



ACTUAL STORE

DOLLAR GENERAL

7070 LINE ST, SHUQUALAK, MS 39361

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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:	\$1,121,307
Current NOI:	\$84,098.00
Initial Cap Rate:	7.50%
Land Acreage:	1.29
Year Built	2019
Building Size:	9,090 SF
Price PSF:	\$123.36
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,090 SF Dollar General store located in Shuqualak, 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 2018.

This Dollar General is highly visible as it is strategically positioned along MS-39 which sees 1,589 vehicles per day. The ten mile population from the site is 4,706 while the ten mile average household income \$46,600 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 \$1,121,307



CAP RATE 7.50%



LEASE TYPE Absolute NNN



TERM REMAINING 10.25 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 \$46,600
- 10 Mile Population 4,706
- 1,589 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating
- On Main Thoroughfare

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$84,098.00	\$9.25
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$84,098.00	\$9.25

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	1.29 Acres
Building Size:	9,090 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$84,098.00
Rent PSF:	\$9.25
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/18/2018
Lease Expiration Date:	7/31/2034
Lease Term Remaining:	10.25 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

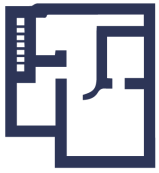


S&P:
BBB

DOLLAR GENERAL

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,090	10/18/2018	7/31/2034	\$84,098.00	100.0	\$9.25
Totals/Averages	9,090			\$84,098.00		\$9.25



TOTAL SF
9,090



TOTAL ANNUAL RENT
\$84,098.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.25



NUMBER OF TENANTS
1



DOLLAR GENERAL

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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

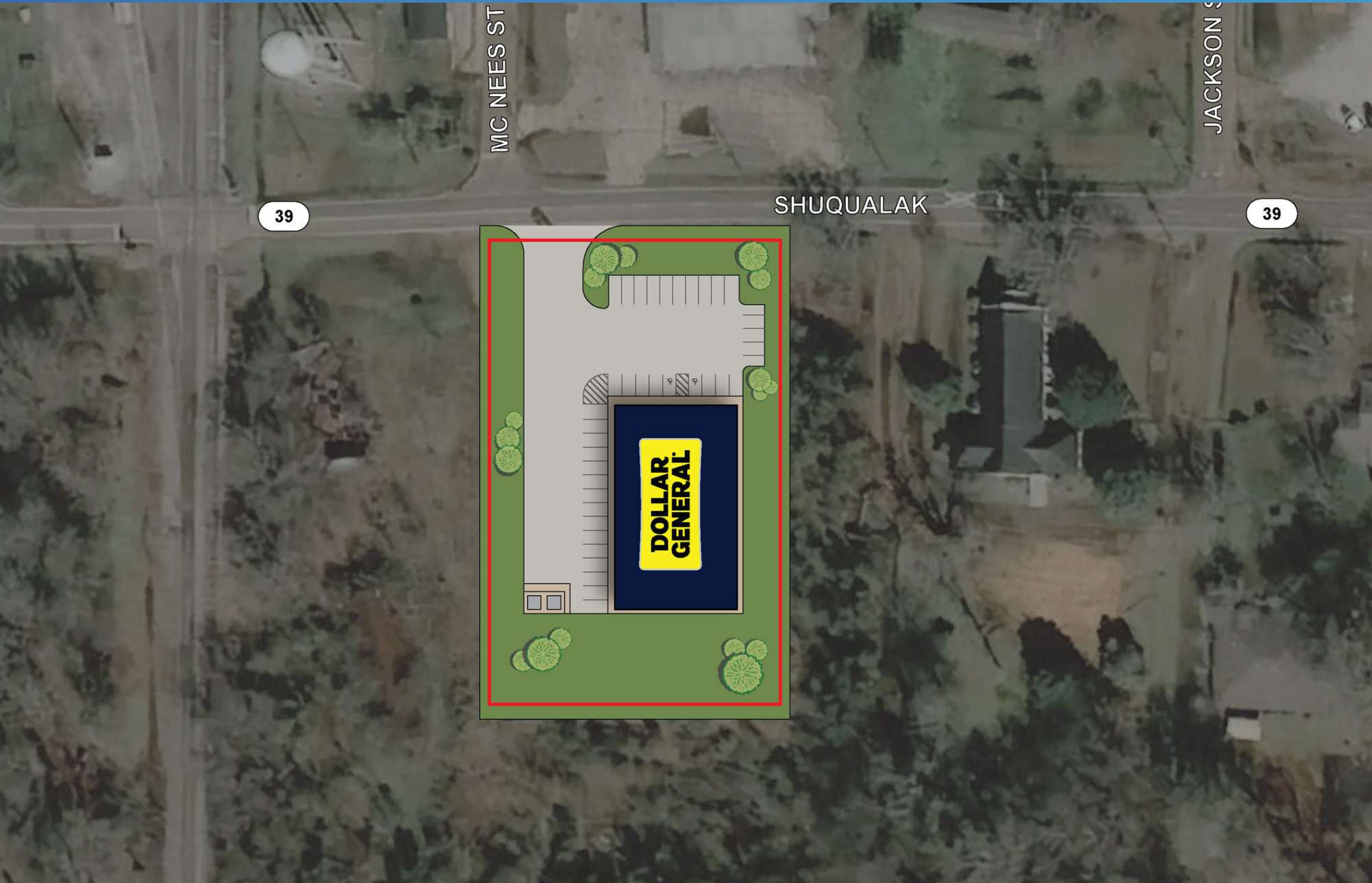
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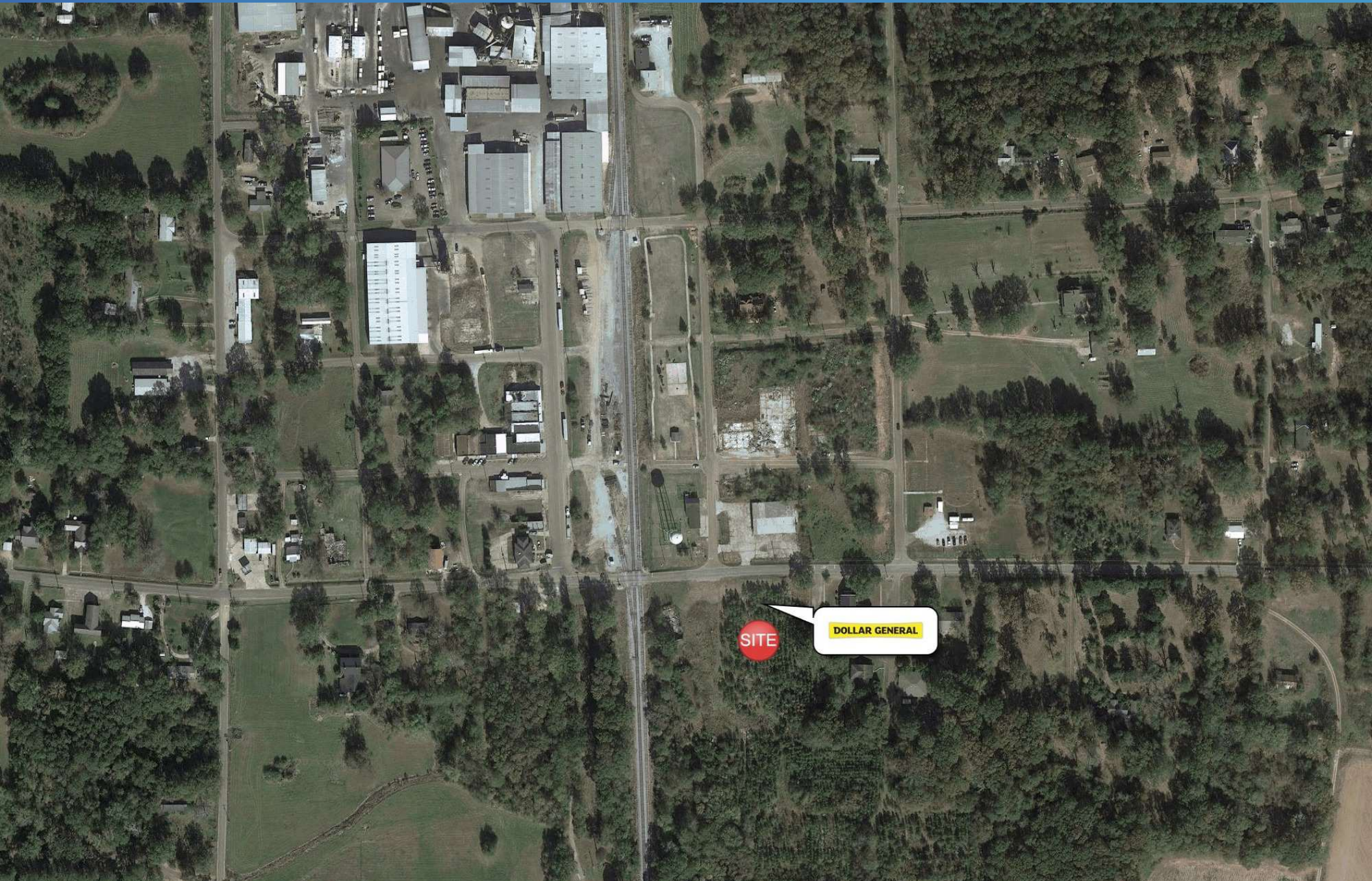


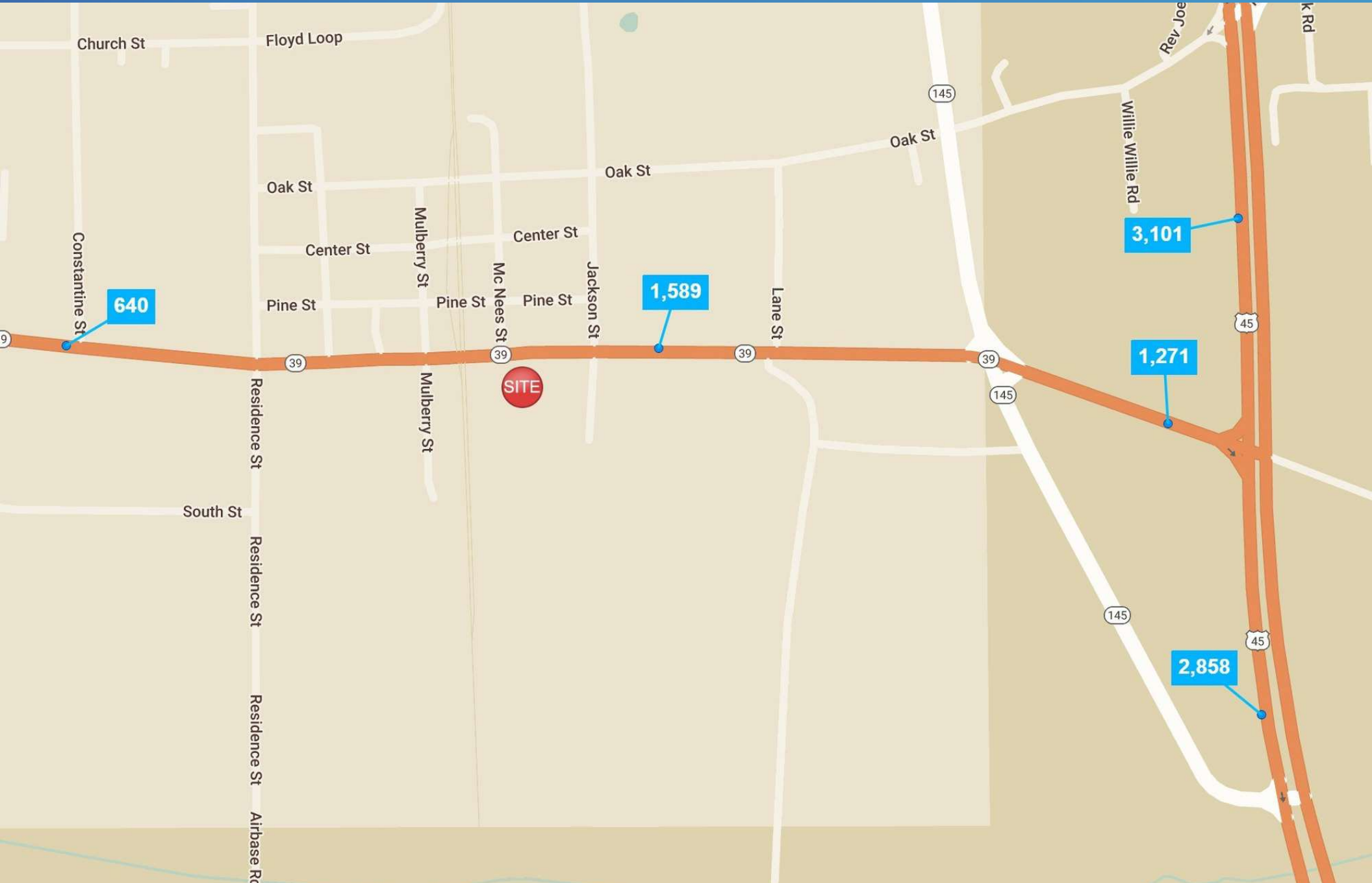
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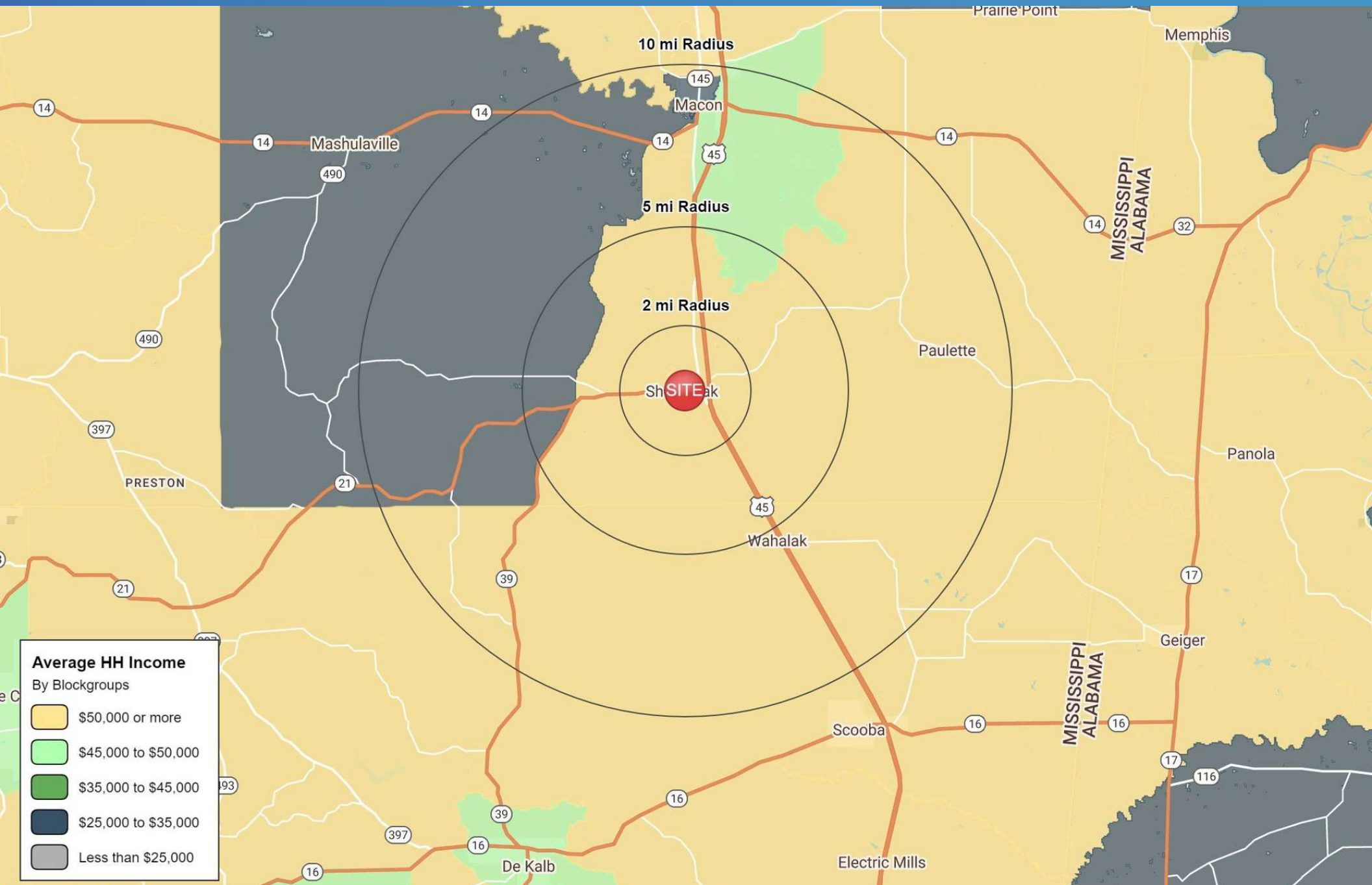
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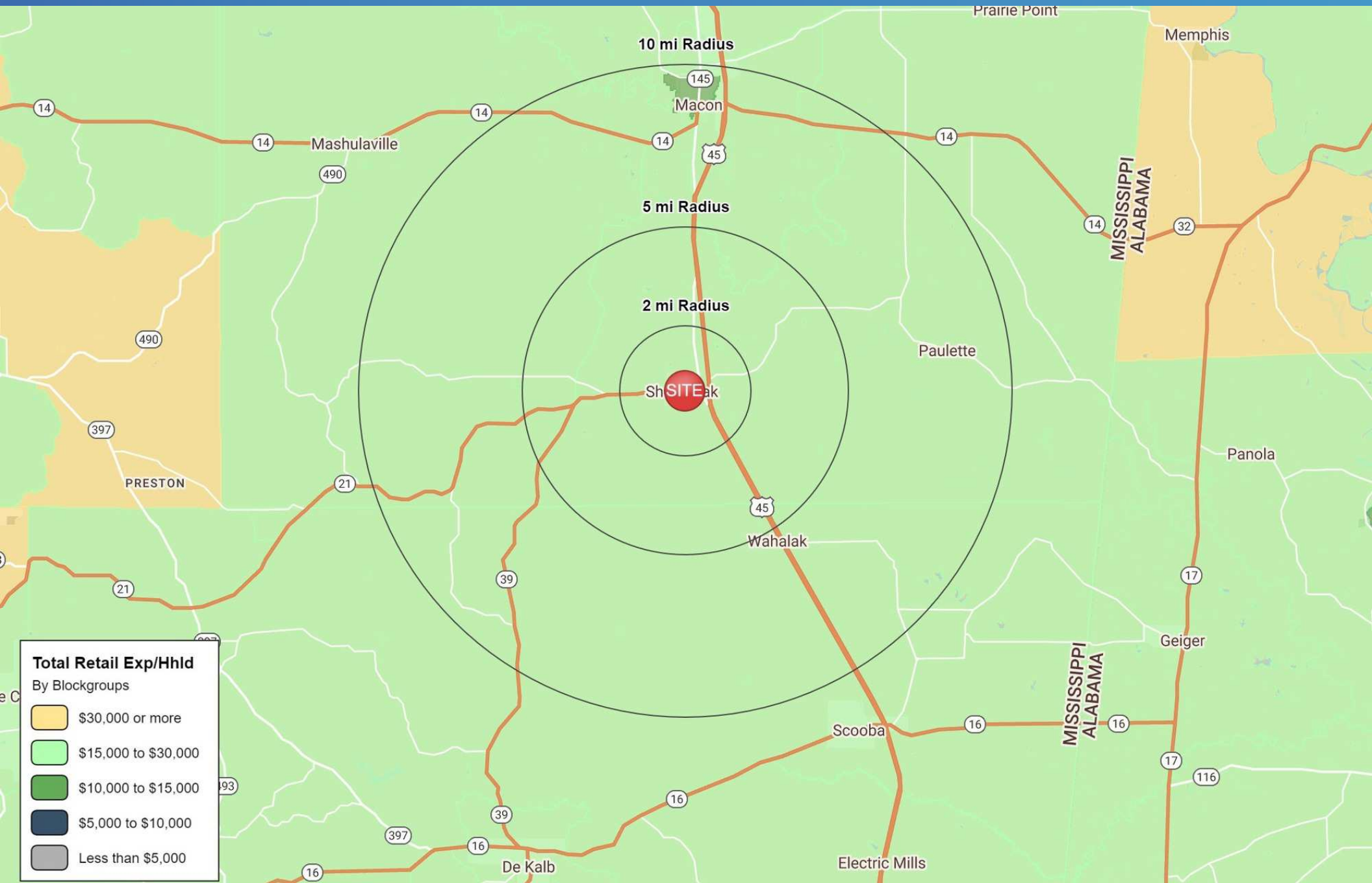


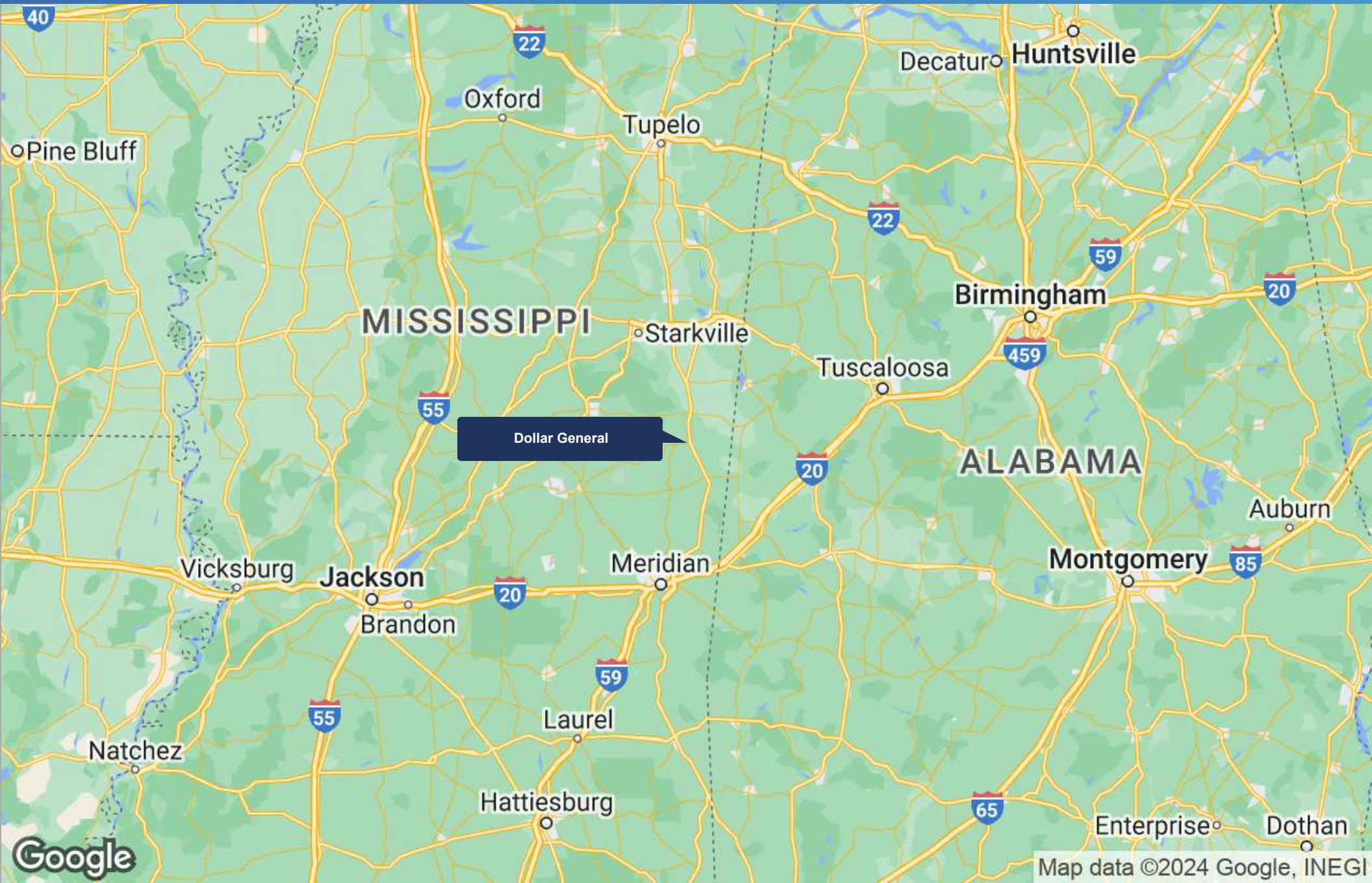
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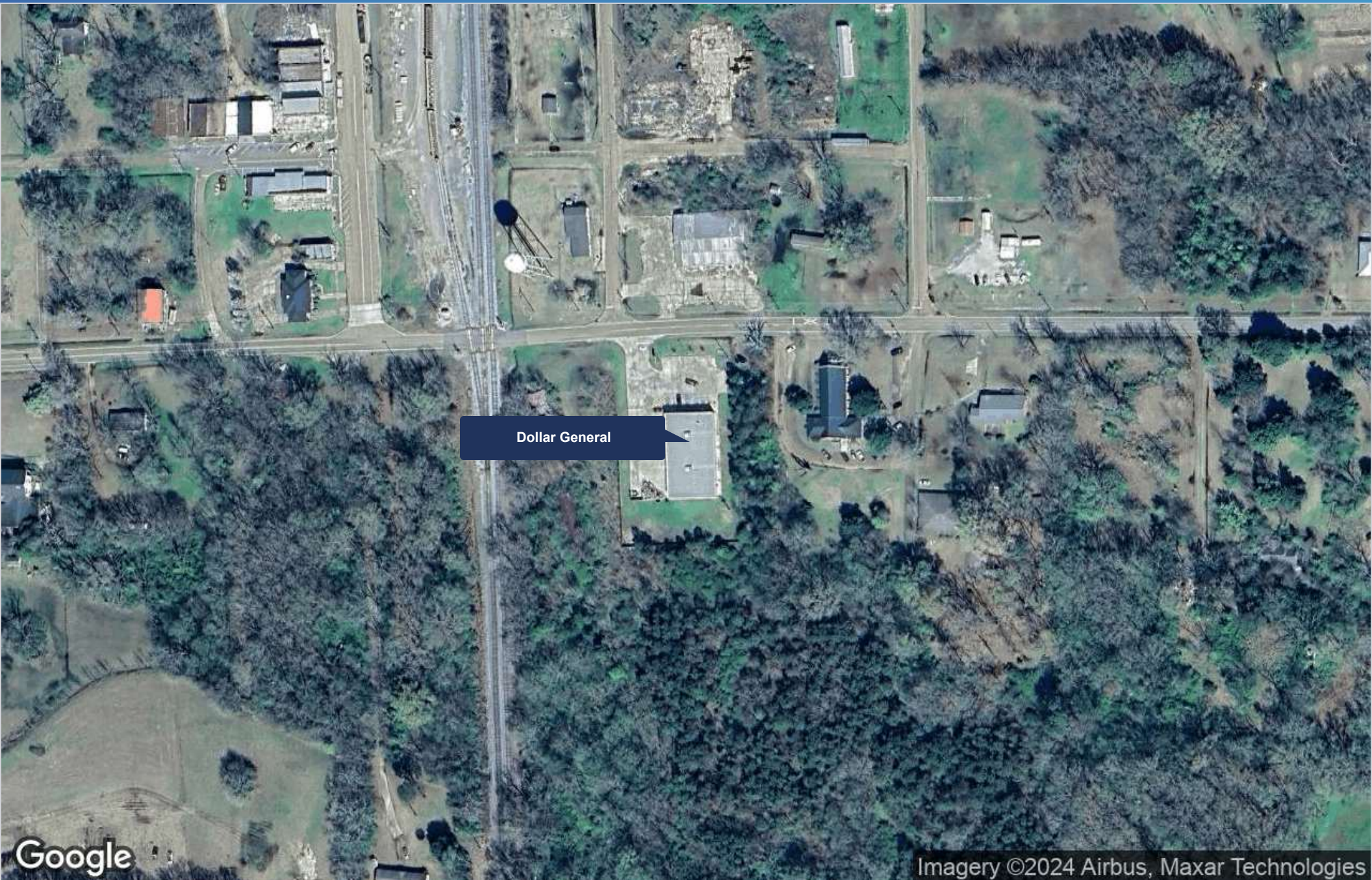


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Dollar General

Google

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	484	822	4,706
Total Population 2029	425	735	4,525
Median Age	41.4	41.4	37.4
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	190	322	1,766
Average HH Income	\$50,081	\$51,382	\$46,600
Median House Value	\$133,333	\$117,592	\$77,018
Consumer Spending	\$4.5M	\$7.8M	\$40.4M

Shuqualak is a small town located in eastern Mississippi, USA, with a rich history and a close-knit community. Situated in Noxubee County, Shuqualak has a population that has remained relatively stable over the years, and it is known for its small-town charm and friendly atmosphere. The town's history is closely tied to its location along the historic railroad lines, which played a significant role in its development in the late 19th and early 20th centuries.

One of the town's notable features is the Shuqualak Lattice Bridge, which is an architectural gem and a historical landmark. This lattice truss bridge was built in 1907 and is listed on the National Register of Historic Places, attracting history enthusiasts and visitors interested in its unique design. Shuqualak's residents take pride in their community, and the town often hosts local events and festivals that celebrate its heritage and offer a warm welcome to visitors. If you're looking for a glimpse of small-town Mississippi life and a dose of history, Shuqualak is a place worth exploring.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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