



NEW DOLLAR GENERAL PLUS | SEEING 13,571 VPD

ACTUAL STORE

8476 HOLTON ROAD, HOLTON, MI 49425

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DOLLAR GENERAL PLUS WITH RENT BUMPS

8476 HOLTON ROAD, HOLTON, MI 49425 



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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$1,447,644
Current NOI:	\$97,716.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 2.31
Year Built	2024
Building Size:	10,640 SF
Price PSF:	\$136.06
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	7.09%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Holton, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. **The lease contains 5% rent increases every 5 years** including at each of the 5 (5 year) options to renew! The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store completed construction & successfully opened for business in January 2024.

This Dollar General is highly visible as it is strategically positioned on Holton Road which **sees 13,571 cars per day**. It is the only dollar store serving the community! The 10 mile population from the site is 30,778 while the 3 mile average household income is \$72,613 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 small box discount retailer. List price reflects a 6.75% cap rate based on NOI of \$97,716.



PRICE \$1,447,644



CAP RATE 6.75%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **The Only Dollar Store Serving the Community!**
- **5% Rent Increases Every 5 Years during the Primary Term!**
- **Seeing 13,571 Cars Per Day | Concrete Parking Lot**
- **2024 BTS Plus Size Construction | Upgraded Facade**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$72,613
- **Ten Mile Population 30,778 & Growing**
- Investment Grade Dollar Store With “BBB” Credit Rating
- **Corporate Guaranty!**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$97,716.00	\$9.18
Gross Income	\$97,716.00	\$9.18
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$97,716.00	\$9.18

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 2.31 Acres
Building Size:	10,640 SF
Traffic Count:	13,571 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded Facade
Parking Lot:	Concrete
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$97,716.00
Rent PSF:	\$9.18
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/10/2024
Lease Expiration Date:	1/31/2039
Lease Term Remaining:	14 Years
Rent Bumps:	5% Every 5 Years
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
20,000+



GUARANTOR:
DG CORP

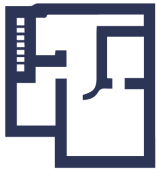


S&P:
BBB

DOLLAR GENERAL PLUS WITH RENT BUMPS

8476 HOLTON ROAD, HOLTON, MI 49425

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	1/10/2024	1/31/2039	\$97,716.00	100.0		\$9.18
				\$102,601.80		2/1/2029	\$9.64
				\$107,725.92		2/1/2034	\$10.12
			Option 1	\$113,118.48		2/1/2039	\$10.63
			Option 2	\$118,774.44		2/1/2044	\$11.16
			Option 3	\$124,713.12		2/1/2049	\$11.72
			Option 4	\$130,948.80		2/1/2054	\$12.31
			Option 5	\$137,496.24		2/1/2059	\$12.92
Averages	10,640			\$102,681.24			\$9.65



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$97,716.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.65



NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



\$1.7 BILLION

2023 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$38.7 BIL

2023 NET SALES



85 YEARS

IN BUSINESS



FORTUNE 500


ON LIST SINCE 2009

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 20,000+ stores with more than 173,000 employees, located across 48 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. Dollar General opened 990 new stores in 2023, and planning to open an additional 800 in 2024. 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.



20,000+ STORES ACROSS 48 STATES


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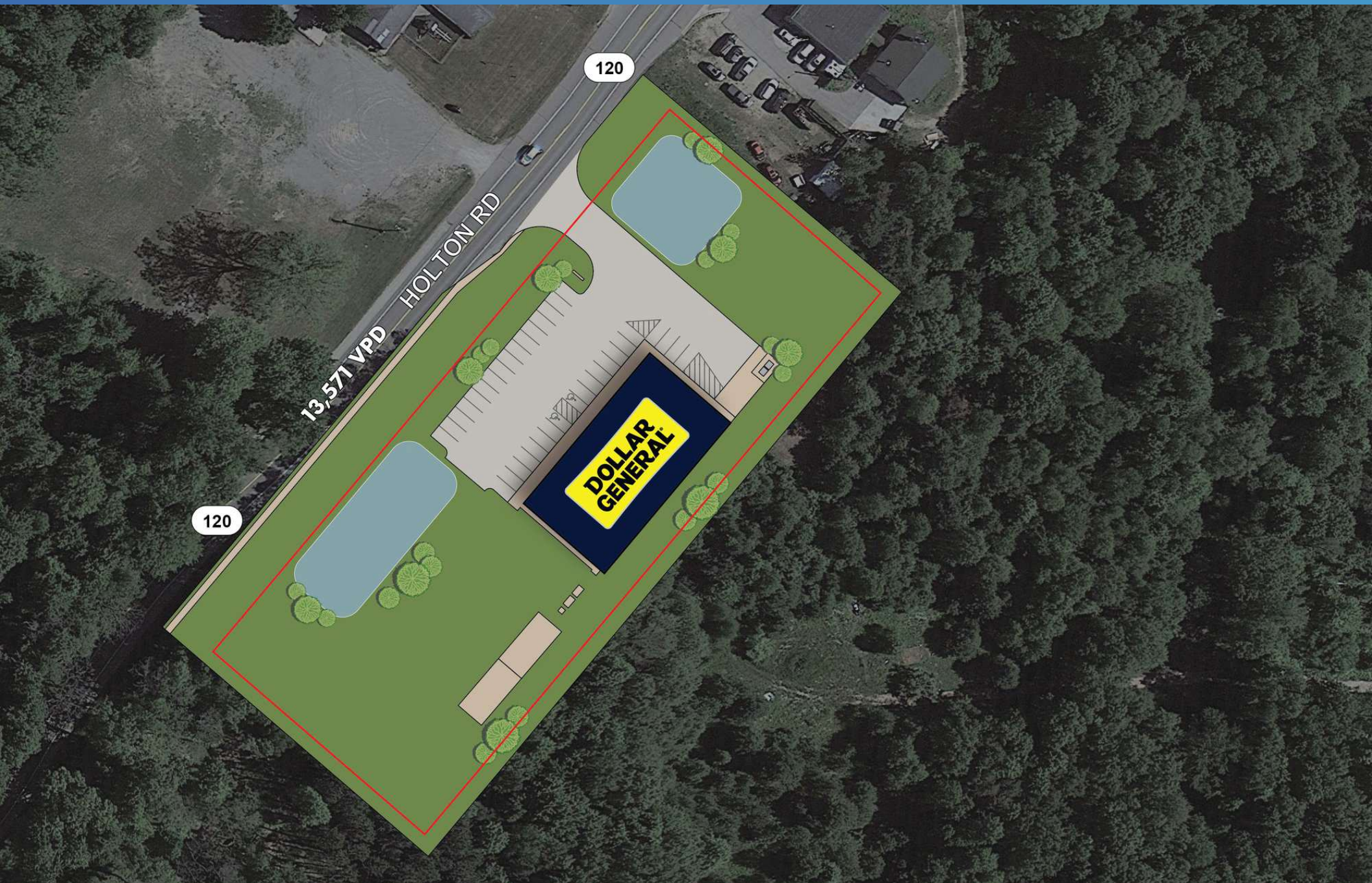
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PROXIMITY TO POINTS OF INTEREST



**Muskegon
County Airport**
23 Miles



**Grand Rapids,
Michigan**
53 Miles



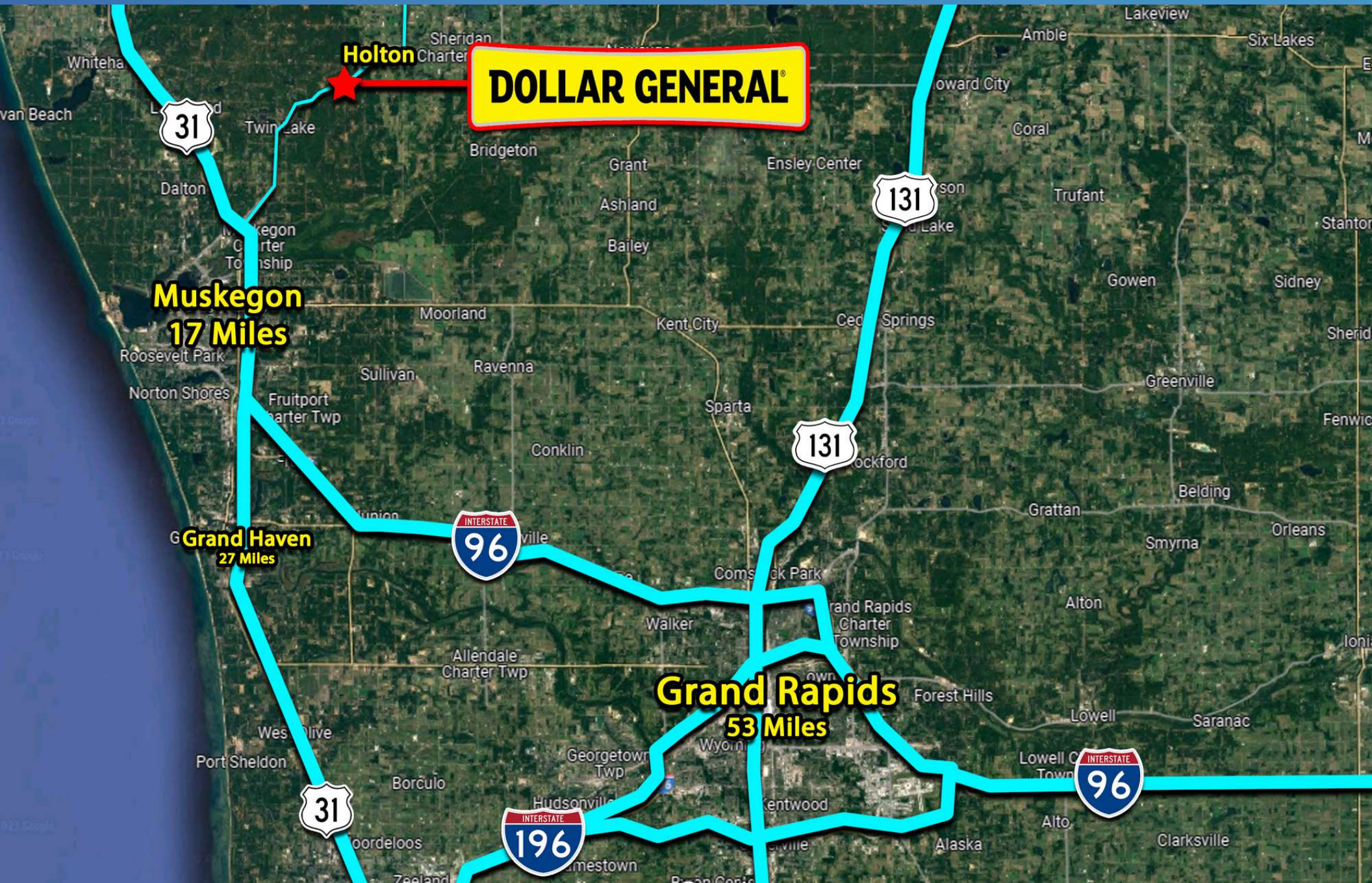
**Michigan's
Adventure**
12 Miles

DOLLAR GENERAL®

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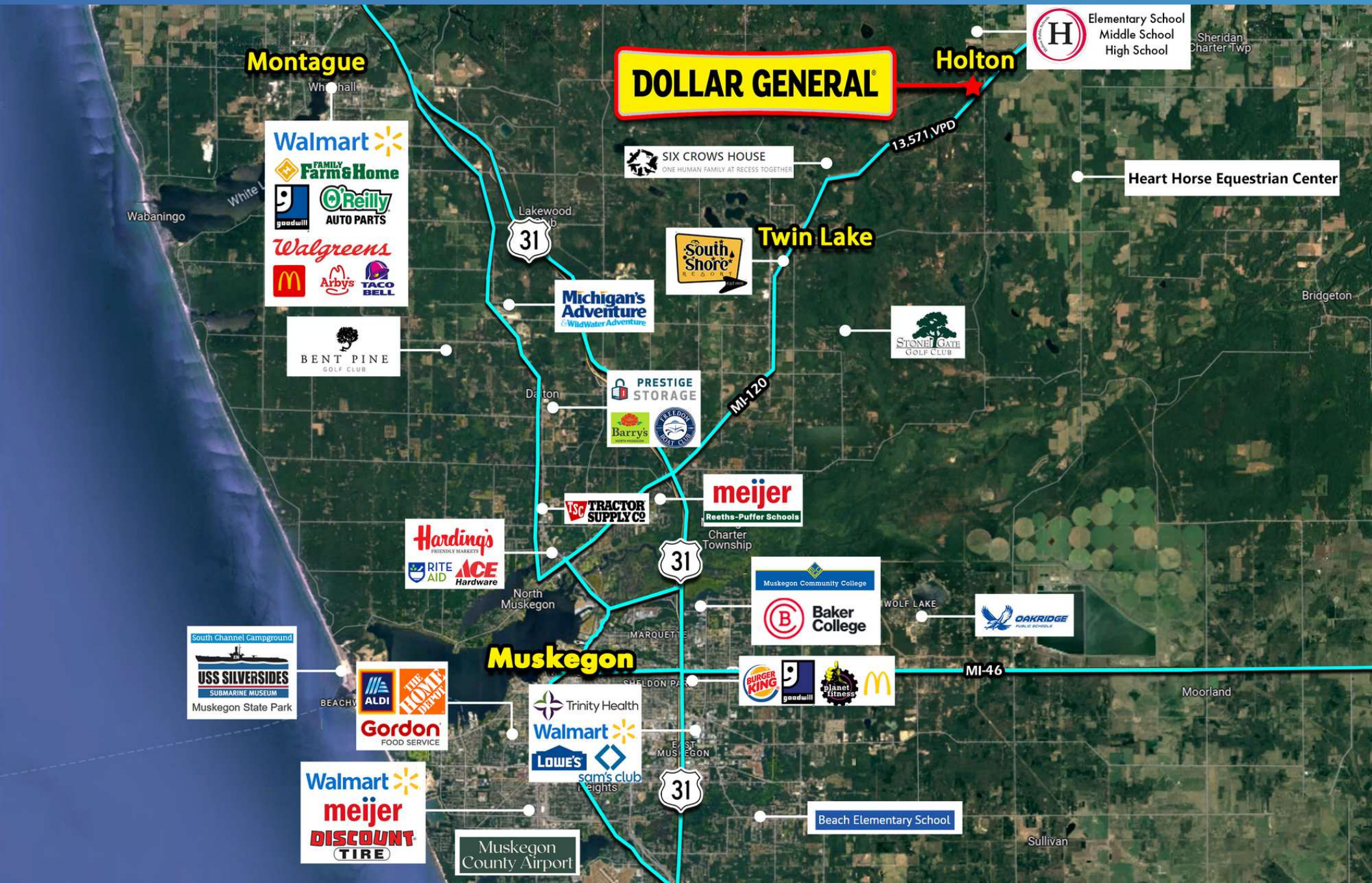
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Holton, Michigan, is a small, charming community nestled in the rural landscapes of Muskegon County, in the western part of the state. Known for its serene natural beauty, Holton is surrounded by lush forests, tranquil lakes, and rolling farmland, offering residents and visitors a peaceful retreat from the hustle and bustle of urban life.

The village itself exudes a quaint, small-town atmosphere with a close-knit community vibe. Local amenities include a few essential services, small businesses, and family-owned restaurants that reflect the area's friendly and welcoming spirit. Holton's local school system, including Holton High School, is a focal point of community pride and activity.

Outdoor enthusiasts will find plenty to explore in and around Holton. The nearby Manistee National Forest provides ample opportunities for hiking, camping, and wildlife viewing. Additionally, the abundance of lakes and rivers in the area make it a popular spot for fishing, boating, and other water activities.

Despite its rural setting, Holton is conveniently located within driving distance of larger cities such as Muskegon and Grand Rapids, offering residents easy access to a broader range of shopping, dining, and entertainment options. This blend of rural charm and accessibility makes Holton a unique and appealing place to live or visit.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	2,312	5,324	30,778
Total Population 2029	2,356	5,462	31,539
Population Growth Rate	1.90%	2.59%	2.47%
Median Age	39.9	41.1	41.3
# Of Persons Per HH	2.7	2.7	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	826	1,947	11,644
Average HH Income	\$72,613	\$78,058	\$75,659
Median House Value	\$158,429	\$172,899	\$171,245
Consumer Spending	\$25.1 M	\$62.3 M	\$363.1 M





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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