



NEW DOLLAR GENERAL WITH RENT BUMPS!

ACTUAL SITE

7519 E MICHIGAN AVE., JACKSON, MI 49201

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Farmington Hills, MI 48334
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EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY

List Price:	\$2,155,328
Current NOI:	\$147,640.00
Initial Cap Rate:	6.85%
Land Acreage:	+/- 1.21
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$202.57
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.20%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 2025 BTS 10,640 SF. Dollar General **Plus** store located in Jackson, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate 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 has completed construction and **successfully opened** for business in July 2025!

This Dollar General is **highly visible** as it is strategically positioned on the **corner** of Eastland Street & Michigan Avenue which sees 3,639 cars per day. **This is the only dollar store serving the community!** The **5 mile population from the site is 29,969** and the **1 mile average household income is \$84,775 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. List price reflects a 6.85% cap rate based on NOI of \$147,640.



PRICE \$2,155,328



CAP RATE 6.85%



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**
- **2 Points of Ingress/Egress | Easily Accessible from 2 Streets**
- **2025 BTS Plus Size Construction | Now Open!**
- **Corner Location** | 3,639 Cars Per Day
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- **1 Mile Household Income \$84,775**
- **5 Mile Population 29,969**
- **The Only Dollar Store Serving This Community!**
- Investment Grade Dollar Store With “BBB” Credit Rating
- **Dollar General Corporate Guaranty**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$147,640.00	\$13.88
Gross Income	\$147,640.00	\$13.88
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$147,640.00	\$13.88

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.21 Acres
Building Size:	10,640 SF
Traffic Count:	7,065 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	45
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$147,683.00
Rent PSF:	\$13.88
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/14/2025
Lease Expiration Date:	7/31/2040
Lease Term Remaining:	14 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$42.7 BILLION



STORE COUNT:
20,900+



GUARANTOR:
DG CORP

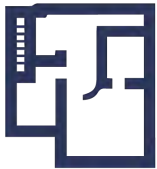


S&P:
BBB

NEW DOLLAR GENERAL WITH RENT BUMPS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	7/14/2025	7/31/2040	\$147,640.00	100.0	-	\$13.88
				\$155,022.00		8/1/2030	\$14.57
				\$162,773.10		8/1/2035	\$15.30
				Option 1		8/1/2040	\$16.06
				Option 2		8/1/2045	\$16.87
				Option 3		8/1/2050	\$17.71
Option 4	8/1/2055	\$18.60					
Option 5	8/1/2060	\$19.52					
Averages	10,640			\$155,145.03			\$14.58



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$147,683.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.58

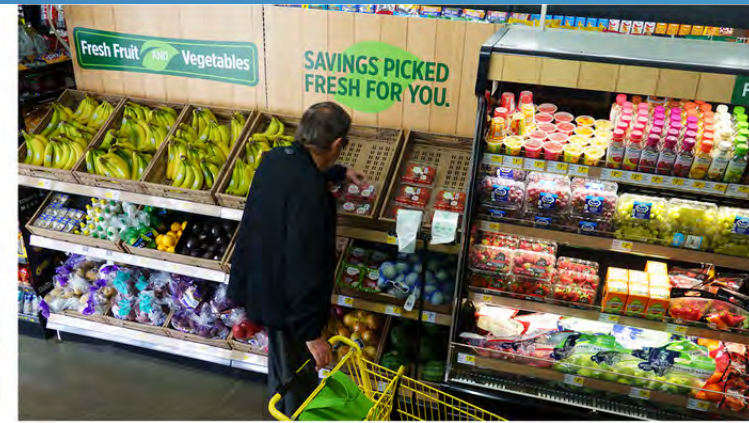


NUMBER OF TENANTS
1



NEW DOLLAR GENERAL WITH RENT BUMPS

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\$1.5 BILLION

2025 TOTAL NET INCOME



460 NEW STORES

OPENING IN 2026



\$42.7 BIL

2025 NET SALES



87 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 20,900+ stores with more than 195,000 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 581 new stores in 2025, and planning to open an additional 460 in 2026. 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.



20,900+ STORES ACROSS 48 STATES

NEW DOLLAR GENERAL WITH RENT BUMPS

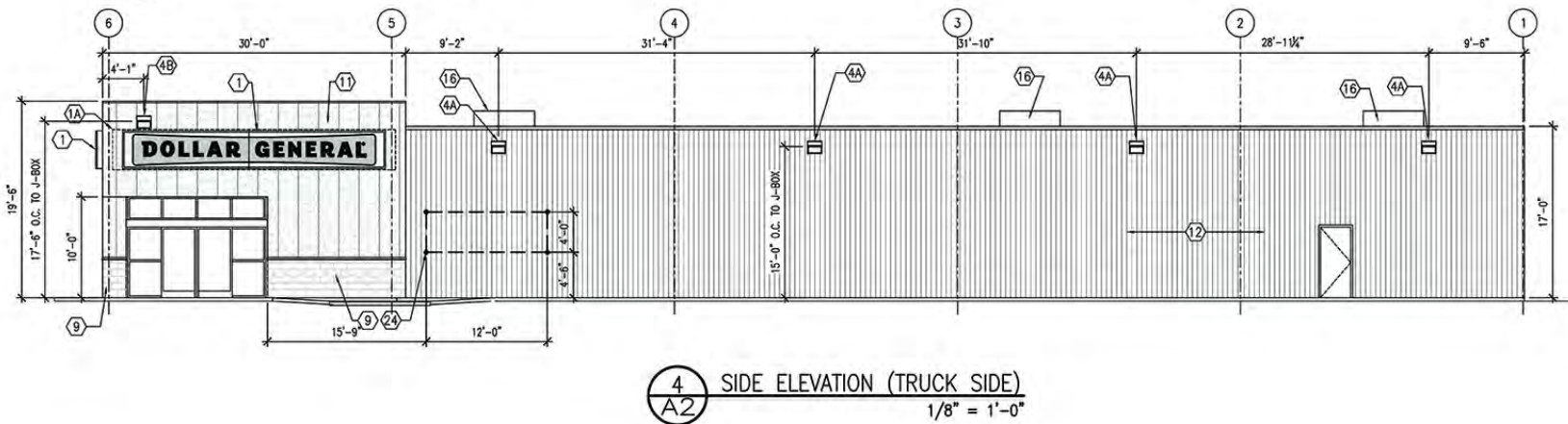
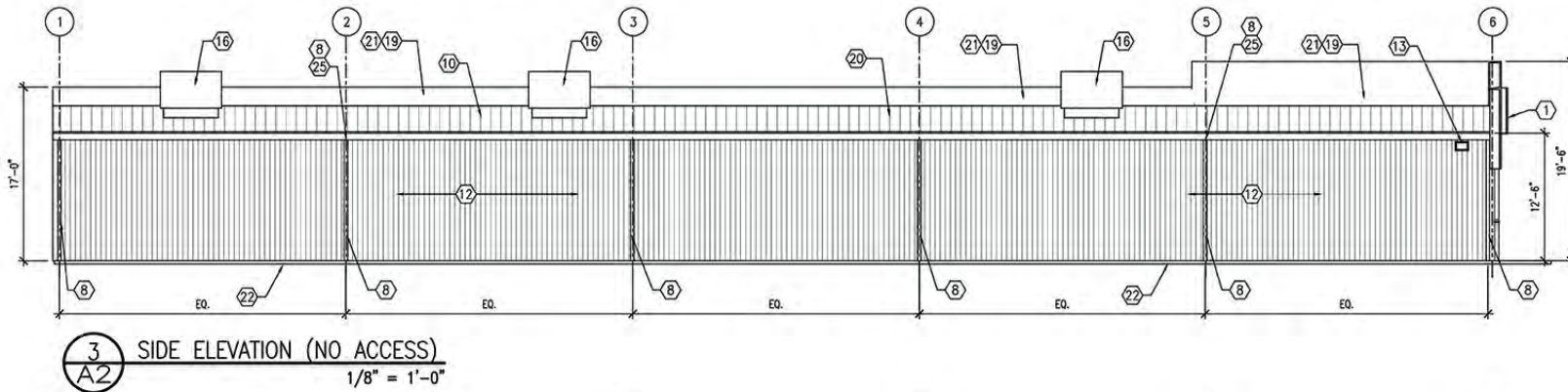
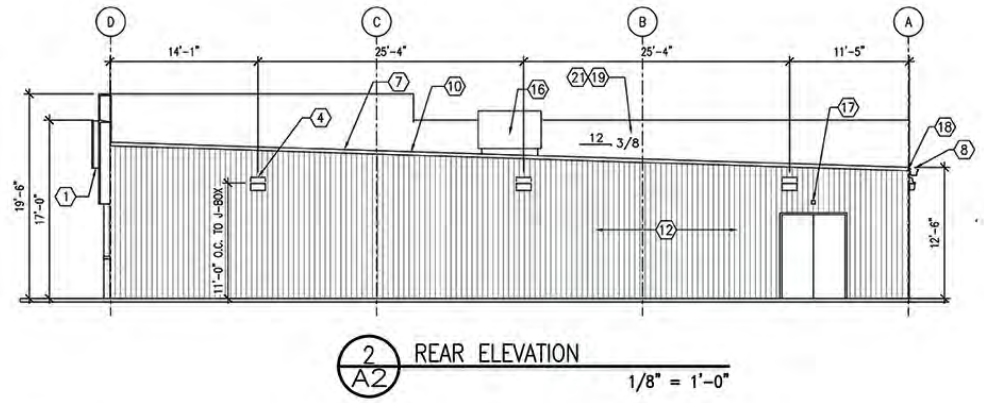
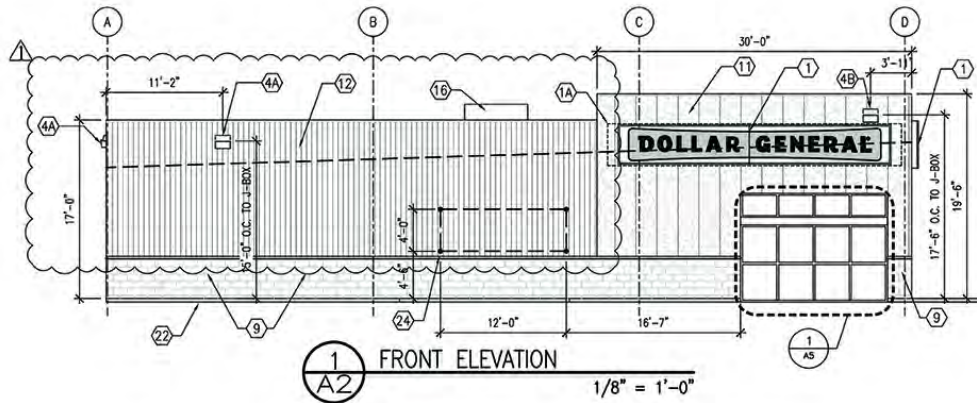
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 FORTIS NET LEASE™



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3,639 VPD E MICHIGAN AVE

EASTLAND ST

**DOLLAR
GENERAL**

NEW DOLLAR GENERAL WITH RENT BUMPS

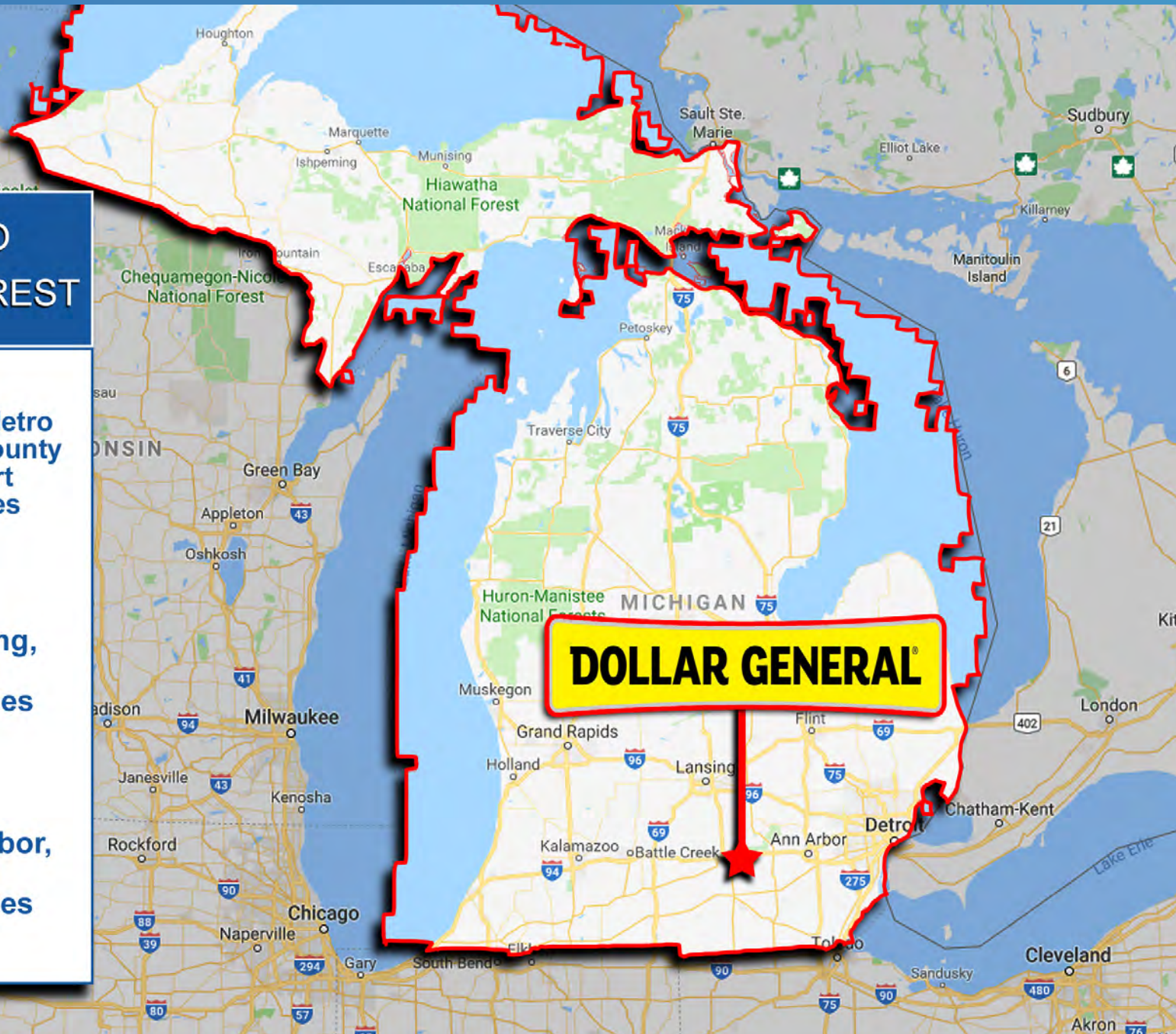
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**PROXIMITY TO
POINTS OF INTEREST**

 **Detroit Metro
Wayne County
Airport
56 Miles**

 **Lansing,
MI
45 Miles**

 **Ann Arbor,
MI
32 Miles**



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FORTIS NET LEASE™



NEW DOLLAR GENERAL WITH RENT BUMPS

7519 E MICHIGAN AVE., JACKSON, MI 49201



Handcrafted Steam

Rudy's
FUEL420
Monster
A & B
919-413-3227

TITAN
RESTORATION
& RECOVERY

Kia of Jackson
McDonald's
meijer
AT&T
MENARDS
MERCER
ups
O'Reilly
AUTO PARTS

Boyd's
Gillets Lake Public Access
MID MICHIGAN COLLEGE
WASHCOM

Jts Jackson Truck Service
Omni
MERCER
NTM
Aeropost Credit Union

garner ne media

DEFUGGED COMPUTERS, LLC

BEARD STATION

SUBJECT PROPERTY
DOLLAR GENERAL

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FORTIS NET LEASE™



Keicher Elementary School
Michigan Center Jr/Sr High School

DQ
Dunkin'
Los Teros Amigos

Grande Golf Club

PAGE ONE Storage Sense
ALLEN FENCE COMPANY
Blue Water Pools
gerber COLLISION & GLASS
A & B GARAGE CLEANING
Passion

MENARDS
Rudy's
TC POWER SPORTS
BURGER KING
KIA JACKSON
Monster Motors.com
FUEL420

DEFUGGED COMPUTERS, LLC

BEARD STATION

TITAN RESTORATION & RECOVERY

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Jackson, Michigan is a vibrant city located in south-central Michigan, about 40 miles west of Ann Arbor and 35 miles south of Lansing. Known as the birthplace of the Republican Party, Jackson is rich in historical significance and offers a mix of small-town charm and urban amenities. The downtown area features a growing arts and culture scene, with galleries, local shops, restaurants, and the historic Michigan Theatre.

Outdoor enthusiasts enjoy access to numerous parks and recreation areas, including Cascades Falls Park, which is home to a man-made waterfall and popular light shows. Jackson is also surrounded by scenic lakes and trails, making it a hub for boating, fishing, biking, and hiking.

With its blend of history, community spirit, and natural beauty, Jackson provides residents and visitors a welcoming and lively Midwestern experience.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	1,273	10,215	29,969
Median Age	42.7	43.4	40.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	500	4,168	12,113
Average HH Income	\$84,775	\$79,411	\$71,207
Median House Value	\$158,767	\$161,225	\$132,893
Consumer Spending	\$16.0 M	\$126.0 M	\$337.7 M



FNL

TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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