



ACTUAL STORE

DOLLAR GENERAL

2500 SOUTH JEFFERSON AVE, ST. LOUIS, MO 63104

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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:	\$2,008,222
Current NOI:	\$162,666.00
Initial Cap Rate:	8.10%
Land Acreage:	0.67
Year Built	2012
Building Size:	8,400 SF
Price PSF:	\$239.07
Lease Type:	NN
Lease Term:	15 years + 6 Year Extension

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 8,400 SF Dollar General store located in St. Louis, MO. The property is secured with a 15 year Double Net (NN) Lease. The lease has remaining 5 (5 year) options to renew, each with a 10% rental rate increase. The tenant just extended the lease by adding an additional 6 years to the current term. 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 April 2013.

This Dollar General is highly visible as it is strategically positioned at the intersection of Jefferson Ave and Victor Street which sees 12,946 vehicles per day. The ten mile population from the site is 716,979 while the ten mile average household income \$77,676 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 \$2,008,222



CAP RATE 8.10%



LEASE TYPE NN



TERM REMAINING 9.6 Years

INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease
- **LEASE WAS JUST EXTENDED EARLY WITH NO RENT REDUCTION**
- 5 (5 Year) Options | 10% Increases At Each Option
- More Than 61,000 Residents Within 2 Miles
- Investment Grade “BBB” Credit Rating
- Ideal Demographics For Dollar General

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$162,666.00	\$19.37
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$162,666.00	\$19.37

PROPERTY SUMMARY

Year Built:	2012
Lot Size:	0.67 Acres
Building Size:	8,400 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	15 years
Annual Rent:	\$162,666.00
Rent PSF:	\$19.37
Landlord Responsibilities:	Roof, Structure, Parking
Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	4/30/2013
New Lease Expiration Date:	3/31/2034
Lease Term Remaining:	9.6 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (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

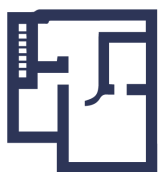


S&P:
BBB

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	8,400	4/30/2015	3/31/2034	\$162,666.00	100.0	\$19.37
Totals/Averages	8,400			\$162,666.00		\$19.37



TOTAL SF
8,400



TOTAL ANNUAL RENT
\$162,666.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$19.37



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.

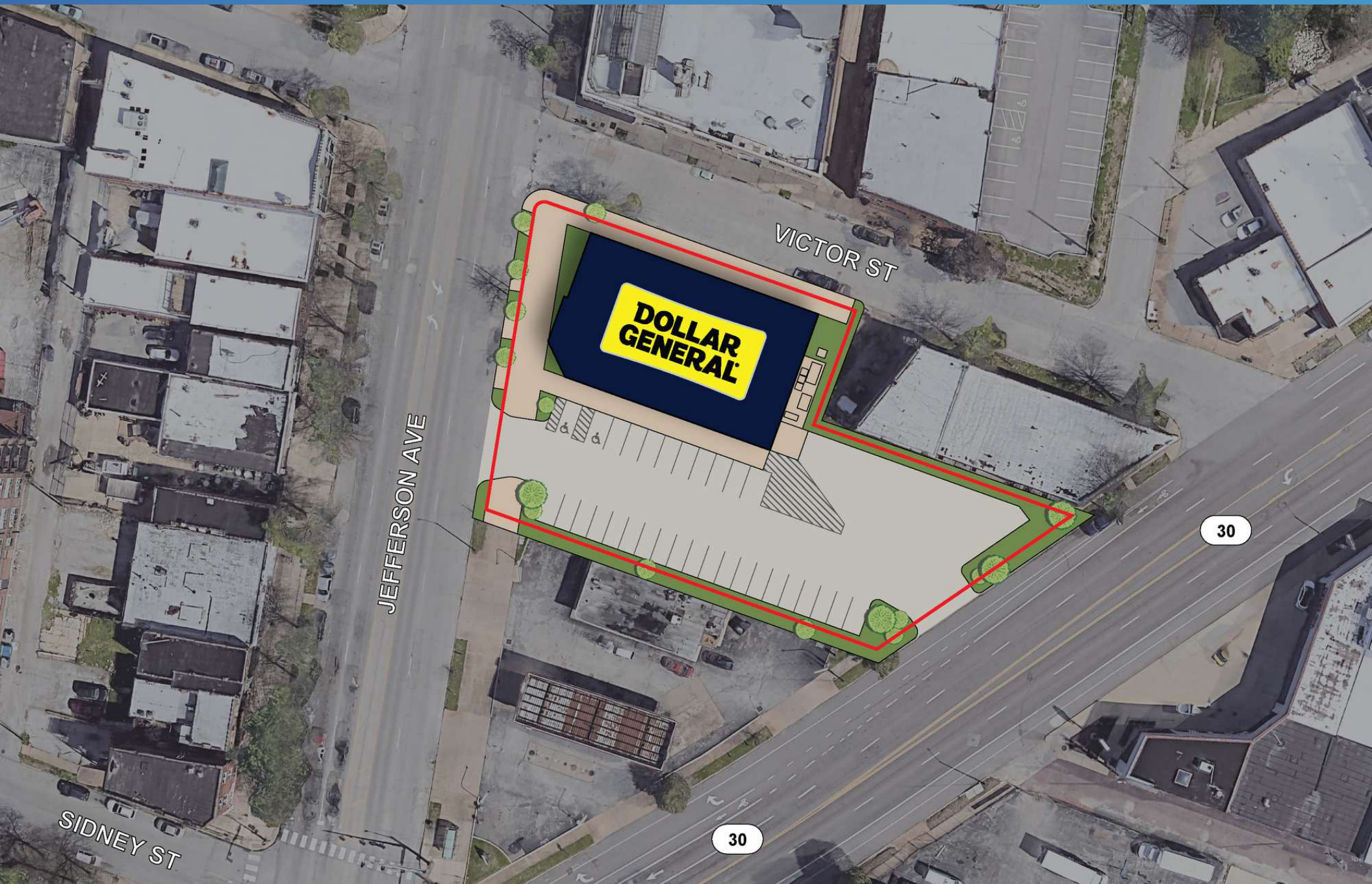


19,000+ STORES ACROSS 47 STATES

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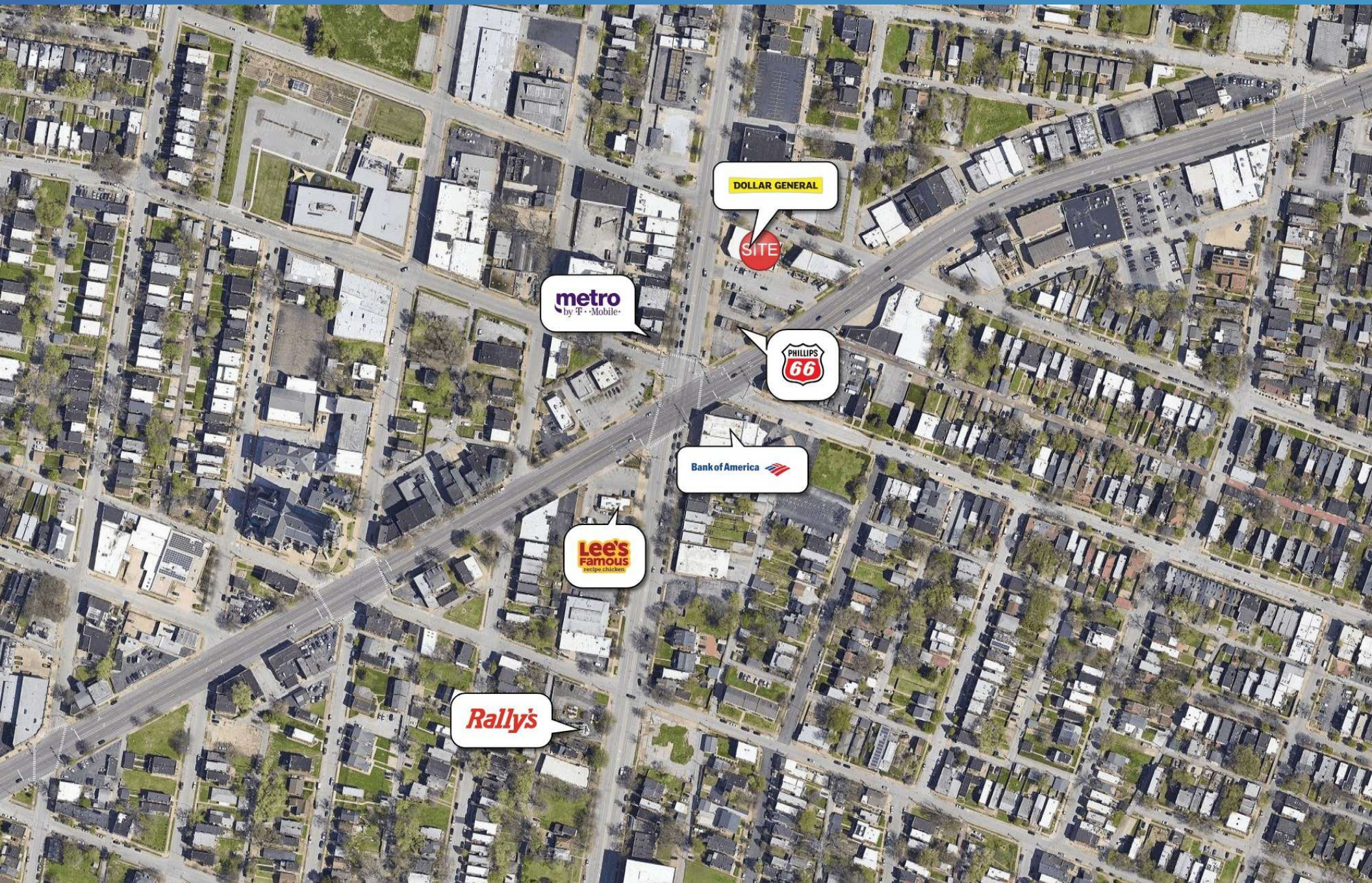
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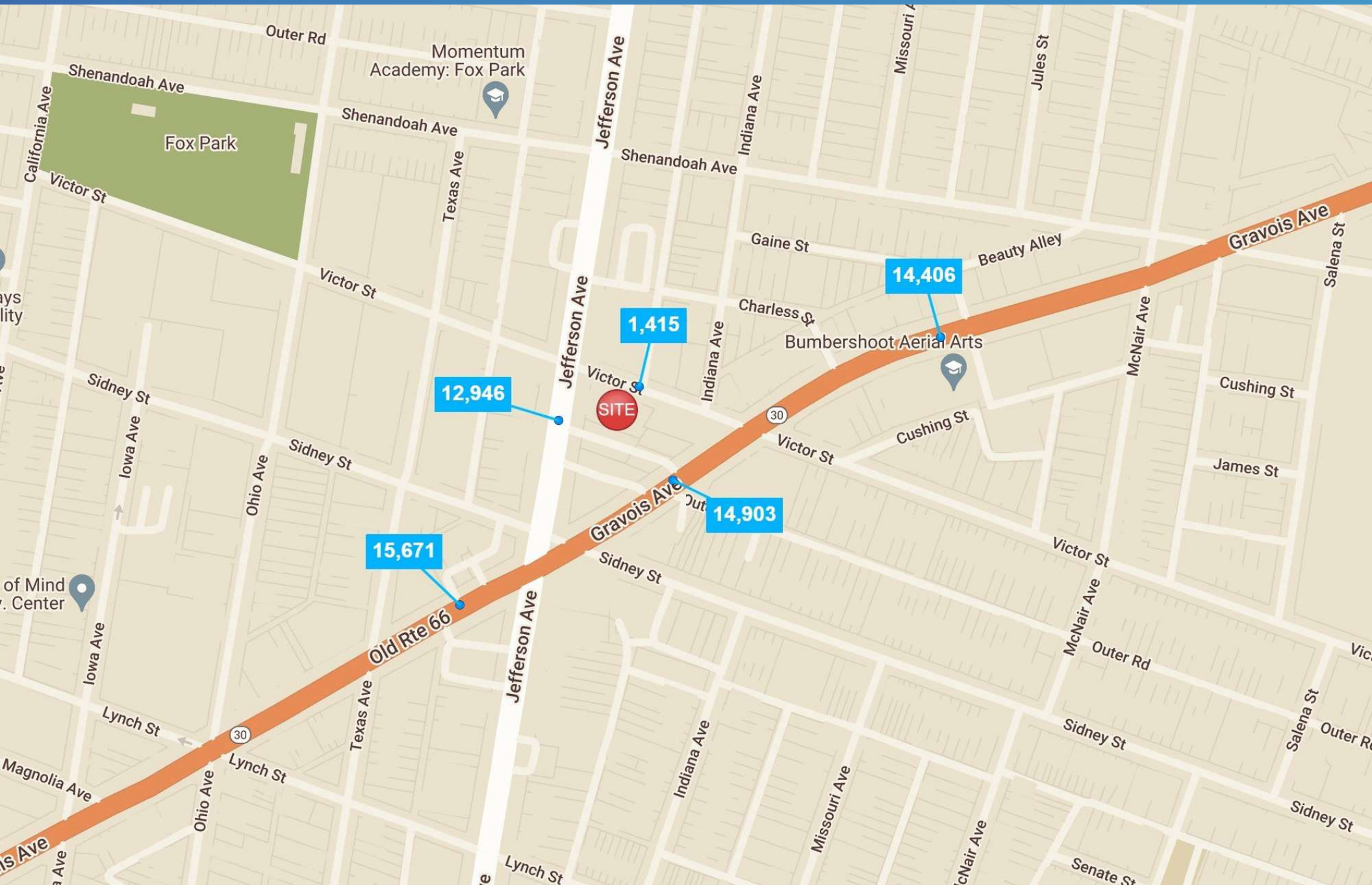
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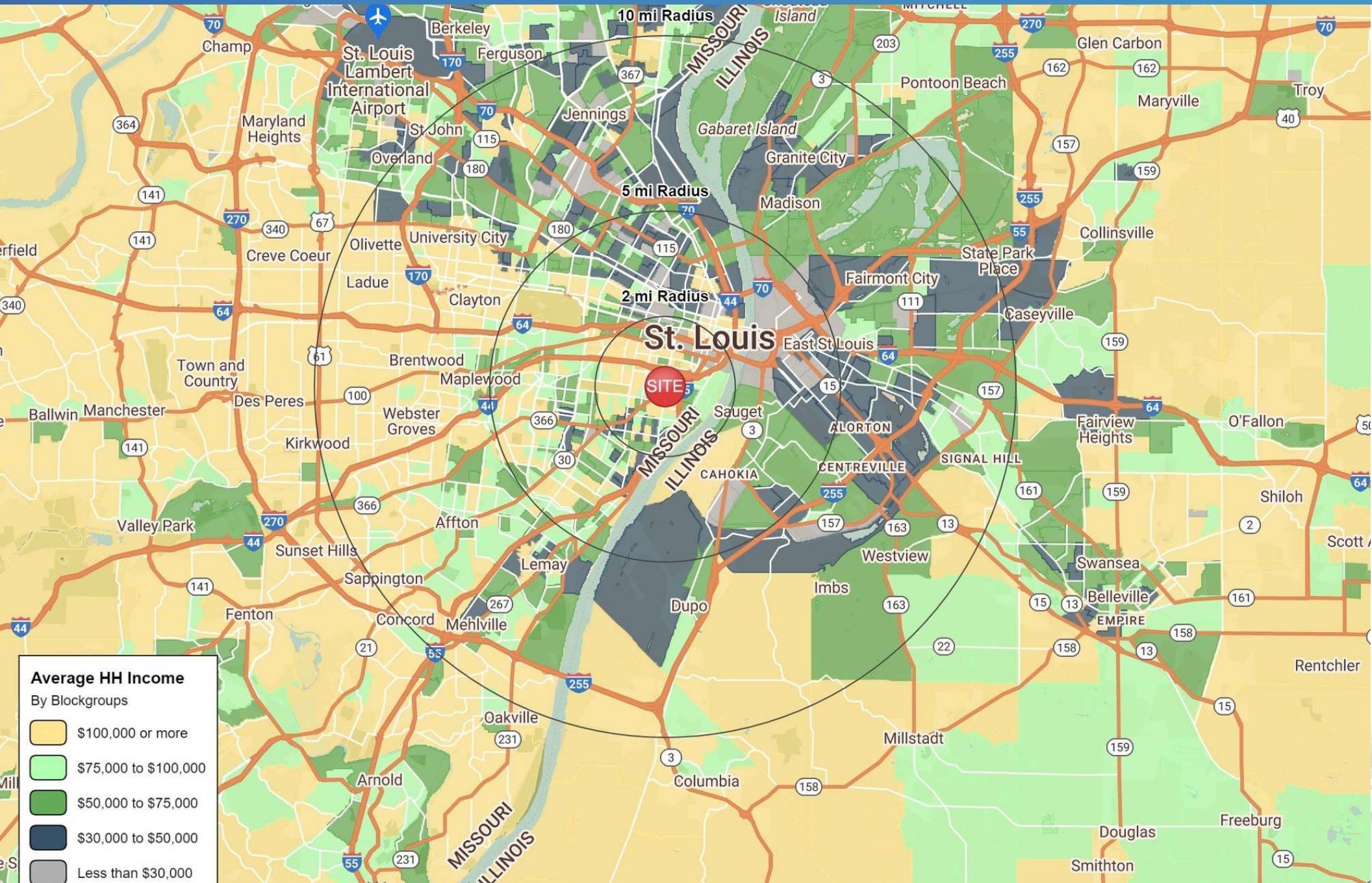
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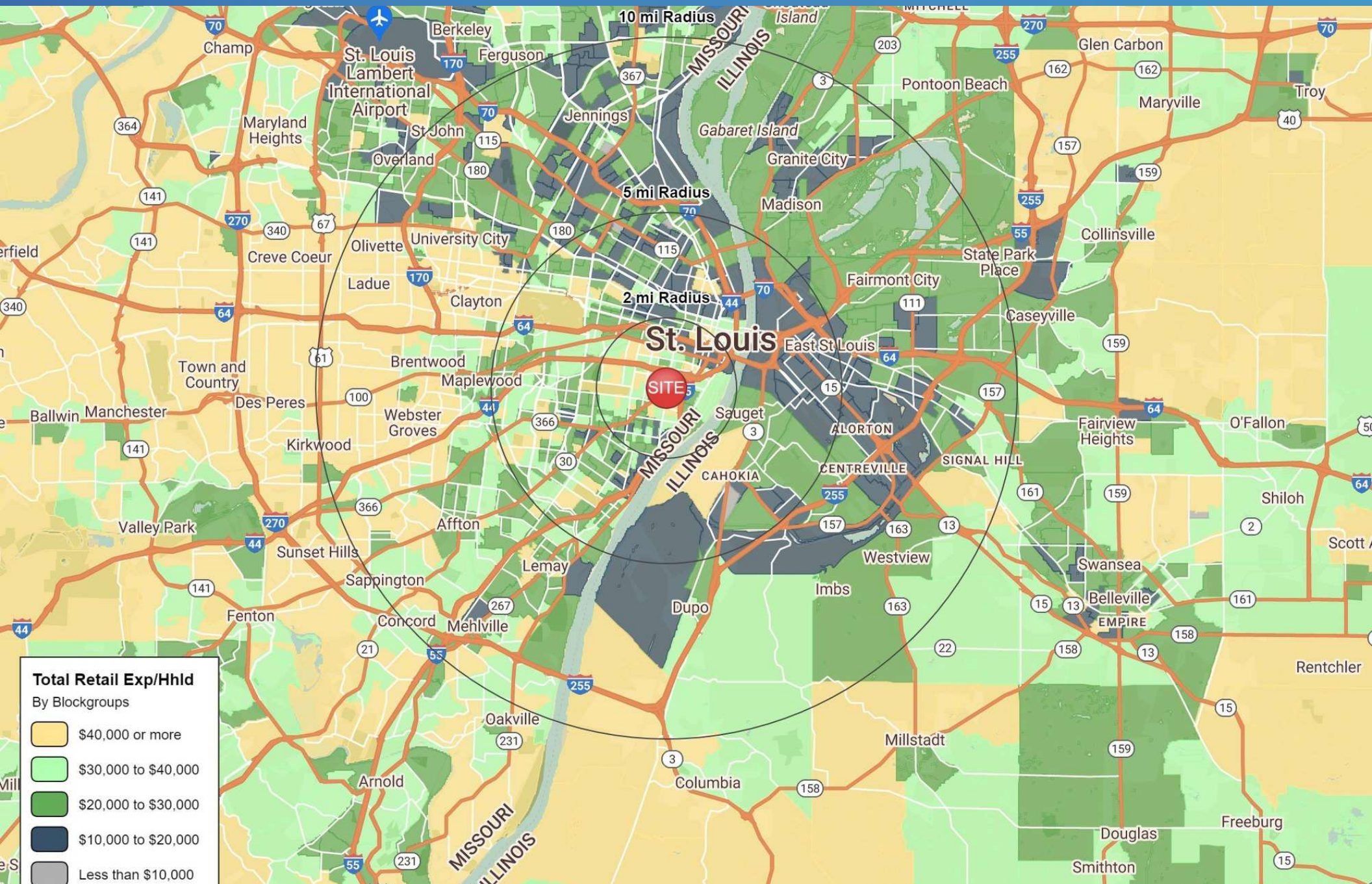


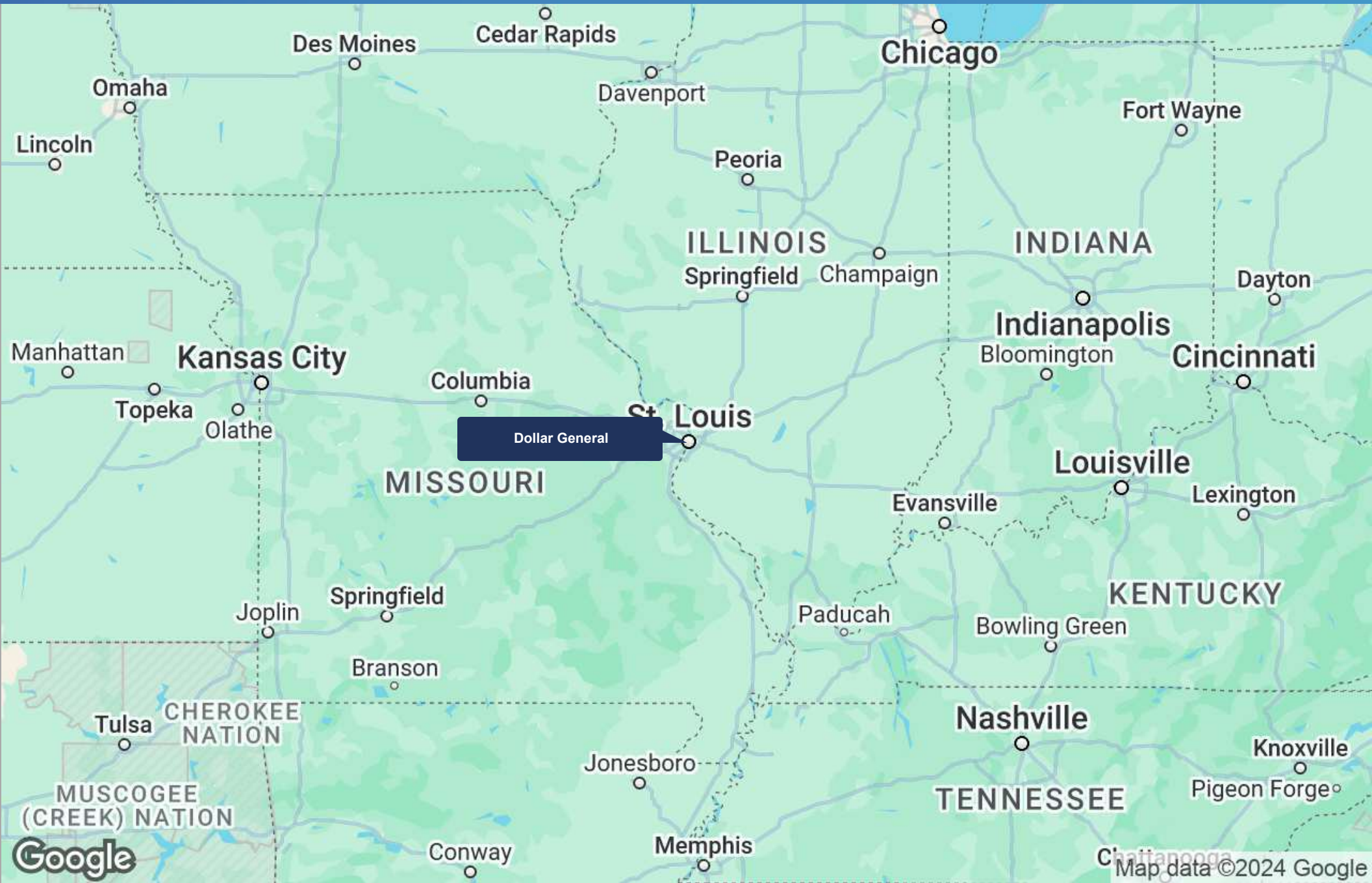


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2024	61,666	268,647	716,979
Total Population 2029	59,886	259,562	703,167
Median Age	36.9	37.8	38.8
# Of Persons Per HH	2.2	2.1	2.3
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	27,037	119,808	304,042
Average HH Income	\$76,075	\$68,326	\$77,676
Median House Value	\$203,647	\$158,790	\$167,835
Consumer Spending	\$685.4M	\$2.9B	\$8.1B

St. Louis, Missouri, often referred to simply as "St. Louis," is a vibrant and historically rich city located in the Midwestern United States. Situated along the western bank of the Mississippi River, St. Louis is the largest metropolitan area in Missouri and is known for its diverse culture, iconic landmarks, and contributions to American history. The city played a pivotal role in the westward expansion of the United States, serving as a major trading and transportation hub during the 19th century. Today, St. Louis is renowned for its thriving arts scene, world-class museums, and a strong sports culture, with professional teams like the St. Louis Cardinals in baseball and the St. Louis Blues in ice hockey. The Gateway Arch, an iconic stainless steel monument, stands as a symbol of the city's role as the "Gateway to the West" and is a must-visit attraction for tourists.

St. Louis is also known for its diverse neighborhoods, each with its own unique character and charm. The city offers a wide range of cultural experiences, from exploring the historic Soulard Market to enjoying delicious St. Louis-style barbecue and toasted ravioli, a local culinary specialty. Additionally, St. Louis is home to several prestigious universities, including Washington University in St. Louis and Saint Louis University, making it a hub for education and research. With its rich history, cultural attractions, and welcoming community, St. Louis is a city that offers something for everyone, making it a captivating destination in the heart of the American Midwest.





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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