



ACTUAL STORE

DOLLAR GENERAL

48 US-51, PICKENS, MS 39146

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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:	\$1,151,507
Current NOI:	\$86,363.00
Initial Cap Rate:	7.50%
Land Acreage:	3.19
Year Built	2019
Building Size:	9,232 SF
Price PSF:	\$124.73
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,232 SF Dollar General store located in Pickens, 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 2019.

This Dollar General is highly visible as it is strategically positioned along US-51 which sees 1,953 vehicles per day. The ten mile population from the site is 5,841 while the ten mile average household income \$48,093 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 \$1,151,507



CAP RATE 7.50%



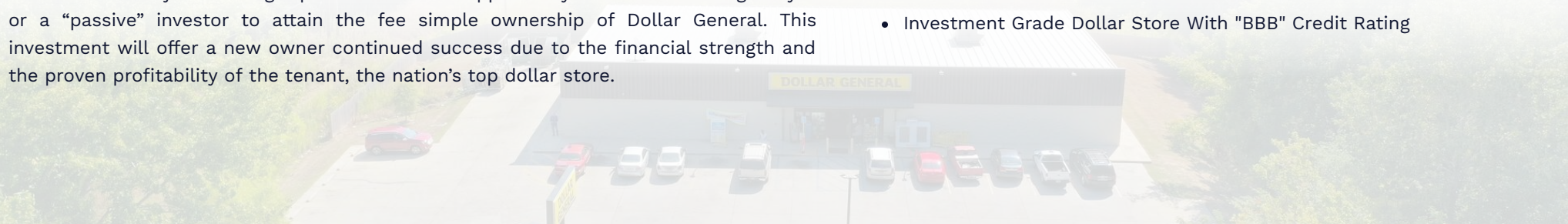
LEASE TYPE Absolute NNN



TERM REMAINING 10.59 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 \$48,093
- 10 Mile Population 5,841
- 1,953 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating



FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$86,363.00	\$9.35
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$86,363.00	\$9.35

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	3.19 Acres
Building Size:	9,232 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$86,363.00
Rent PSF:	\$9.35
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/26/2019
Lease Expiration Date:	11/30/2034
Lease Term Remaining:	10.59 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+

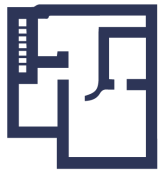


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,232	2/26/2019	11/30/2034	\$86,363.00	100.0	\$9.35
Totals/Averages	9,232			\$86,363.00		\$9.35



TOTAL SF
9,232



TOTAL ANNUAL RENT
\$86,363.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.35



NUMBER OF TENANTS
1



DOLLAR GENERAL

48 US-51, PICKENS, MS 39146 

 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

DOLLAR GENERAL

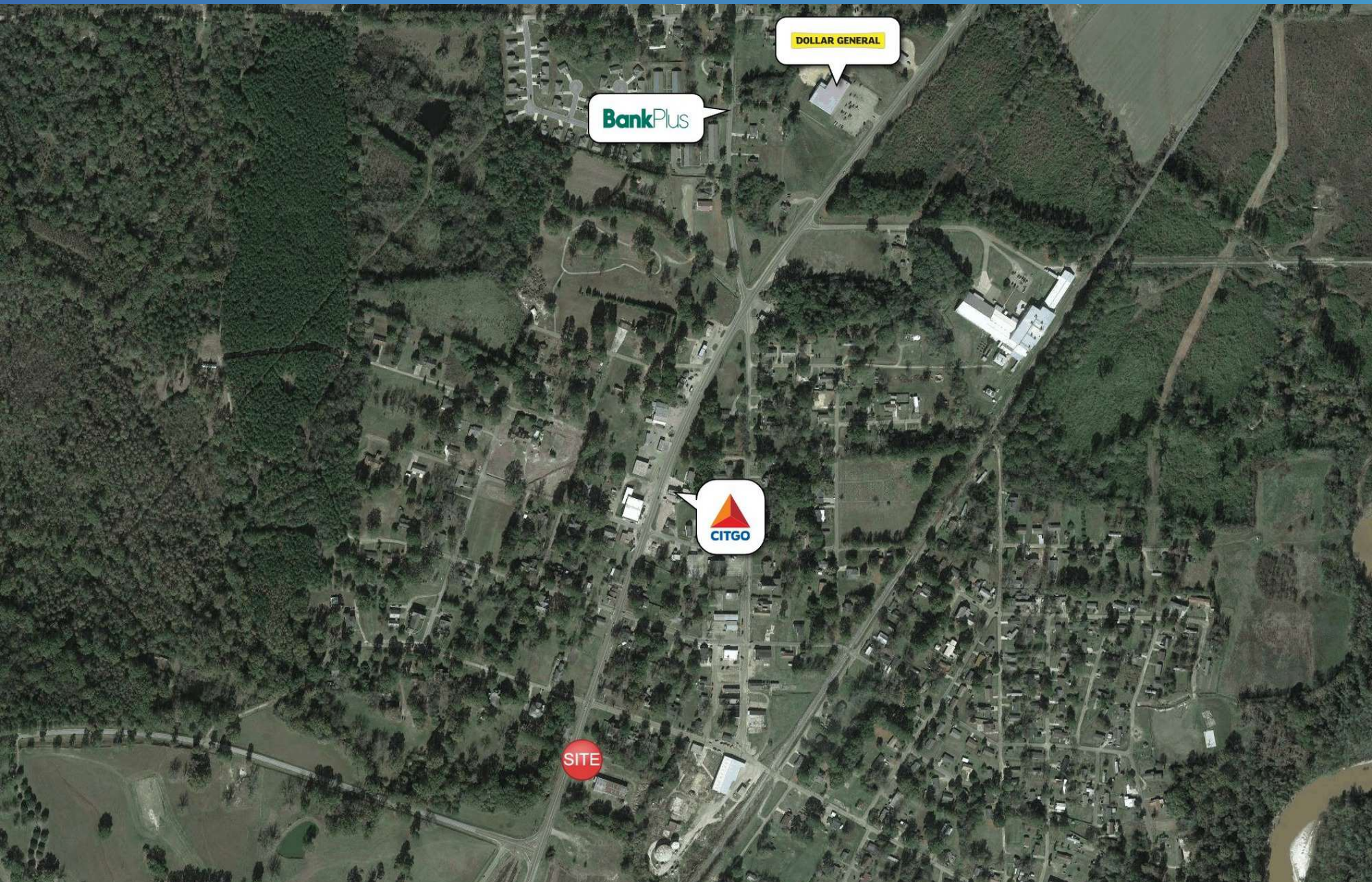
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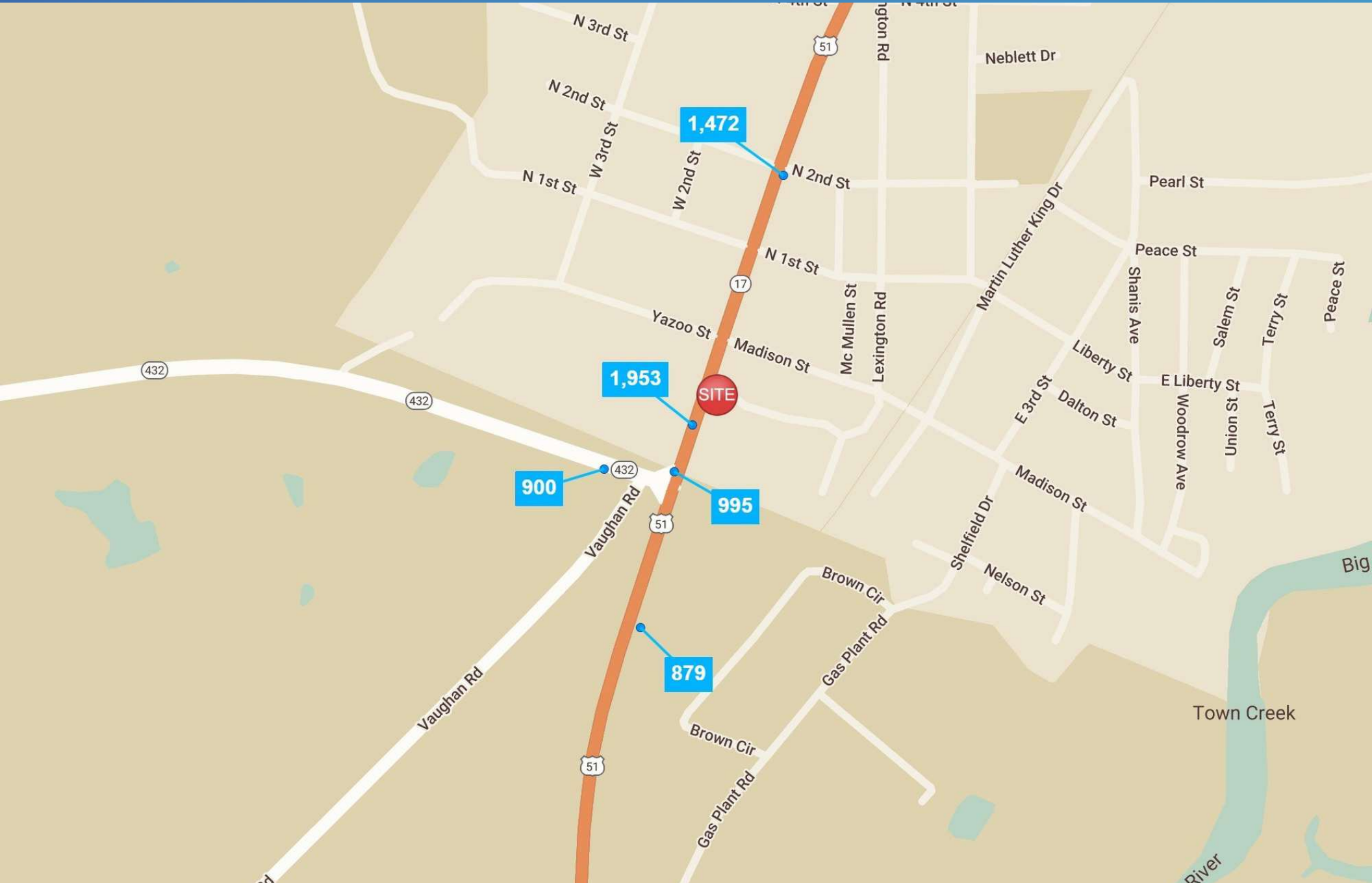
 FORTIS NET LEASE™

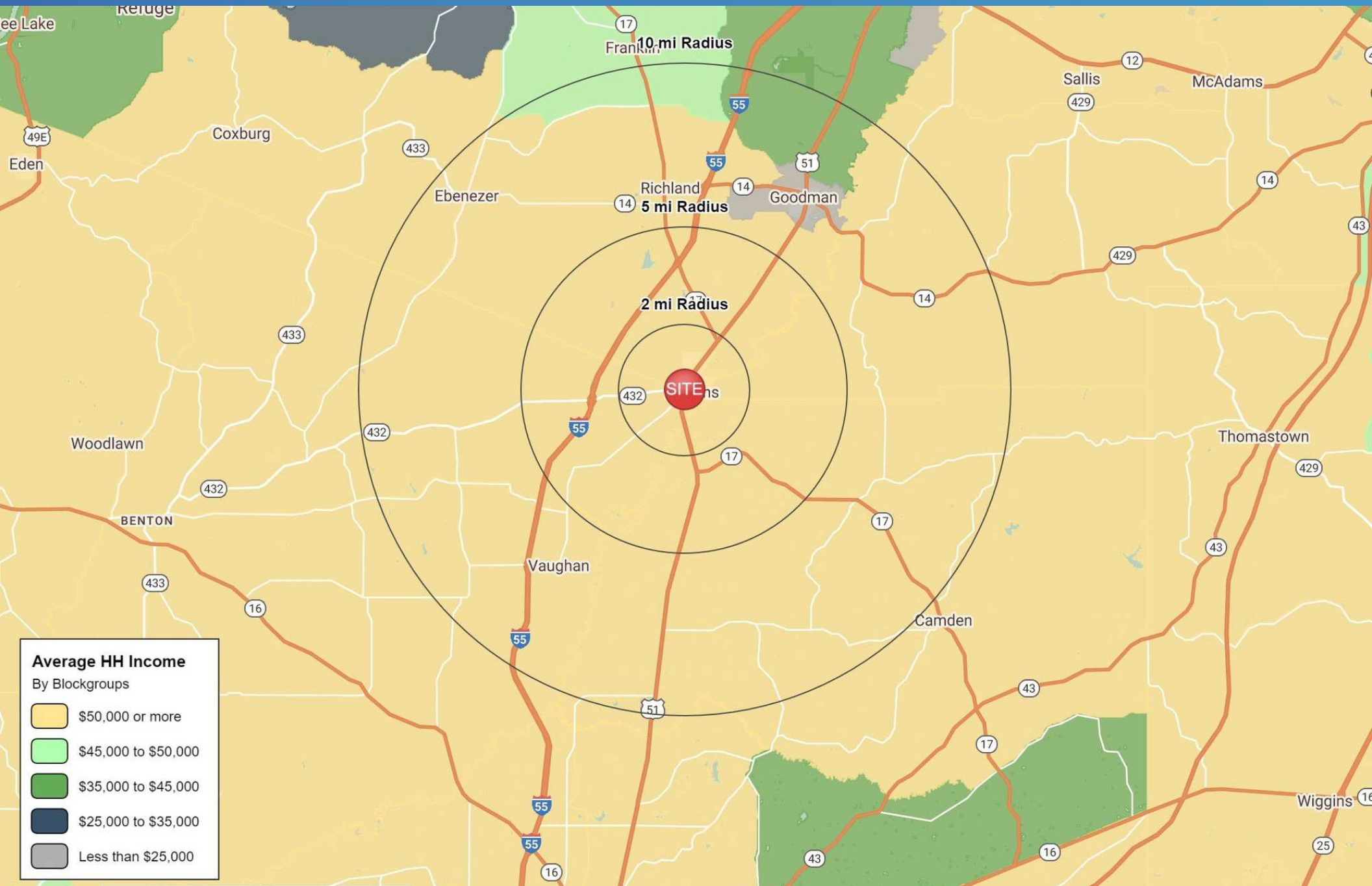


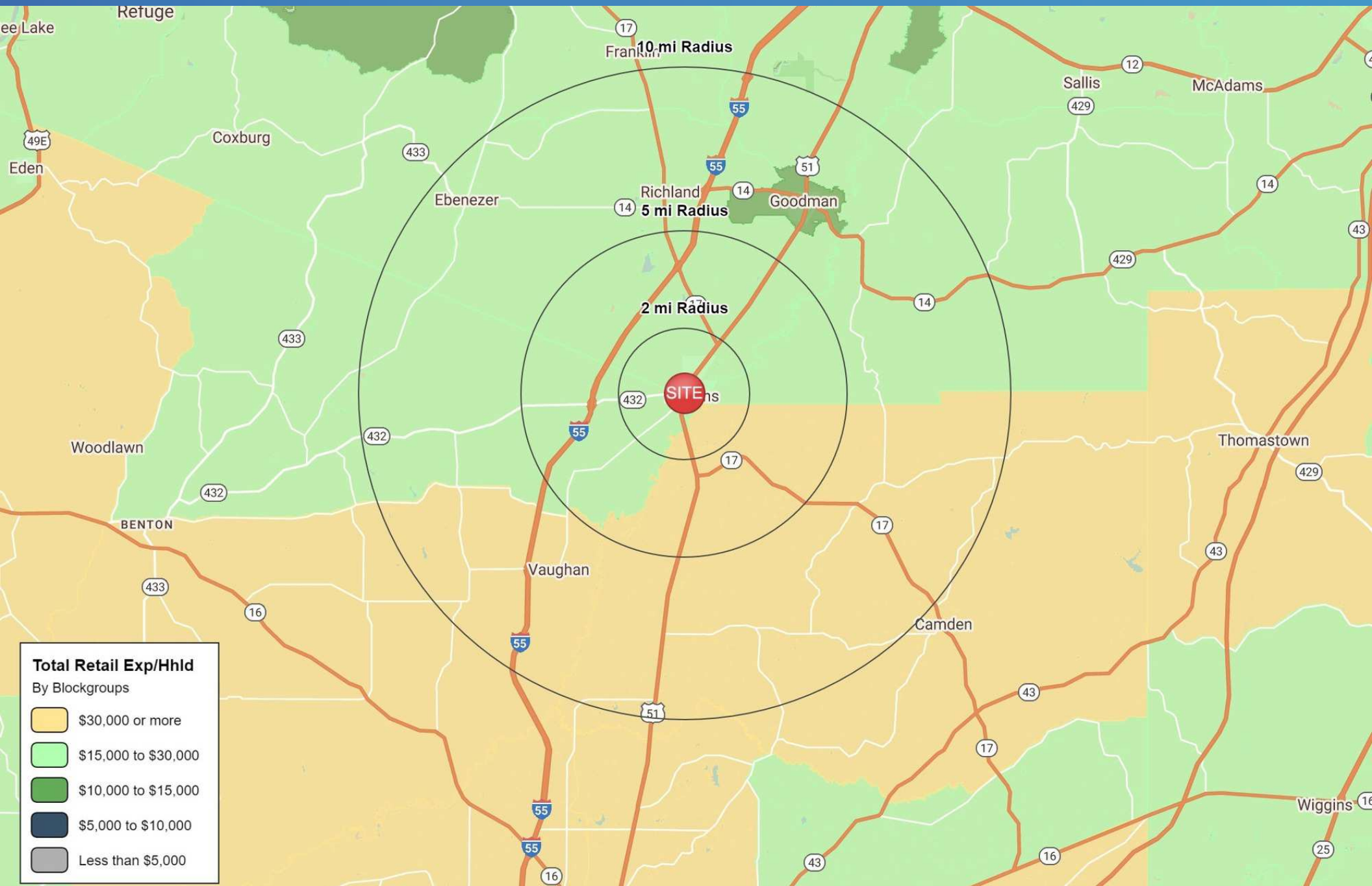


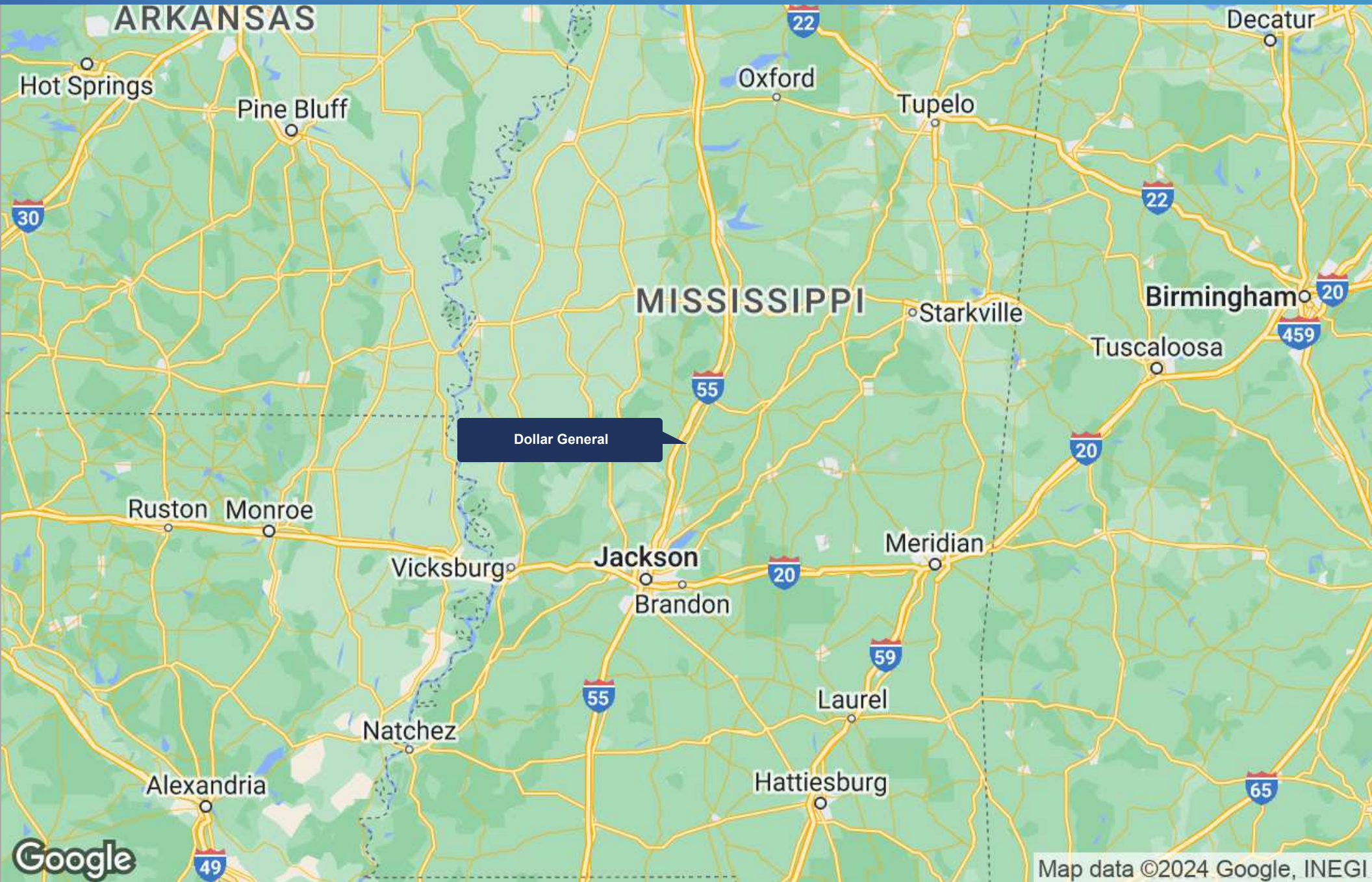














Dollar General



POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	1,085	1,725	5,841
Total Population 2029	1,015	1,650	5,670
Median Age	38.3	38.5	35.8
# Of Persons Per HH	2.7	2.7	2.7
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	395	629	1,902
Average HH Income	\$36,557	\$43,118	\$48,093
Median House Value	\$70,156	\$77,076	\$79,014
Consumer Spending	\$8.3M	\$14.6M	\$46.6M

Pickens is a small town located in Mississippi, USA, known for its charming rural character and historical significance. Situated in Holmes County in the central part of the state, Pickens is a close-knit community with a population that has remained relatively stable over the years. The town's history is deeply rooted in agriculture, reflecting its agricultural heritage with vast farmlands and open spaces surrounding it.

One of the notable landmarks in Pickens is the Pickens United Methodist Church, a historic structure that has been a focal point for the community for generations. The town also hosts various local events and festivals that celebrate its cultural heritage, attracting visitors and fostering a sense of community pride. Despite its small size, Pickens holds a unique charm for those seeking a peaceful, rural lifestyle and an opportunity to experience Mississippi's rich cultural history.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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