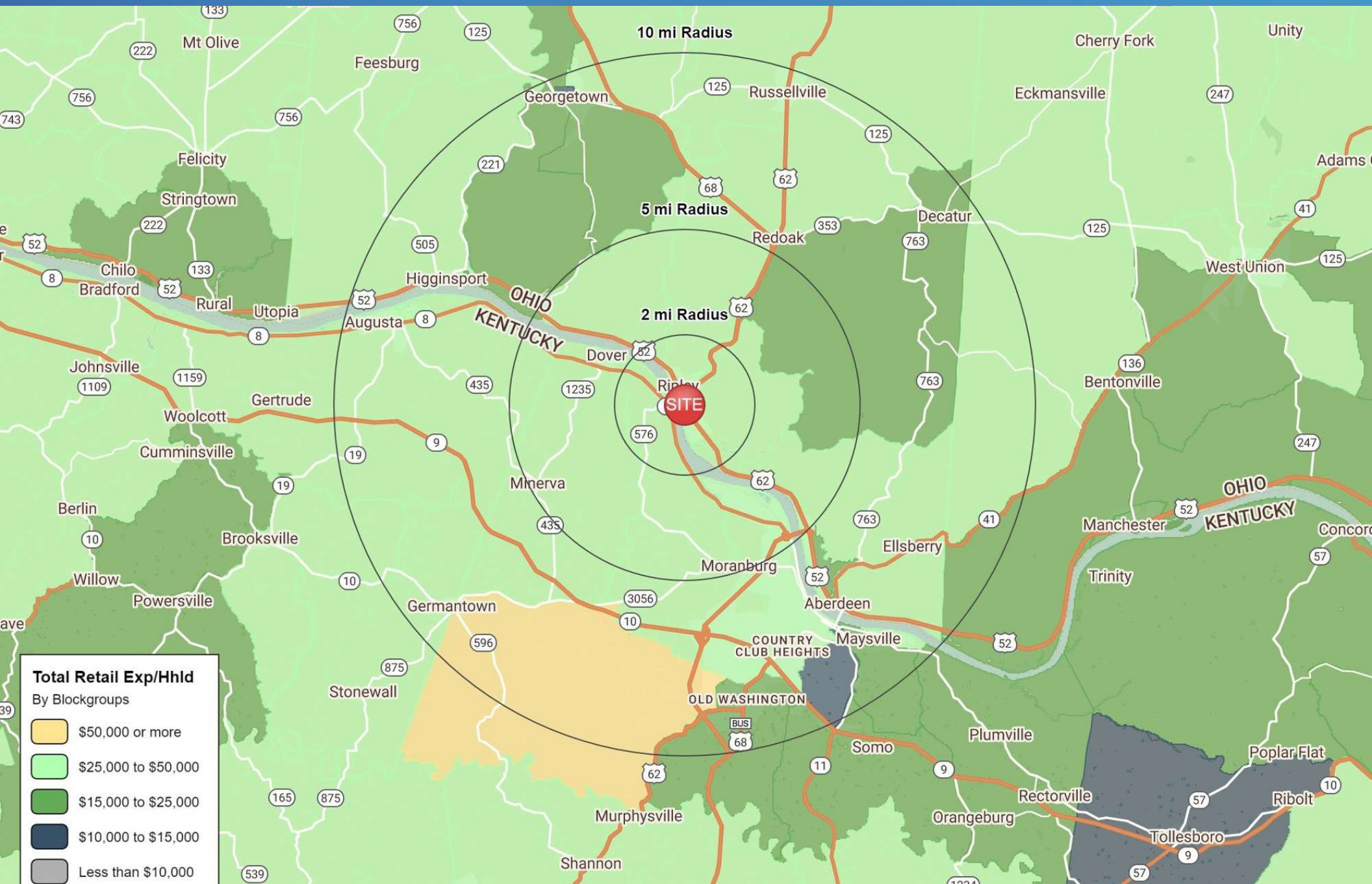


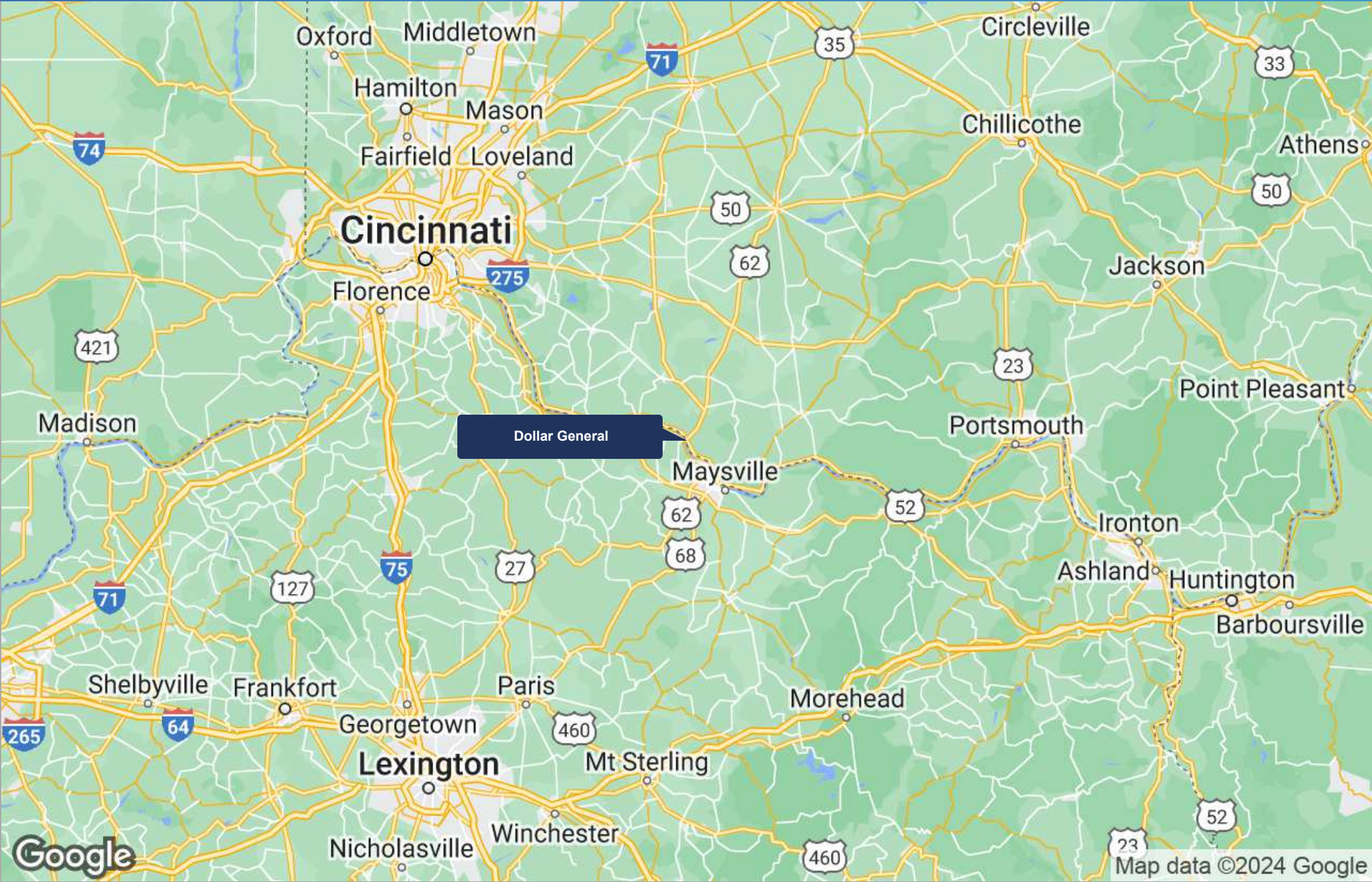


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Ripley is a charming small town located in southern Ohio, USA. Situated along the Ohio River in Brown County, Ripley is known for its rich history and picturesque setting. Founded in 1812, Ripley played a significant role in the Underground Railroad, helping enslaved individuals escape to freedom in the 19th century. It was a key hub for abolitionist activity, and you can still visit several historic sites that commemorate this important chapter in American history, including the John Rankin House and the John Parker House.

Today, Ripley offers visitors a quaint and welcoming atmosphere, with well-preserved historic buildings, including beautiful Victorian homes and a bustling Main Street. The town's scenic location along the Ohio River provides opportunities for outdoor activities like boating, fishing, and picnicking, while its vibrant arts community and local festivals offer cultural enrichment. Ripley is a place where the past and present come together, making it a delightful destination for history enthusiasts and those seeking a peaceful escape in a charming riverside town.

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	2,099	3,710	26,669
Total Population 2029	2,075	3,651	26,521
Median Age	45.2	45.1	42.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	886	1,533	10,883
Average HH Income	\$66,861	\$69,531	\$64,227
Median House Value	\$112,500	\$120,139	\$127,017
Consumer Spending	\$25.9M	\$46.3M	\$304.6M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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