



## **DOLLAR GENERAL | UPGRADED FACADE**

**FREEDMAN GROVE RD & OCEAN HWY, FLEMING, GA 31309**

ACTUAL RENDERING

**30445 Northwestern Highway, Suite 275**  
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fortisnetlease.com

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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.

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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:

### STEVE MILLER

MILLER REALTY SERVICES, INC,

GA #11102

## INVESTMENT SUMMARY

List Price:	\$1,567,500
Current NOI:	\$100,320.00
Initial Cap Rate:	6.4%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$172.25
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.4%



**PRICE** \$1,567,500



**CAP RATE** 6.4%



**LEASE TYPE** Absolute NNN



**TERM** 15 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF Dollar General store located in Fleming, GA, just outside of Savannah. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (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 under construction, with rent scheduled to commence in November 2019.

This Dollar General is highly visible as it is strategically positioned at the corner of Freedman Grove Road and Ocean Highway which sees 16,795 cars per day. The ten mile population from the site exceeds 34,170, while the three mile average household income exceeds \$61,600 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 brand new 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 6.40% cap rate based on NOI of \$100,320.

## INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN 15 Year Lease
- Zero Landlord Responsibilities
- Upgraded Facade
- 2 Points of Ingress and Egress
- Four (5 Year) Options | 10% Increases at Each
- Three Mile Household Income \$61,601
- Ten Mile Population Exceeds 34,170
- 16,795 Cars Per Day on Ocean Highway
- Investment Grade Dollar Store
- Dollar General Reported 30 Consecutive Quarter of Same Store Sales Growth
- Only 30 Miles Outside of Savannah, Georgia

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$100,320	\$11.02
<b>Gross Income</b>	<b>\$100,320</b>	<b>\$11.02</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$100,320</b>	<b>\$11.02</b>

## PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	16,795
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype - Upgraded Facade
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$100,320
Rent PSF:	\$11.02
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	11/11/2019
Lease Expiration Date:	11/30/2034
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+

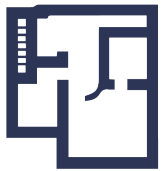


**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	11/11/2019	11/30/2034	\$100,320	100.0	\$11.02
			Option 1	\$110,352		\$12.12
			Option 2	\$121,387		\$13.34
			Option 3	\$133,526		\$14.67
			Option 4	\$146,878		\$16.14
<b>Totals/Averages</b>	<b>9,100</b>			<b>\$100,320</b>		<b>\$11.02</b>



TOTAL SF  
9,100



TOTAL ANNUAL RENT  
\$100,320



OCCUPANCY RATE  
100%



AVERAGE RENT/SF  
\$11.02



NUMBER OF TENANTS  
1



# DOLLAR GENERAL

FREEDMAN GROVE RD & OCEAN HWY, FLEMING, GA 31309

FORTIS NET LEASE™



**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**



## PROXIMITY TO POINTS OF INTEREST



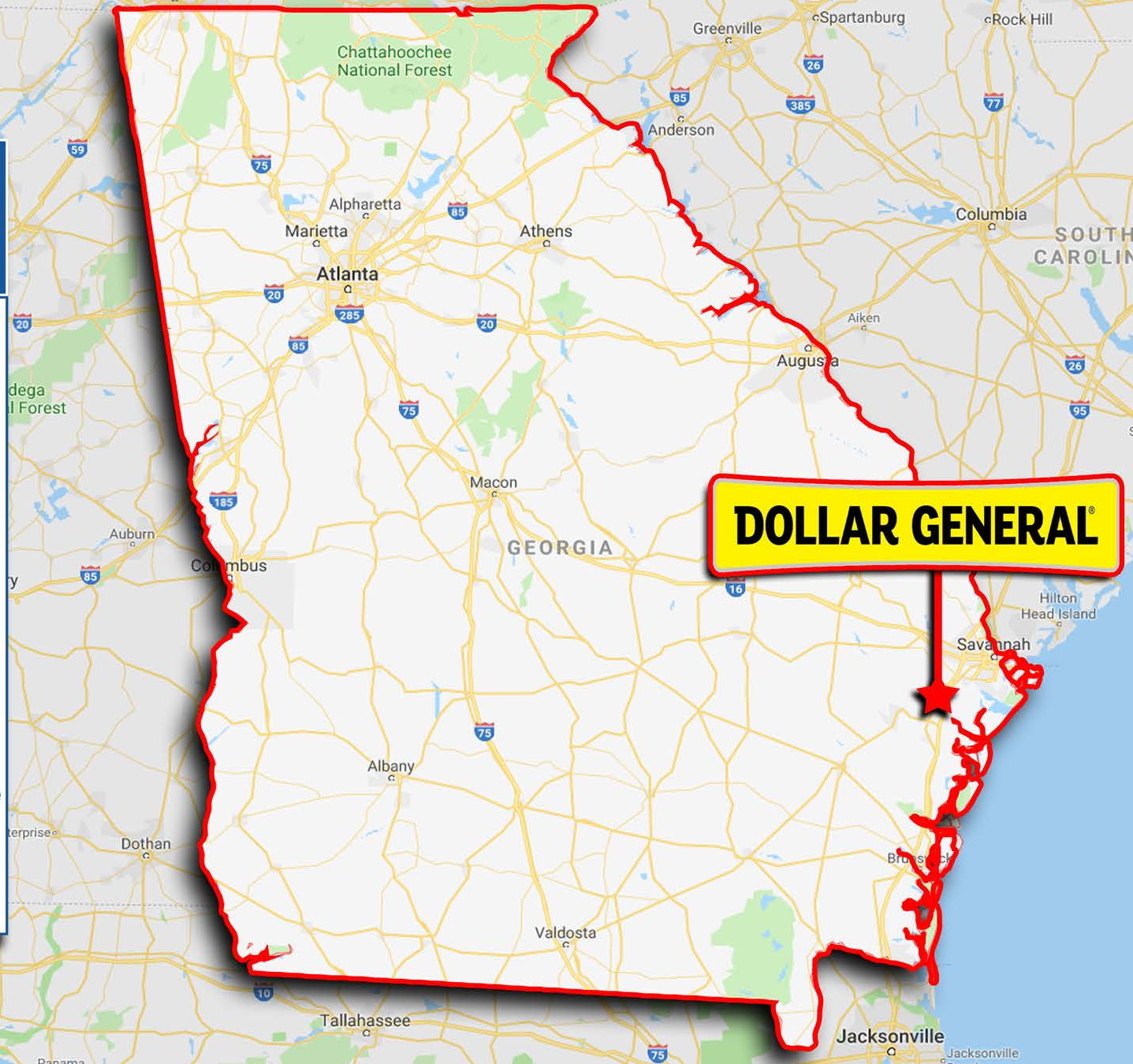
**Savannah-Hilton  
Head Airport**  
25 Miles



**Savannah,  
Georgia**  
30 Miles



**Savannah State  
University**  
31 Miles





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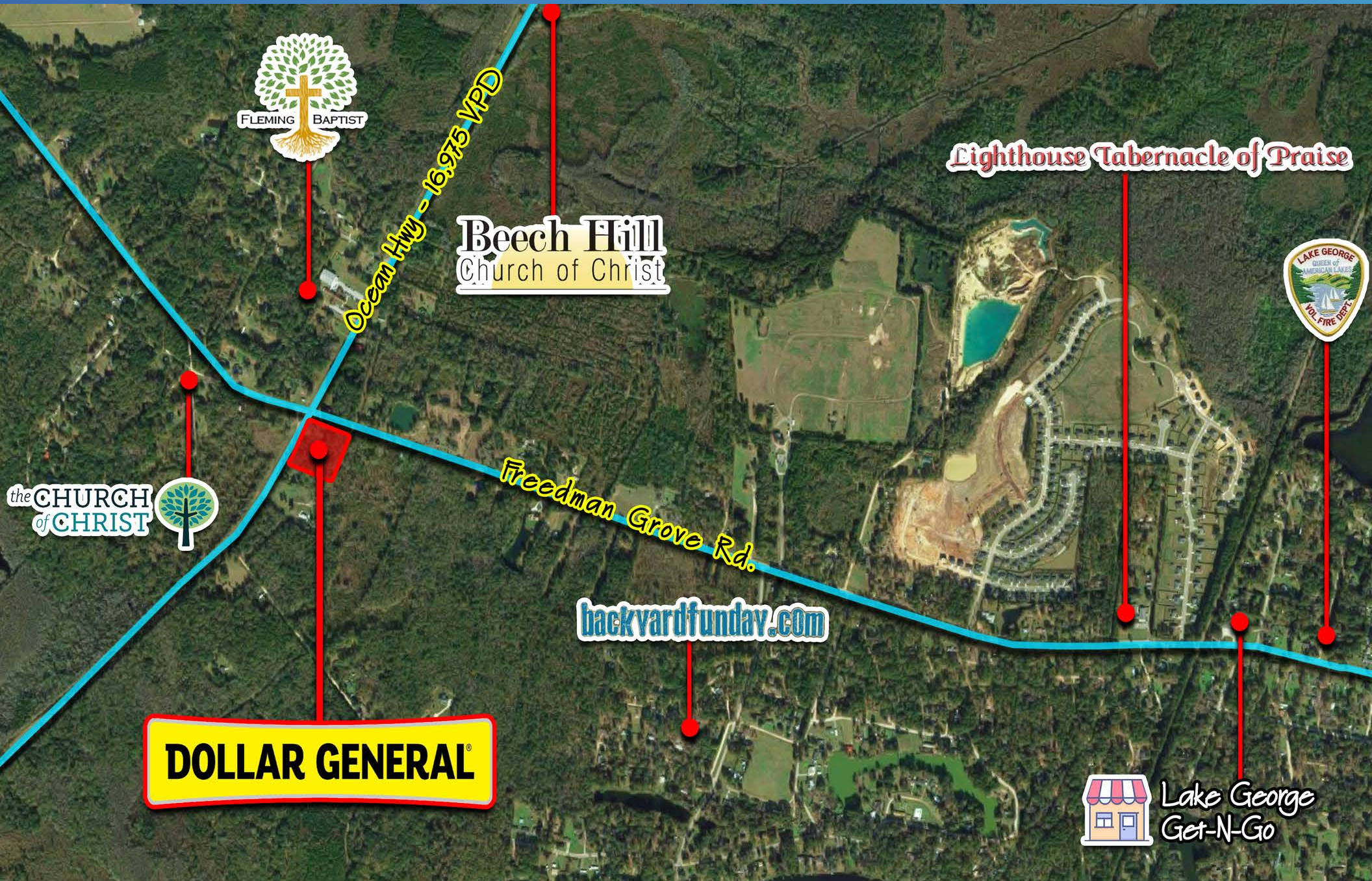
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FORTIS NET LEASE™



Ocean Hwy - 16,975 VPD

Beech Hill  
Church of Christ

Lighthouse Tabernacle of Praise



Freedman Grove Rd.

backyardfunday.com

**DOLLAR GENERAL®**



Lake George  
Get-N-Go



Fleming is an unincorporated community in Liberty County, Georgia. Liberty County is part of the Hinesville, Georgia Metropolitan Statistical Area, which is also included in the Savannah-Hinesville-Statesboro, Georgia Combined Statistical Area.

Residents can swim in the ocean and cast shrimp nets in the marshes. Families can hike or bike coastal trails to wind down and disconnect. Yet Liberty County, a mecca for manufacturers and businesses, is connected to the globe by a network of interstates, rails, air and sea ports.

Highly trained engineers, who spend the week manufacturing parts that keep our high-tech world spinning, spend Saturday mornings engineering the perfect golf swing. U.S. Army soldiers, proudly wearing the uniform of freedom, walk the busy business districts of Liberty County, home centuries ago of two signers of the Declaration of Independence. Liberty County is a fascinating portrait of the old South and the new, of comforting tradition and of well-planned cutting-edge progress.

Our visionary leaders preserved what is best about our historic, coastal community, while carefully managing incredible growth and preparing for this new century with futuristic schools, technology and infrastructures. Welcome to Liberty County! We are sure you will love it as much as we do!

Liberty County, Georgia has rich history and is home to many attractions for of which visitors can take advantage. Explore Fort Morris State Park (pictured above), the Midway Museum, or The Liberty Trail – just to name a few!

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	5,230	8,018	34,174
Average Age	38.8	37.6	34.8
# Of Persons Per HH	2.5	2.6	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,032	3,002	12,227
Average HH Income	\$61,601	\$64,788	\$81,968
Median House Value	\$152,155	\$147,809	\$209,118
Consumer Spending (Thousands)	\$47,878	\$72,381	\$335,561





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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