



ACTUAL STORE

DOLLAR GENERAL

2173 MS-590, ELLISVILLE, MS 39437

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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:	\$1,224,925
Current NOI:	\$90,032.00
Initial Cap Rate:	7.35%
Land Acreage:	1.55
Year Built	2021
Building Size:	9,226 SF
Price PSF:	\$132.77
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,226 SF Dollar General store located in Ellisville, 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 February 2021.

This Dollar General is highly visible as it is strategically positioned at the intersection of MS Highway 590 and Monroe Road which sees 1,516 vehicles per day. The ten mile population from the site is 16,516 while the ten mile average household income \$61,052 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 \$1,224,925



CAP RATE 7.35%



LEASE TYPE Absolute NNN



TERM REMAINING 11.84 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 \$61,052
- 10 Mile Population 16,516
- 1,516 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$90,032.00	\$9.76
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$90,032.00	\$9.76

PROPERTY SUMMARY

Year Built:	2021
Lot Size:	1.55 Acres
Building Size:	9,226 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$90,032.00
Rent PSF:	\$9.76
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/28/2021
Lease Expiration Date:	2/29/2036
Lease Term Remaining:	11.84 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

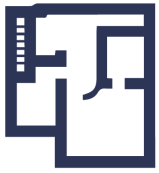


S&P:
BBB

DOLLAR GENERAL

2173 MS-590, ELLISVILLE, MS 39437 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,226	2/28/2021	2/29/2036	\$90,032.00	100.0	\$9.76
Totals/Averages	9,226			\$90,032.00		\$9.76



TOTAL SF
9,226



TOTAL ANNUAL RENT
\$90,032.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.76



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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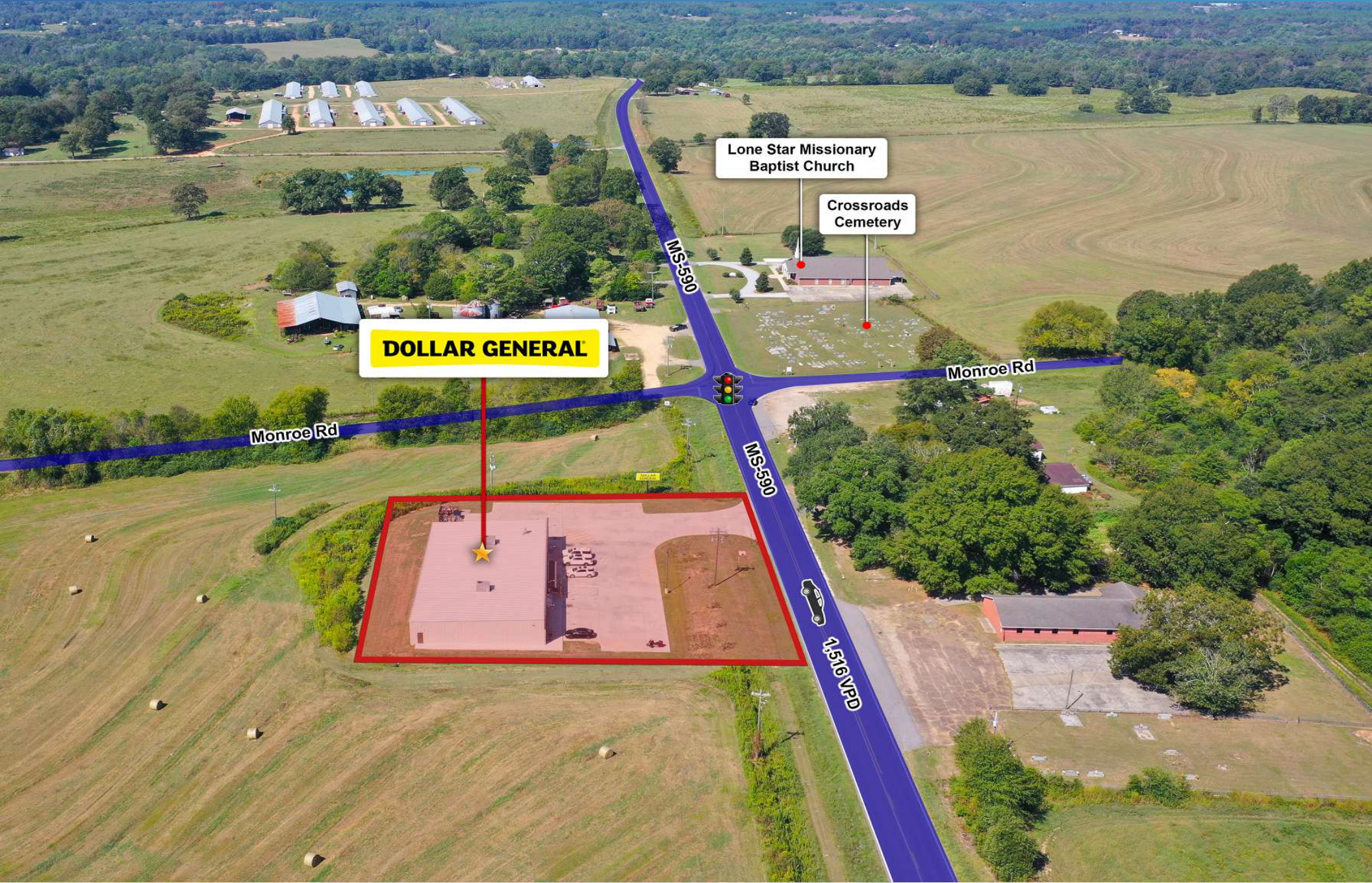
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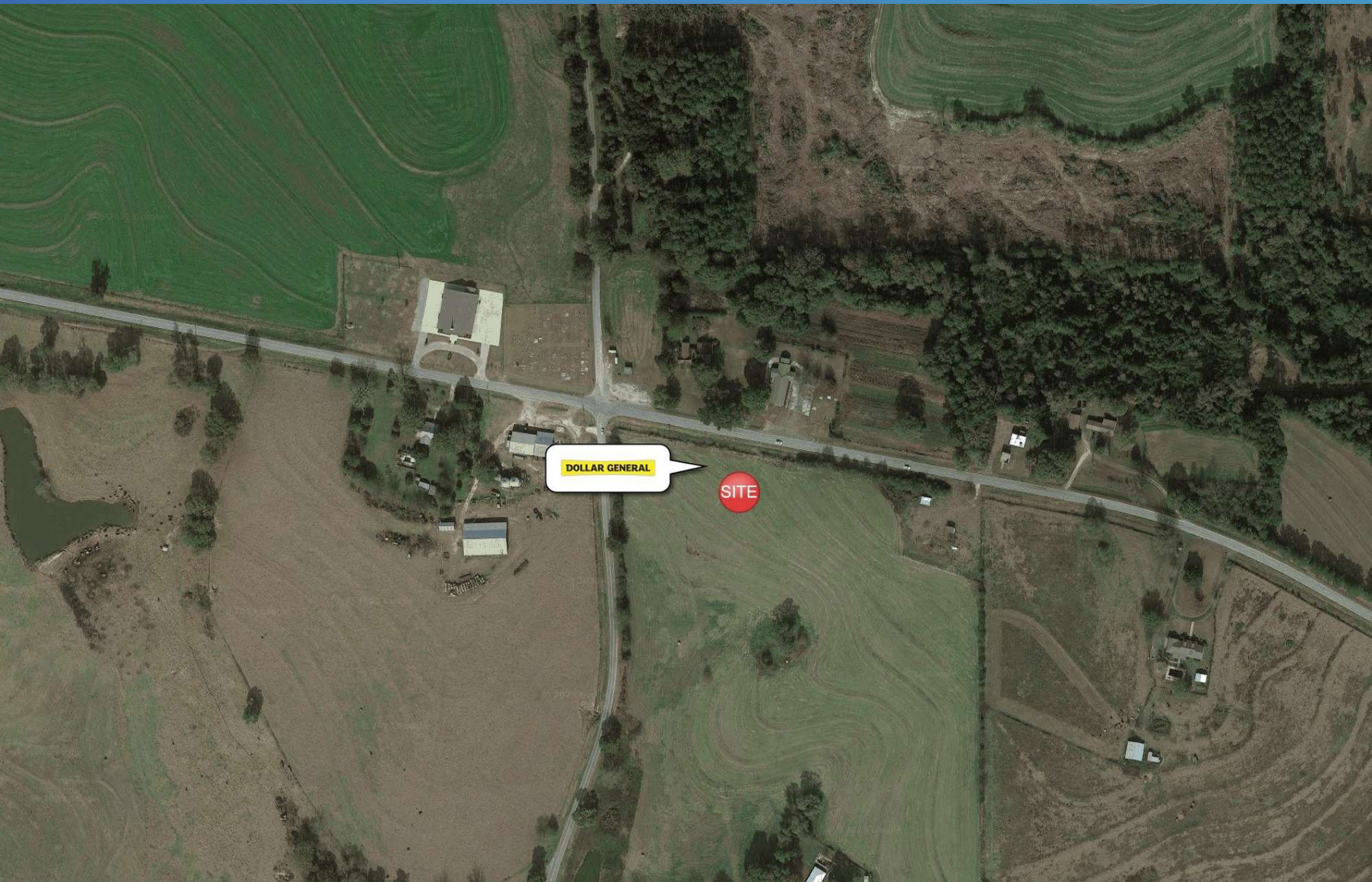




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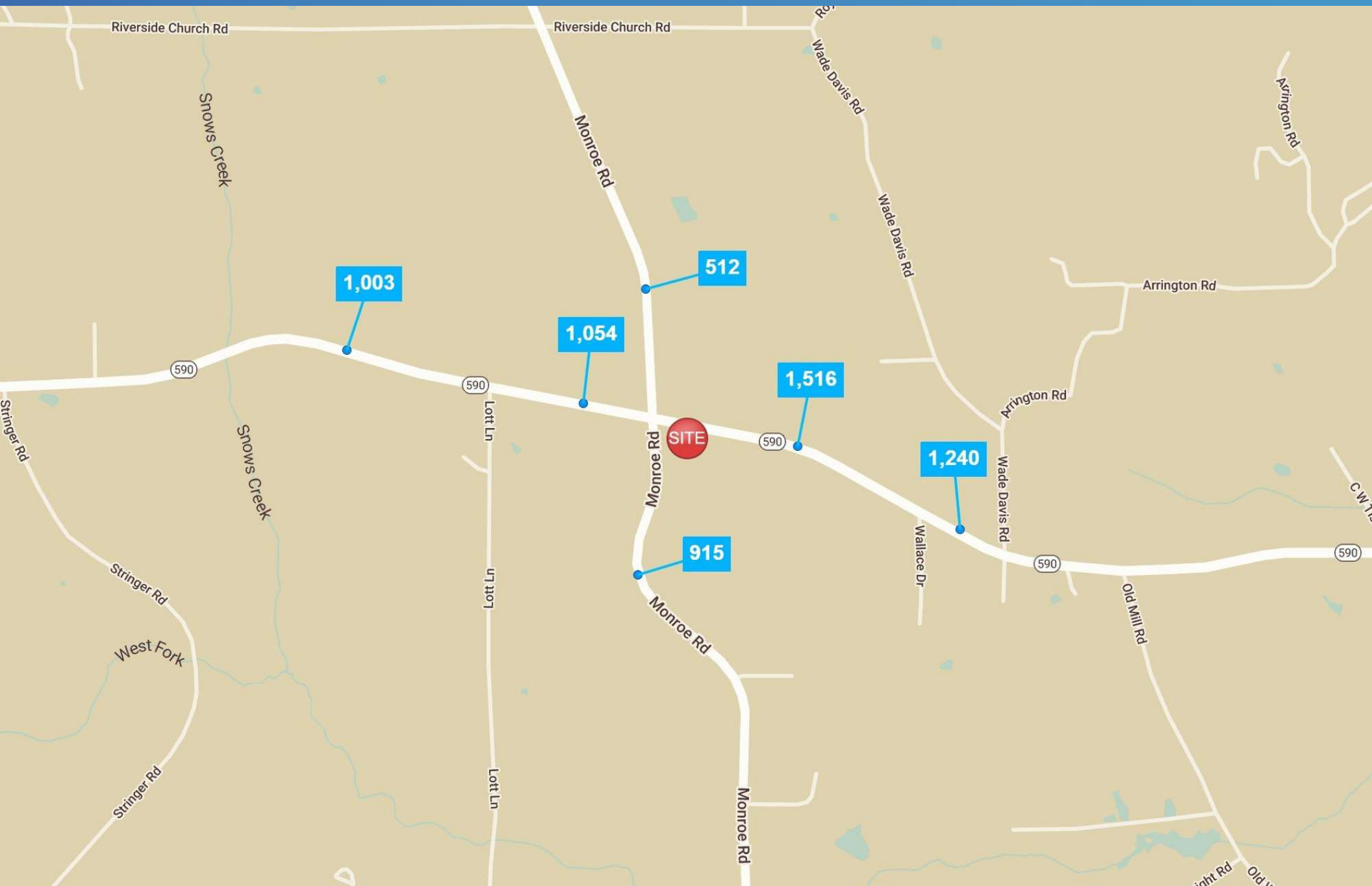
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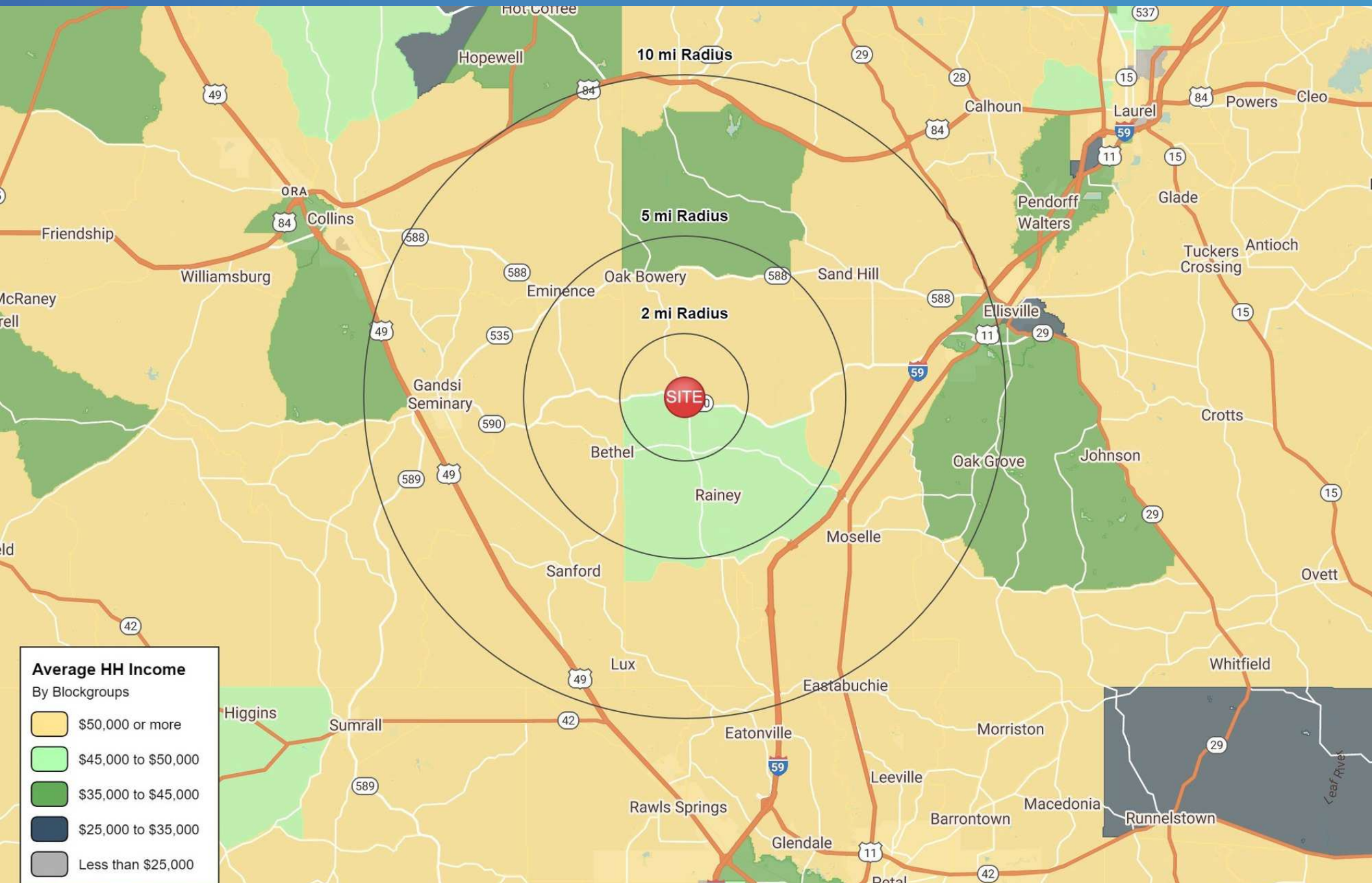


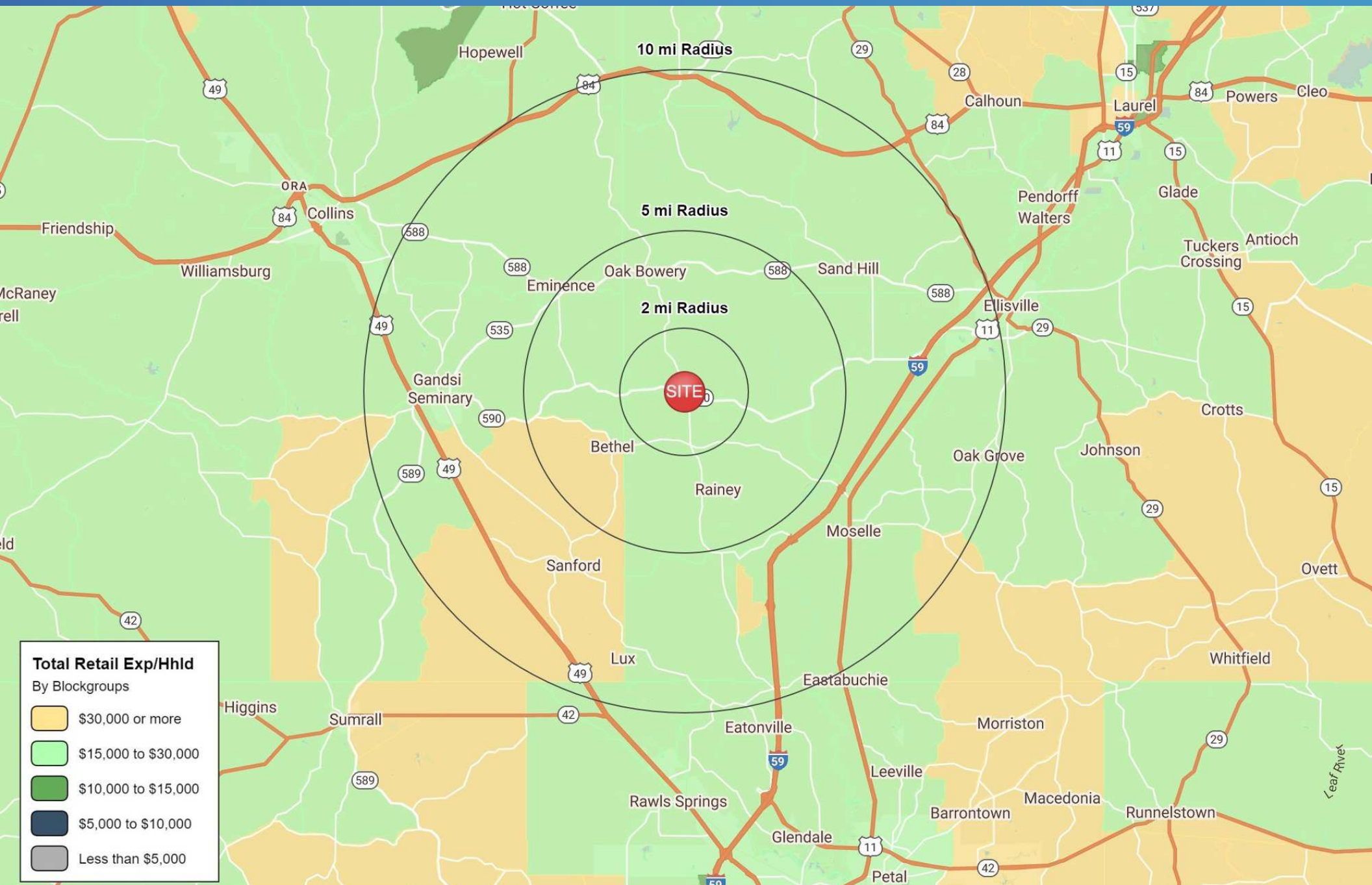


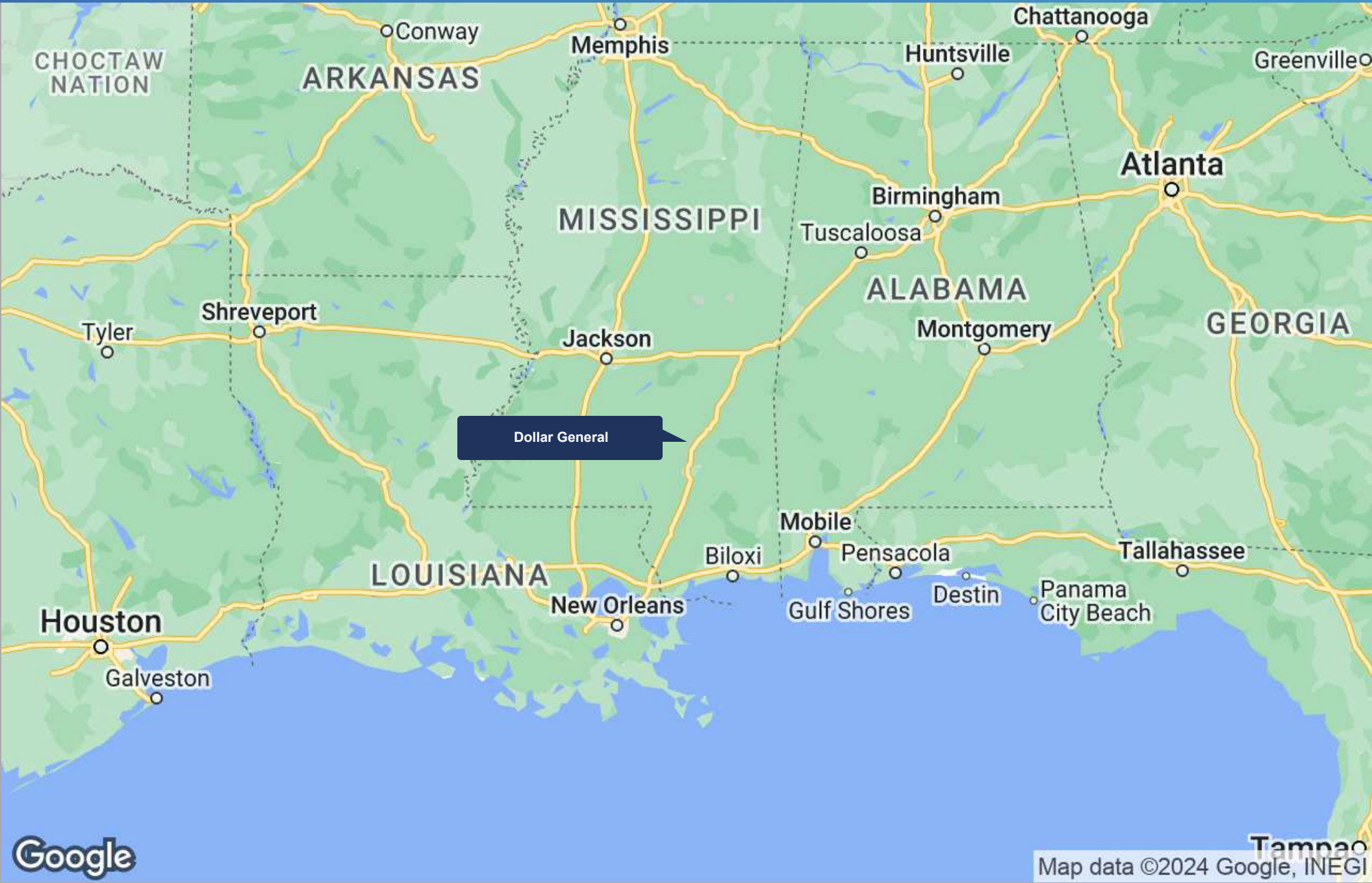
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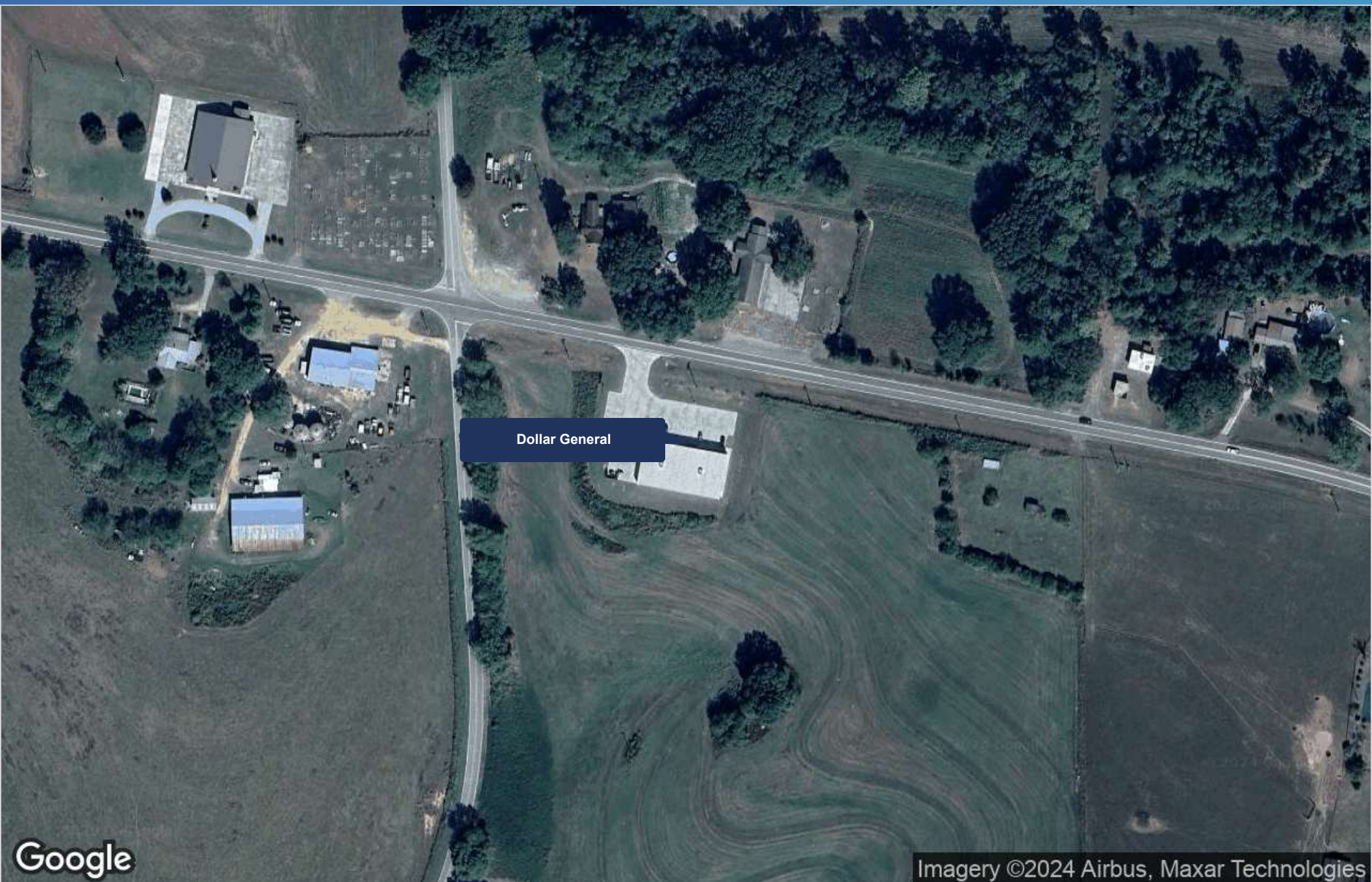




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Dollar General

Google

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Ellisville is a welcoming small city located in Jones County, Mississippi, USA. Nestled in the southeastern part of the state, Ellisville is known for its rich history, vibrant community, and scenic beauty. With a population of around 4,500 residents, it strikes a balance between a cozy small-town atmosphere and access to essential amenities.

Ellisville is home to Jones County Junior College, a respected educational institution, and its presence contributes to the town's cultural diversity and youthful energy. The city also offers a charming downtown area with local shops, restaurants, and historic buildings, making it an inviting place for residents and visitors alike. Ellisville's commitment to preserving its history, combined with its modern amenities and sense of community, creates a unique and appealing environment for those looking to experience the heart of Mississippi.

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	848	3,788	16,516
Total Population 2029	837	3,724	16,314
Median Age	40.9	40.7	40.4
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	311	1,448	6,124
Average HH Income	\$64,552	\$61,949	\$61,052
Median House Value	\$147,767	\$128,964	\$124,277
Consumer Spending	\$9.9M	\$43.7M	\$180.6M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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