



DOLLAR GENERAL | UNDER CONSTRUCTION

7654 US 158 E, LEASBURG, NC 27291

ACTUAL RENDERING

30445 Northwestern Highway, Suite 275
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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

JAMES WILSON

PULLIAM PROPERTIES, INC

NC #C3903

INVESTMENT SUMMARY

List Price:	\$1,583,625
Current NOI:	\$101,352.00
Initial Cap Rate:	6.4%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$174.02
Lease Type:	NNN
Lease Term:	15 Years
Average CAP Rate:	6.4%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Leasburg, North Carolina. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 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 is currently under construction with rent commencing in November 2019.

This Dollar General is highly visible as it is strategically positioned on US Highway 158 E. The ten mile population from the site is 20,480 while the three mile average household income is \$62,163 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 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. List price reflects a 6.4% cap rate based on NOI of \$101,352.



PRICE \$1,583,625



CAP RATE 6.4%



LEASE TYPE NNN



TERM 15 Years

INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- Four (5 Year) Options to Renew | 10% Rental Increases At Each
- Three Mile Household Income \$62,163
- Ten Mile Population 20,480
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 30 Consecutive Quarter of Same Store Sales Growth
- Only Dollar Store Within 9 Miles
- Only General Store Serving the Entire Community

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$101,352	\$11.14
Gross Income	\$101,352	\$11.14
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$101,352	\$11.14

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$101,352
Rent PSF:	\$11.14
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	11/1/2019
Lease Expiration Date:	10/31/2034
Lease Term Remaining:	15 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:
\$26.48 BILLION



STORE COUNT:
15,000+

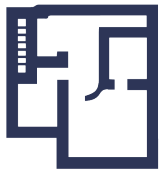


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	11/1/2019	10/31/2034	\$101,352.00	100.0	\$11.14
			Option 1	\$111,487.20		\$12.25
			Option 2	\$122,635.92		\$13.47
			Option 3	\$134,899.51		\$14.82
			Option 4	\$148,389.46		\$16.30
Totals/Averages	9,100			\$101,352		\$11.14



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$101,352



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$11.14



NUMBER OF TENANTS
1



DOLLAR GENERAL

7654 US 158 E, LEASBURG, NC 27291 



3.80% INCREASE
SAME STORE SALES Q1



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019

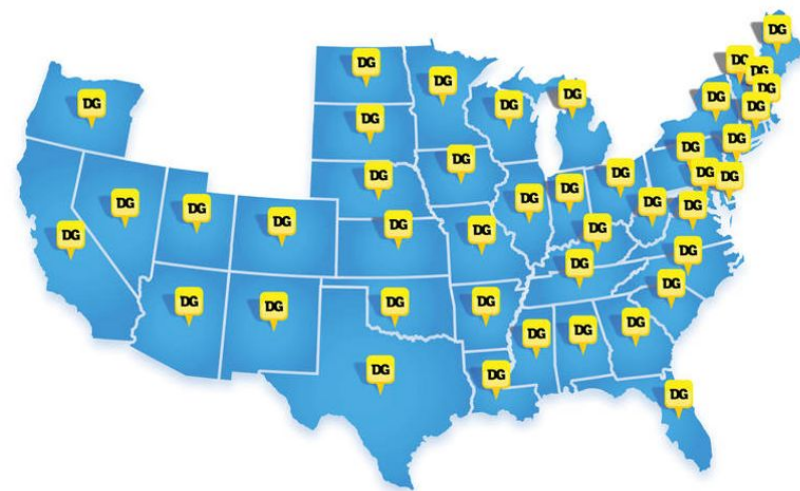


80 YEARS
IN BUSINESS



30 QUARTERS
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 15,000+ stores with more than 130,000 employees, located across 44 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, now they are expanding into more densely populated areas. Opening over 900 stores in 2018, with an expected 975 opening for 2019. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

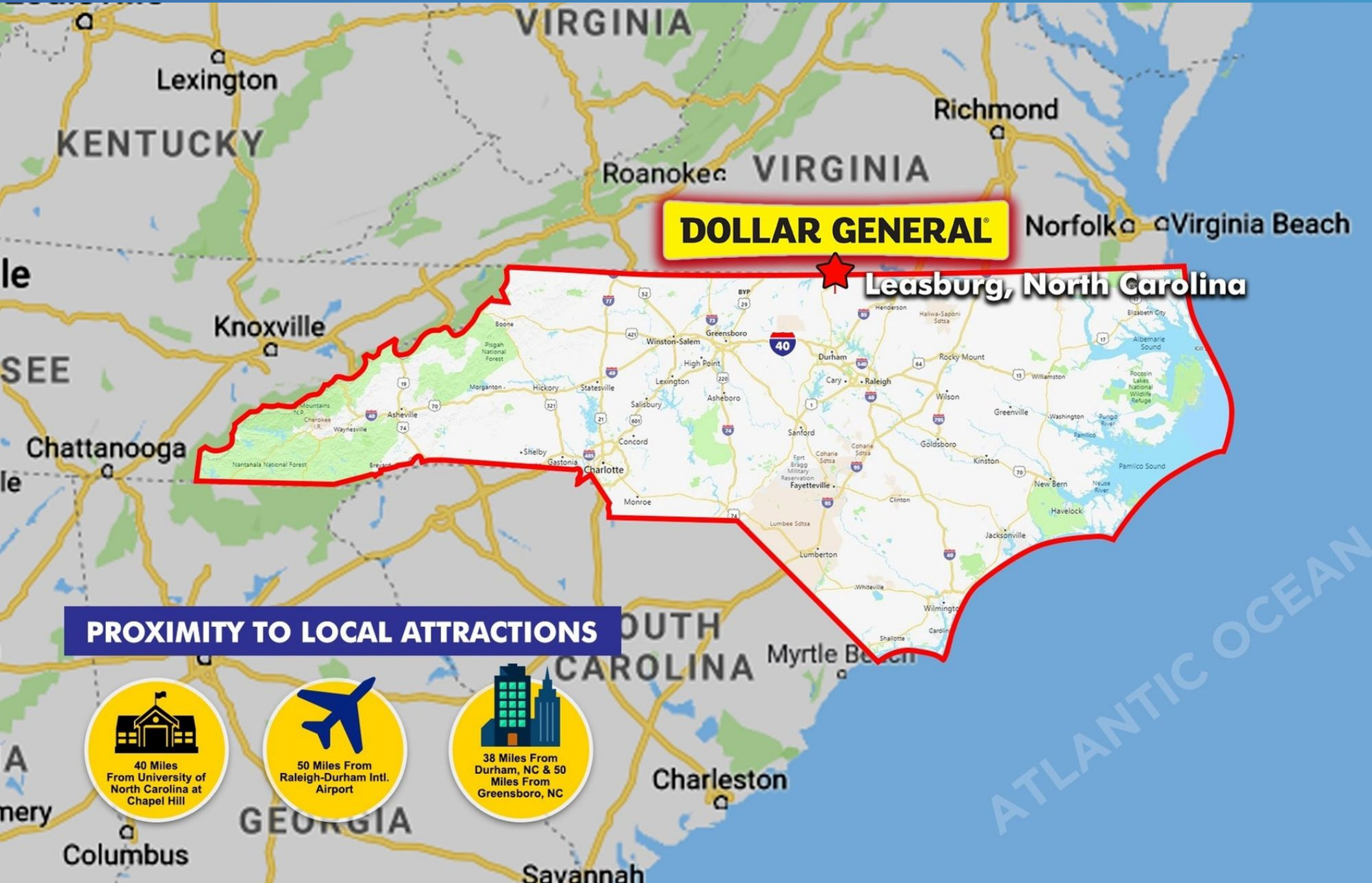


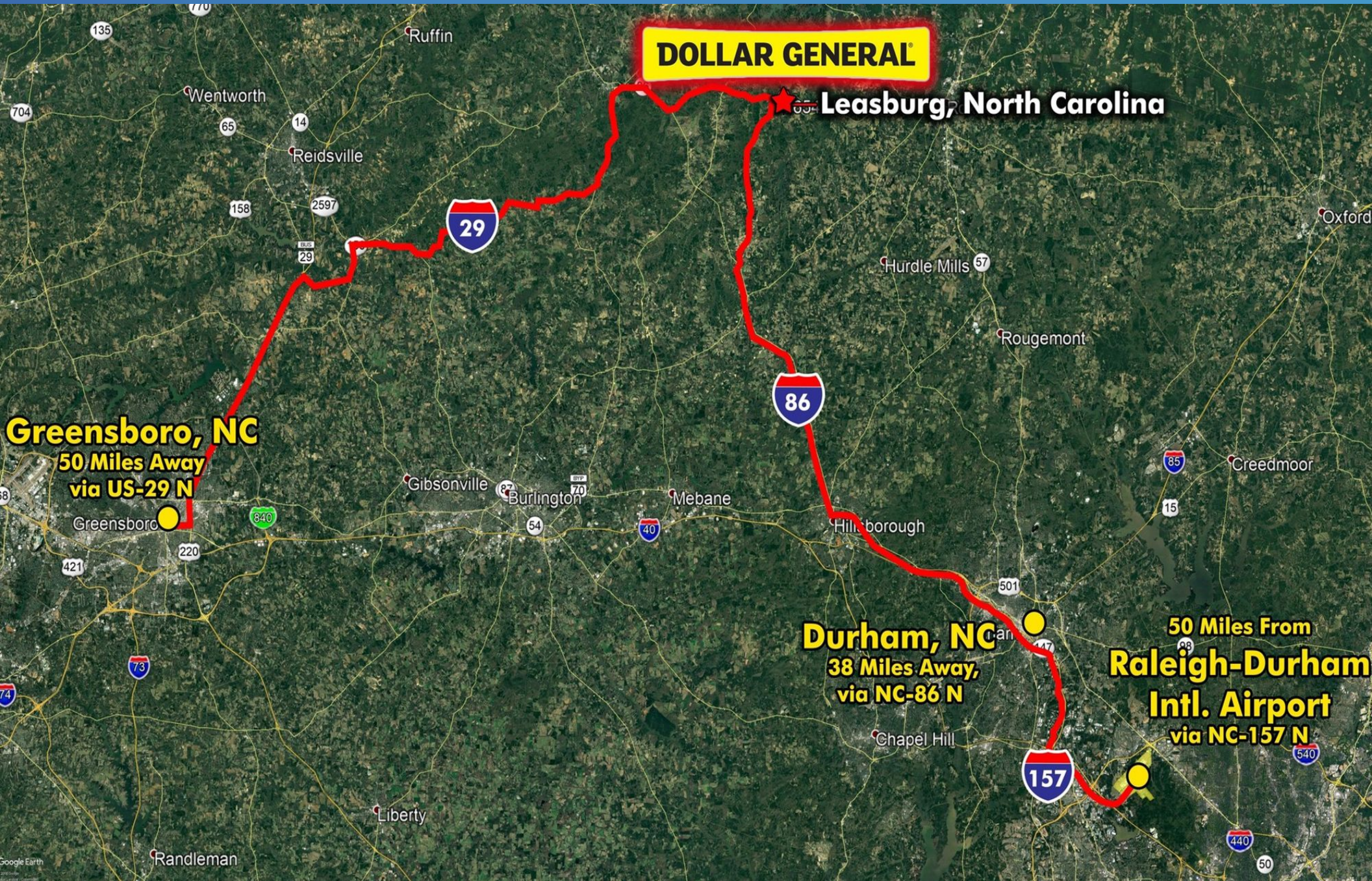
15,000 STORES ACROSS 44 STATES

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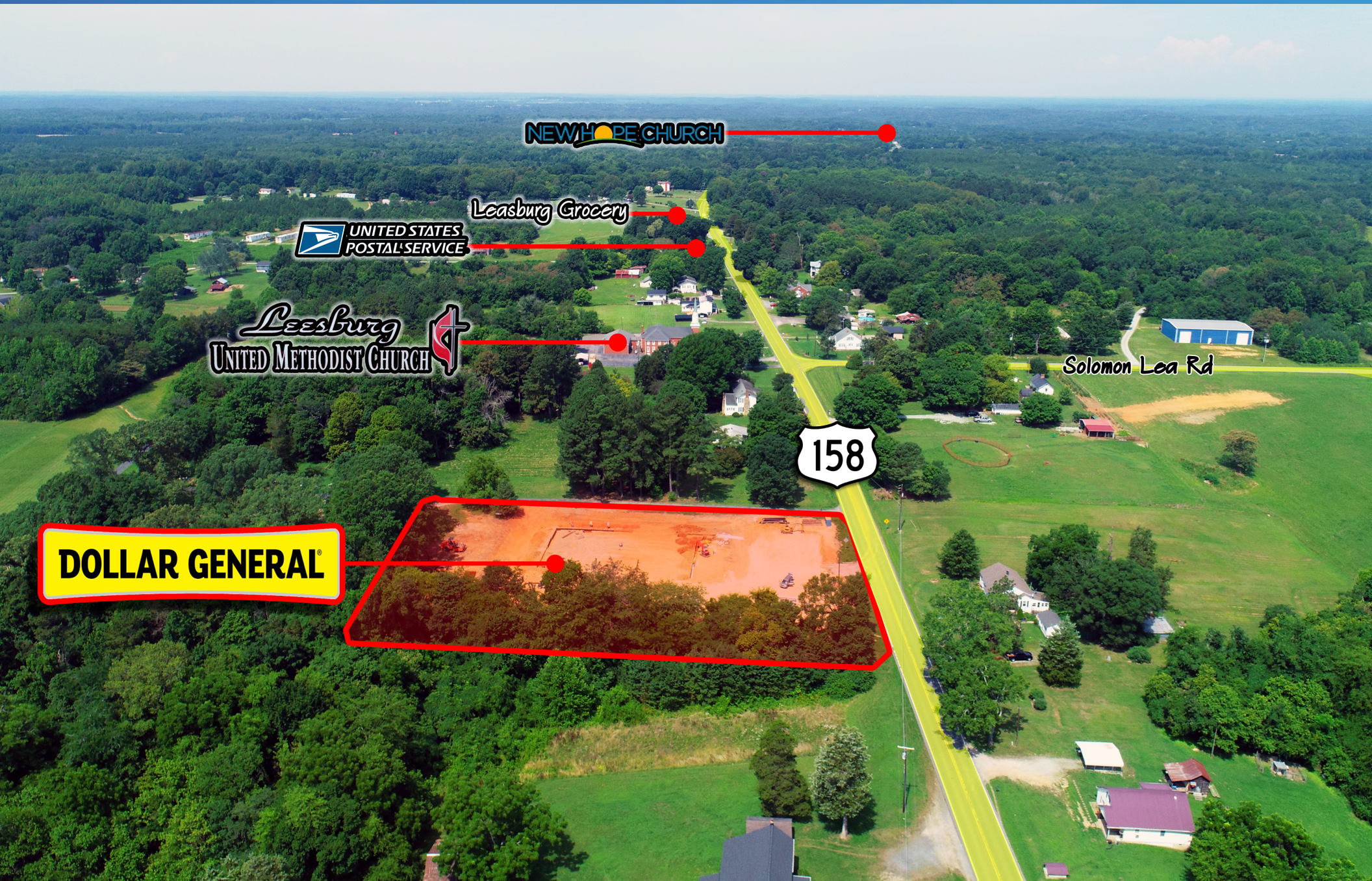
Leasburg, North Carolina

Greensboro, NC
50 Miles Away
via US-29 N

Durham, NC
38 Miles Away,
via NC-86 N

50 Miles From
**Raleigh-Durham
Intl. Airport**
via NC-157 N





DOLLAR GENERAL®



Leasburg is a town and the former county seat of Caswell County, North Carolina. It was named in honor of longtime resident William Lea. When Caswell County was created in 1777, the area that would become Leasburg was named as the county seat; however a county courthouse was not built on the site until 1784 after the American Revolutionary War. When the area around the courthouse began to develop, the community decided to incorporate. The town of Leasburg was officially recognized by the North Carolina General Assembly in 1788. When the eastern section of Caswell County split and became Person County, a more geographically central location for the Caswell county seat was needed; so, in 1792 the courthouse was moved to an area which became known as "Caswell Court House" (pictured above), which later changed its name to Yanceyville. Leasburg continued to develop after the courthouse relocation and eventually became known as the regional center for education. Numerous mills, factories, and farms prospered in the town until competition nearby from Durham doomed the area's tobacco industry. The Civil War left Leasburg in ruin, although many antebellum residences still remain.

Famous former residents of Leasburg include Solomon Lea, the son of William Lea and the first president of Greensboro College, and Jacob Thompson, who served under President James Buchanan as Secretary of the Interior. Leasburg was also the birthplace of the short-lived Piedmont blues musician, Carolina Slim.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	888	2,469	20,480
Average Age	43.6	43.5	42.9
# Of Persons Per HH	2.4	2.4	2.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	365	1,004	8,327
Average HH Income	\$62,163	\$62,725	\$52,097
Median House Value	\$144,074	\$141,713	\$126,490
Consumer Spending (Thousands)	\$9,172	\$25,286	\$182,609





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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