



ACTUAL STORE

DOLLAR GENERAL
5135 MS-26, LUCEDALE, MS 39452

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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:	\$1,040,900
Current NOI:	\$80,671.00
Initial Cap Rate:	7.75%
Land Acreage:	2.01
Year Built	2016
Building Size:	9,130 SF
Price PSF:	\$114.01
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,130 SF Dollar General store located in Lucedale, MS. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease has 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 2017.

This Dollar General is highly visible as it is strategically positioned along MS-26 which sees 4,035 vehicles per day. The ten mile population from the site is 5,322 while the ten mile average household income is \$57,852 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 obtain fee simple ownership of a 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 \$1,040,900



CAP RATE 7.75%



LEASE TYPE Absolute NNN



TERM REMAINING 8.1 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 \$57,852
- 10 Mile Population 5,322
- 4,035 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$80,671.00	\$8.84
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$80,671.00	\$8.84

PROPERTY SUMMARY

Year Built:	2016
Lot Size:	2.01 Acres
Building Size:	9,130 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$80,671.00
Rent PSF:	\$8.84
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	3/1/2017
Lease Expiration Date:	2/29/2032
Lease Term Remaining:	8.1 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+

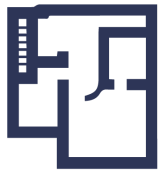


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,130	3/1/2017	2/29/2032	\$80,671.00	100.0	\$8.84
Totals/Averages	9,130			\$80,671.00		\$8.84



TOTAL SF
9,130



TOTAL ANNUAL RENT
\$80,671.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$8.84



NUMBER OF TENANTS
1



DOLLAR GENERAL

5135 MS-26, LUCEDALE, MS 39452 

 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES

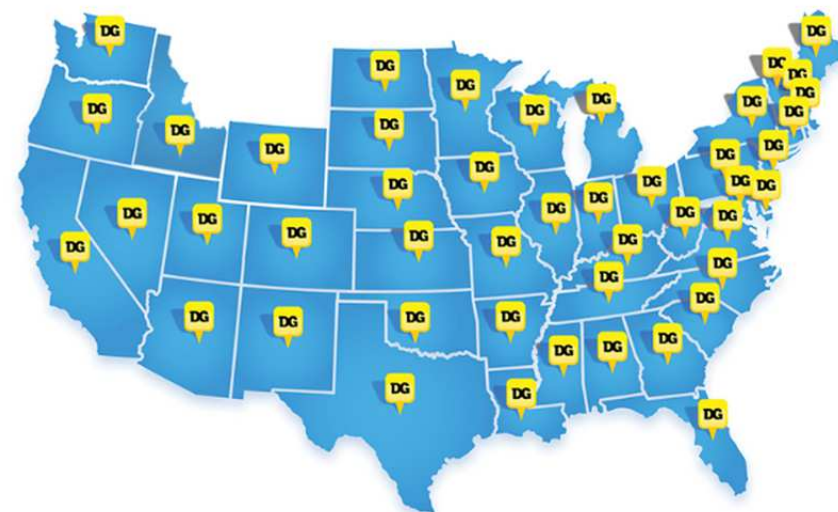


84 YEARS
IN BUSINESS



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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DOLLAR GENERAL

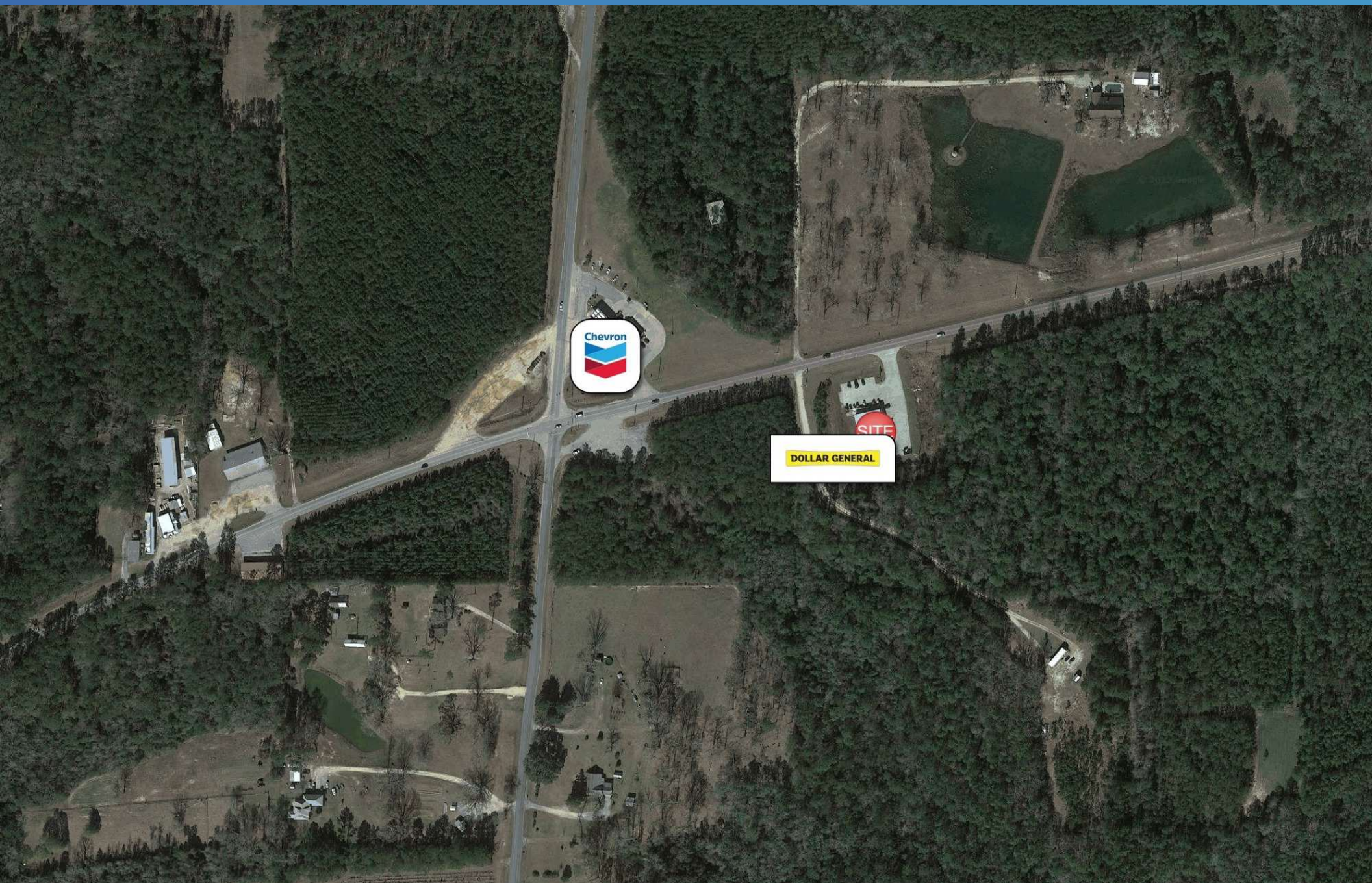
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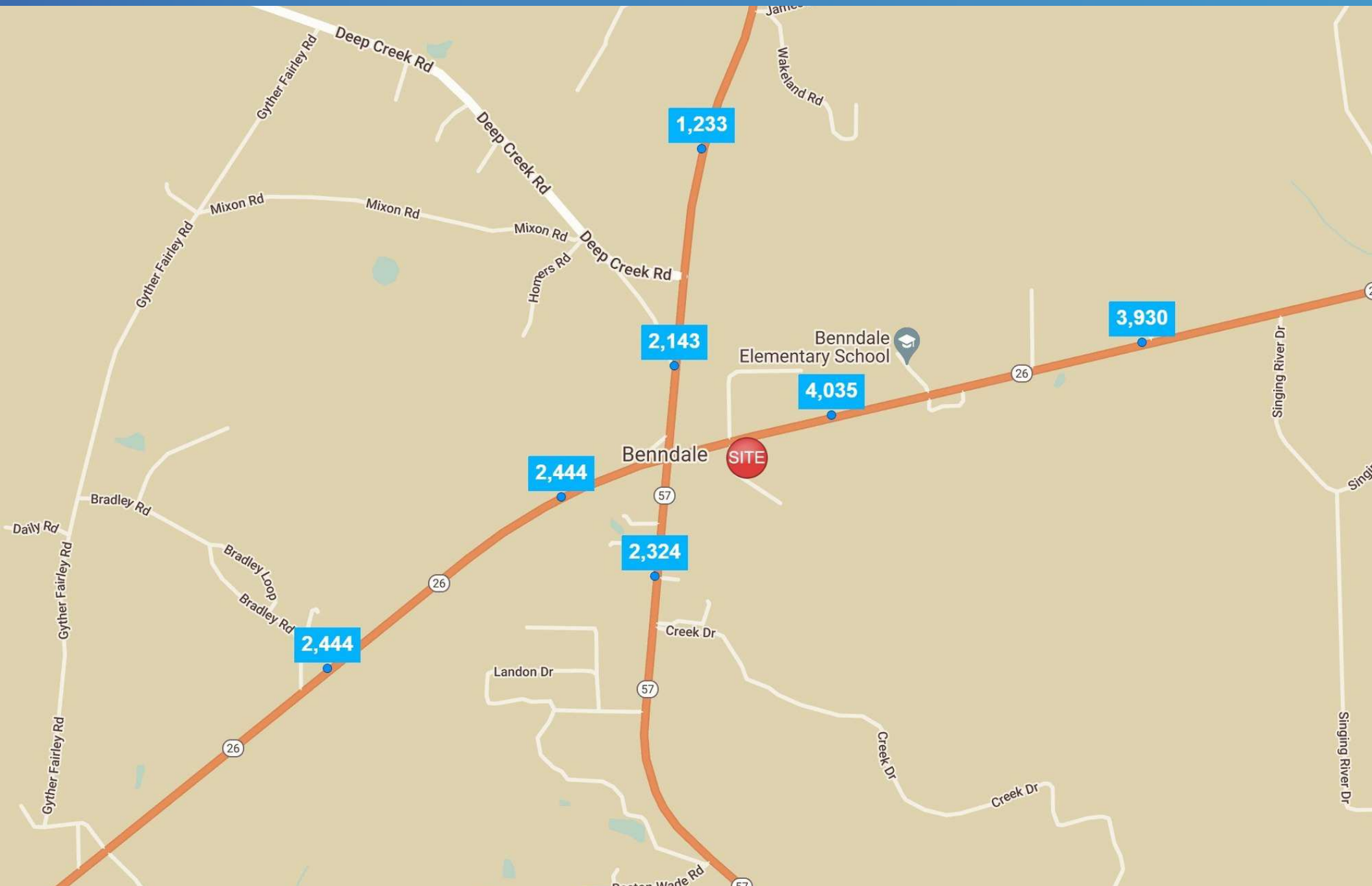


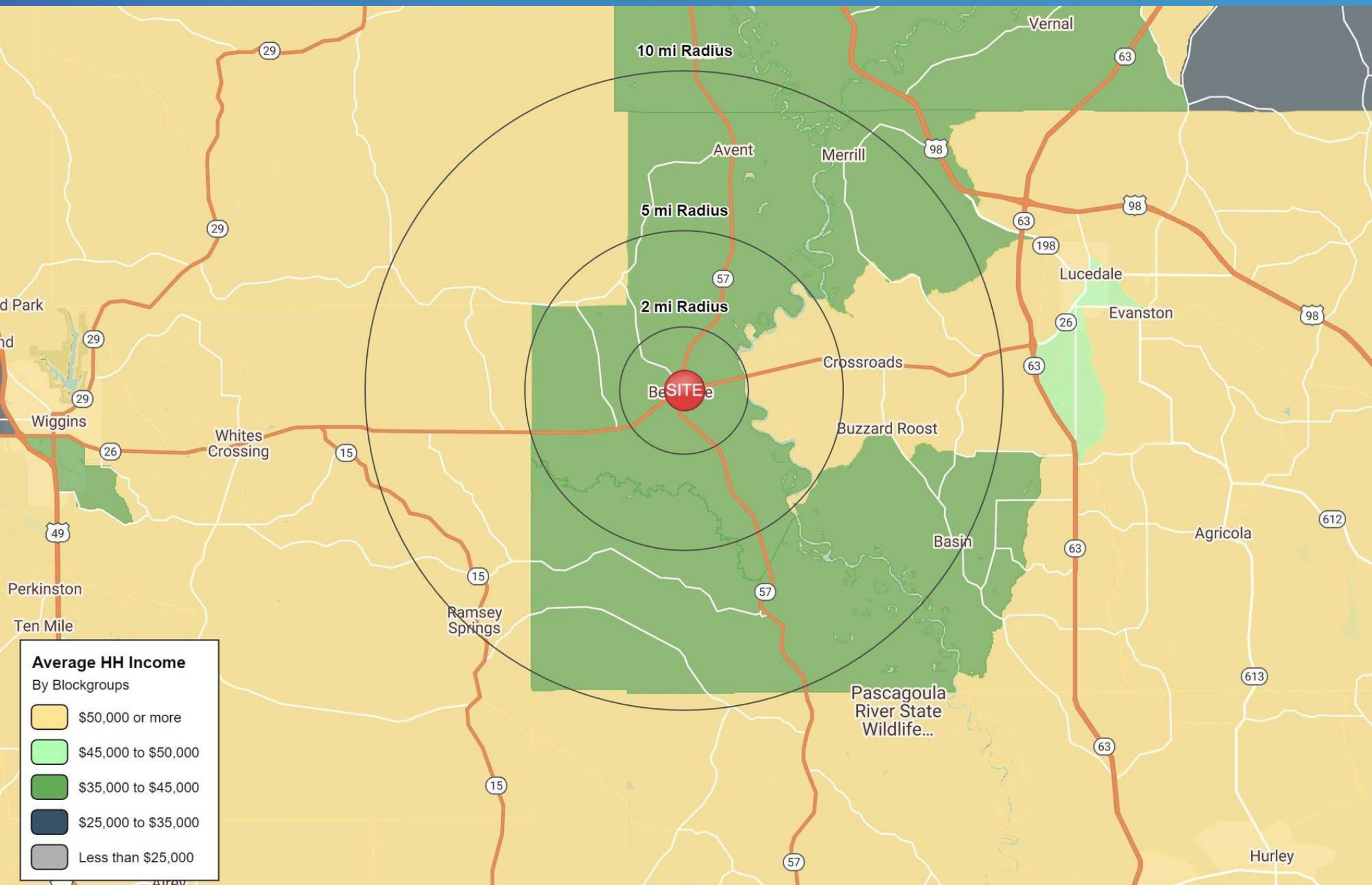
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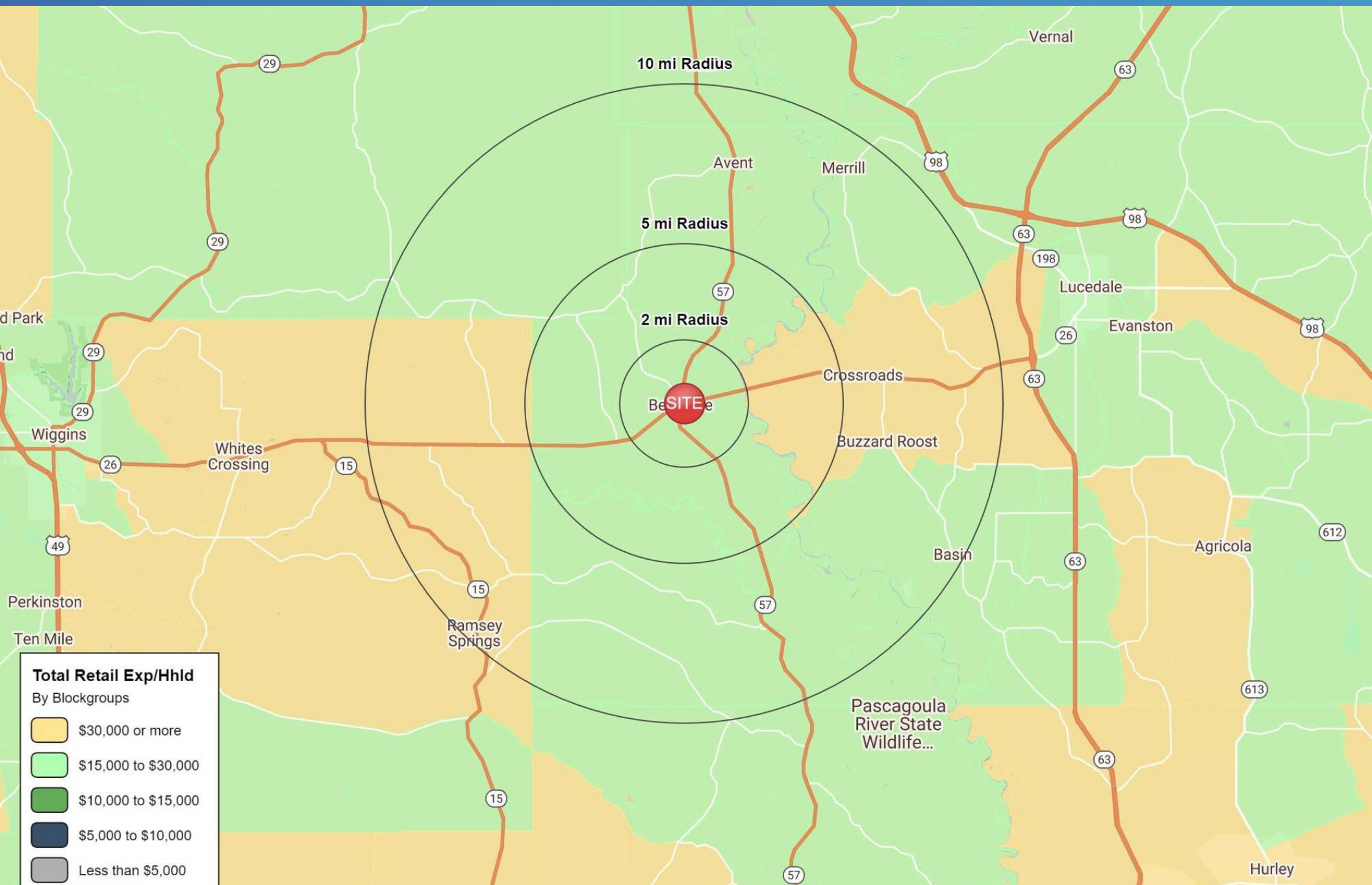
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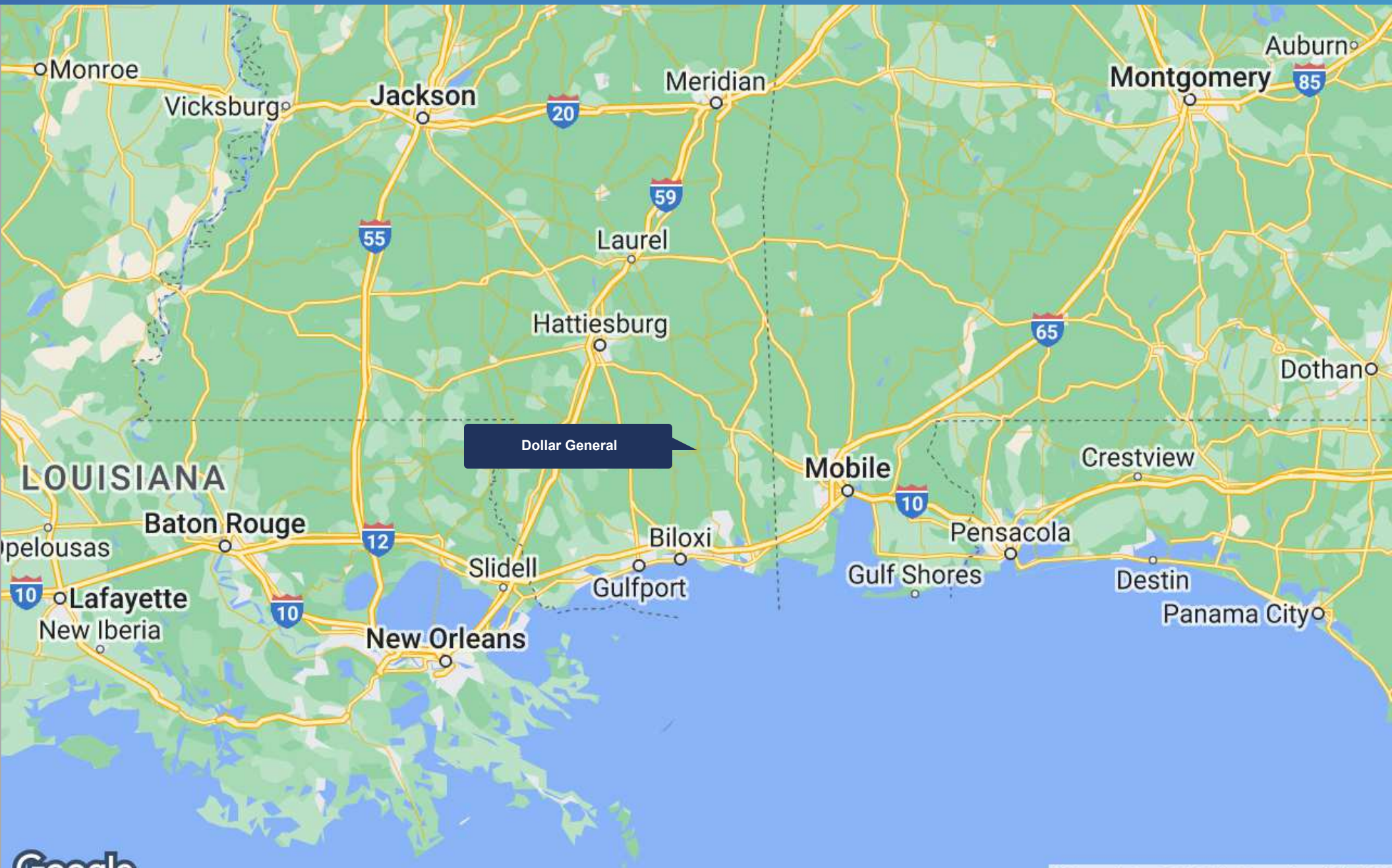




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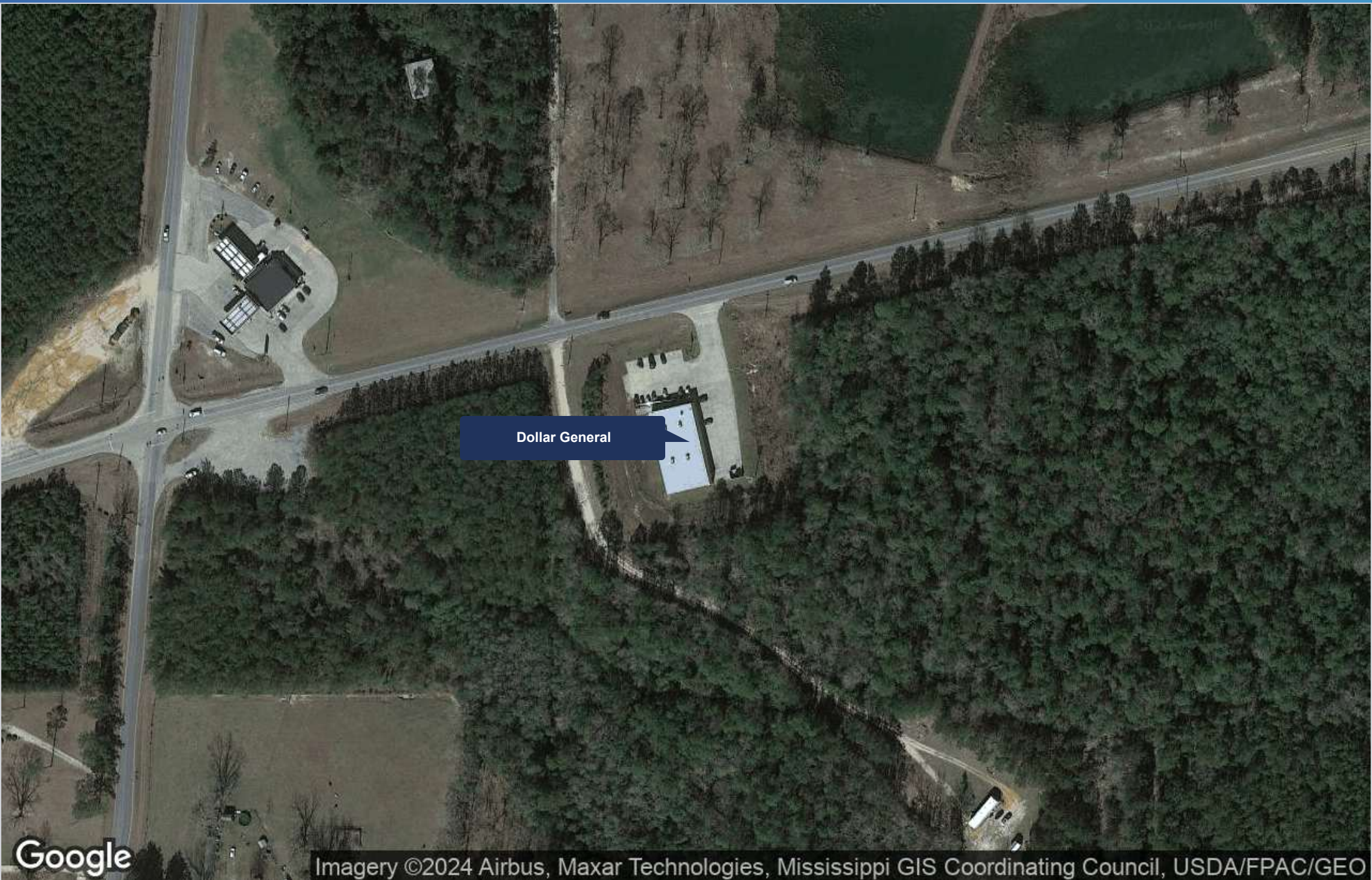
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Google

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Dollar General



Lucedale is a charming city located in the southeastern part of the state of Mississippi, USA. Lucedale is known for its welcoming community and relaxed Southern charm. The city is situated in the heart of George County, surrounded by lush forests and natural beauty, making it a haven for outdoor enthusiasts. George County is often referred to as the "Pine Belt" region of Mississippi, and Lucedale's scenic surroundings offer opportunities for hiking, camping, and enjoying the great outdoors.

Lucedale's historic downtown area features a blend of well-preserved historic architecture and modern conveniences, creating a delightful atmosphere for both residents and visitors. The city hosts various community events and festivals throughout the year, fostering a strong sense of community pride.

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	480	1,473	5,322
Total Population 2029	487	1,494	5,454
Population Growth 2010 - 2023	0.2%	0.2%	0.7%
Population Growth 2023 - 2028	0.3%	0.3%	0.5%
Median Age	37	37.1	37.4
# Of Persons Per HH	2.8	2.8	2.7
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	170	526	1,934
Average HH Income	\$47,654	\$48,336	\$57,852
Median House Value	\$120,192	\$117,857	\$122,256
Consumer Spending	\$4.3M	\$13.4M	\$54.4M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

MARKET

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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