



DOLLAR GENERAL MARKET WITH RENT INCREASES!

REPRESENTATIVE STORE

E M-72, WILLIAMSBURG, MI 49690

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

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM

INVESTMENT SUMMARY

List Price:	\$2,194,647
Current NOI:	\$145,944.00
Initial Cap Rate:	6.65%
Land Acreage:	+/- 1.75
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$206.26
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.99%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 10,640 SF Dollar General Market store located in Williamsburg, Michigan - **directly across from Turtle Creek Casino & Resort! Dollar General Market stores sell produce and fresh meats and are a necessary addition to the areas they serve.** 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 is currently under construction with store opening & rent on track to start in February 2025.

This Dollar General Market is highly visible as it is strategically positioned off M-72 **seeing 13,649 cars per day. Great location across from the popular Turtle Creek Casino & Resort which is a 56,000 SF Vegas-style casino floor with 137 guest rooms and ample dining options. The store is only 3.6 Miles away from the Grand Traverse Resort and Spa - another huge tourist attraction!** The 10 mile population from the site is 45,406 while the 3 mile average household income is \$89,241 per year, making this location ideal for a Dollar General. **The area is also seeing great growth with the 3 mile population growth rate at 5.97%.** 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 6.65% cap rate based on NOI of \$145,944.



PRICE \$2,194,647



AVG. CAP RATE 6.99%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **Dollar General Market | Produce and Fresh Meats**
- **5% RENT INCREASES EVERY 5 YEARS!!**
- **A+ LOCATION Across from Turtle Creek Casino & Resort | 56K SF Casino with 137 Rooms**
- **3.7 Miles to Grand Traverse Resort and Spa | 900 Acre with 3 Golf Courses**
- 2025 BTS Construction | Plus Size Footprint
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$89,241
- **Ten Mile Population 45,406 | Expected 4.31%**
- Investment Grade Dollar Store With "BBB" Credit Rating | Corporate Guaranty

DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690 

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$145,944.00	\$13.72
Gross Income	\$145,944.00	\$13.72
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$145,944.00	\$13.72

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.75 Acres
Building Size:	10,640 SF
Traffic Count 1:	13,649 VPD on M-72
Traffic Count 2:	18,086 VPD on Hwy 31
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Market Prototype
Parking Lot:	Asphalt
# of Parking Spaces	43
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$145,944.00
Rent PSF:	\$13.72
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/15/2025
Lease Expiration Date:	2/28/2040
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years & at Each Option
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 MARKET

E M-72, WILLIAMSBURG, MI 49690 

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	2/15/2025	2/28/2040	\$145,944.00	100.0		\$13.72
				\$153,241.20		3/1/2030	\$14.40
				\$160,903.32		3/1/2035	\$15.12
			Option 1	\$168,948.48		3/1/2040	\$15.88
			Option 2	\$177,395.88		3/1/2045	\$16.67
			Option 3	\$186,265.68		3/1/2050	\$17.51
			Option 4	\$195,578.88		3/1/2055	\$18.38
			Option 5	\$205,357.92		3/1/2060	\$19.30
Averages	10,640			\$153,362.84			\$14.41



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$145,944.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.41



NUMBER OF TENANTS
1



DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690 

 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.

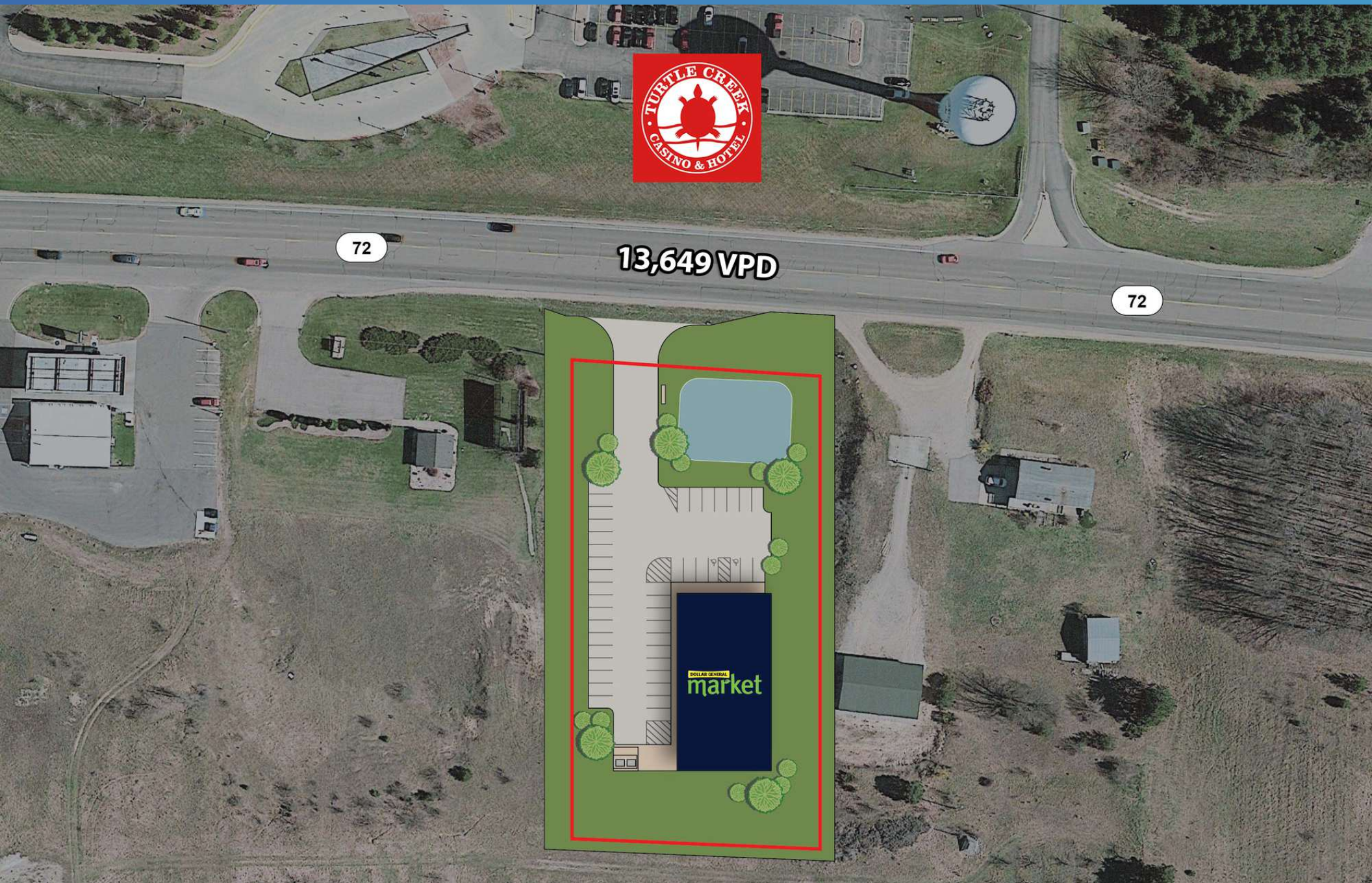


20,000+ STORES ACROSS 48 STATES

DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690 

 FORTIS NET LEASE™



DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690 

 FORTIS NET LEASE™



PROXIMITY TO POINTS OF INTEREST



**Cherry Capital
Airport**
10 Miles



**Traverse City,
Michigan**
11 Miles



**Turtle Creek
Casino & Hotel**
Entrance
0.4 Miles

DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690 

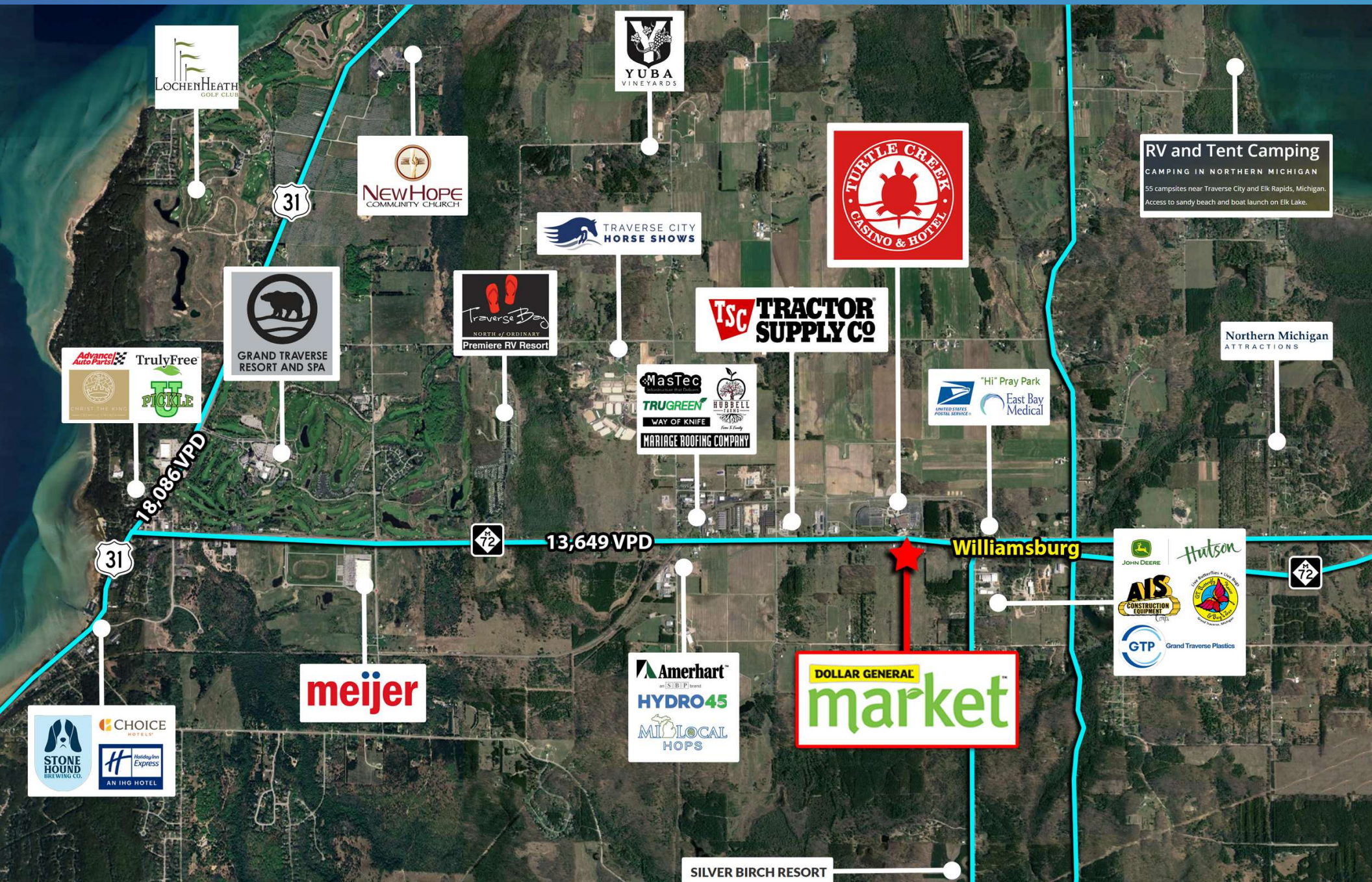
 FORTIS NET LEASE™



DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690 

 FORTIS NET LEASE™



DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690

FORTIS NET LEASE™



DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690



DOLLAR GENERAL MARKET

E M-72, WILLIAMSBURG, MI 49690



Williamsburg, Michigan, is a small, unincorporated community nestled in the heart of Grand Traverse County. Located just east of Traverse City, it offers a blend of rural charm and access to natural beauty. The area is characterized by rolling hills, lush forests, and proximity to the crystal-clear waters of Grand Traverse Bay.

Williamsburg is part of Acme Township and is known for its tranquil environment, making it a popular spot for those seeking a peaceful retreat or outdoor recreation. The nearby VASA Trail system attracts hikers, bikers, and cross-country skiers, while the surrounding countryside is dotted with orchards, vineyards, and farms, contributing to Michigan's renowned cherry and wine industries.

The community is also home to Turtle Creek Casino, a local entertainment hub, and is within easy reach of other regional attractions, including Sleeping Bear Dunes National Lakeshore and Elk Lake. Williamsburg combines the charm of a close-knit community with the natural splendor and recreational opportunities that define Northern Michigan.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	1,005	8,838	45,406
Total Population 2029	1,065	9,309	47,363
Population Growth Rate	5.97%	5.33%	4.31%
Median Age	50.6	48.6	46.8
	2.4	2.4	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	410	3,712	19,884
Average HH Income	\$89,241	\$97,654	\$84,753
Median House Value	\$333,019	\$314,865	\$294,862
Consumer Spending	\$14.1 M	\$128.9 M	\$617.9 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM