



NEW DOLLAR GENERAL PLUS WITH RENT BUMPS

ACTUAL STORE RENDERING

1416 LEVERETTE ROAD, WARNER ROBINS, GA 31088

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EXCLUSIVELY LISTED BY:

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NEW DOLLAR GENERAL PLUS WITH RENT INCREASES

1416 LEVERETTE ROAD, WARNER ROBINS, GA 31088 

INVESTMENT SUMMARY

List Price:	\$2,476,208
Current NOI:	\$154,763.00
Initial Cap Rate:	6.25%
Land Acreage:	+/- 2.03
Year Built	2026
Building Size:	10,640 SF
Price PSF:	\$232.73
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.57%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **brand new** 10,640 SF. Dollar General **PLUS** store located in Warner Robbins, Georgia. 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 is under construction with **rent and opening on track for a July 2026**.

This Dollar General is highly visible as it is strategically positioned off the **hard signalized corner** of Leverette Road (**seeing 6,029 cars per day**) and Houston Lake Road (**seeing 29,700 cars per day**). The **five mile population from the site is 124,214** and the one mile average household income is \$82,853 per year, making this location ideal for a Dollar General. This area is seeing great growth with the 5 mile population growth rate at 5.82% in addition to the **consumer spending being \$1.4 Billion!** 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 6.25% cap rate based on NOI of \$154,763.



PRICE \$2,476,208



CAP RATE 6.25%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **5% Rental Rate Increases Every 5 Years**
- **2026 BTS | Plus Size Construction**
- Five (5 Year) Options | 5% Rental Increase At Each Option
- One Mile Household Income \$82,853
- **Five Mile Population 124,214 | 5.82% Expected Growth**
- **Signalized Corner Location | 35,729 Cars Per Day at Intersection**
- Investment Grade Dollar Store with “BBB” Credit Rating
- **5 Mile Consumer Spending is \$1.4 Billion!**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$154,763.00	\$14.55
Gross Income	\$154,763.00	\$14.55
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$154,763.00	\$14.55

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 2.03 Acres
Building Size:	10,640 SF
Traffic Count 1:	29,700 - Houston Lake Rd
Traffic Count 2:	6,029 - Leverette Road
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$154,763.00
Rent PSF:	\$14.55
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/20/2026
Lease Expiration Date:	7/31/2041
Lease Term Remaining:	15 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:
\$42.7 BILLION



STORE COUNT:
20,900+



GUARANTOR:
DG CORP



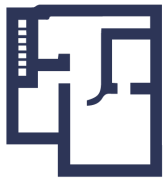
S&P:
BBB

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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	7/20/2026	7/31/2041	\$154,763.00	100.0	-	\$14.55
				\$162,501.15		8/1/2031	\$15.27
				\$170,626.21		8/1/2036	\$16.04
				Option 1		8/1/2041	\$16.84
				Option 2		8/1/2046	\$17.68
				Option 3		8/1/2051	\$18.56
Option 4	8/1/2056	\$19.49					
Option 5	8/1/2061	\$20.47					

Averages	10,640			\$162,630.12			\$15.28
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TOTAL SF
10,640



TOTAL ANNUAL RENT
\$154,812.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$15.28

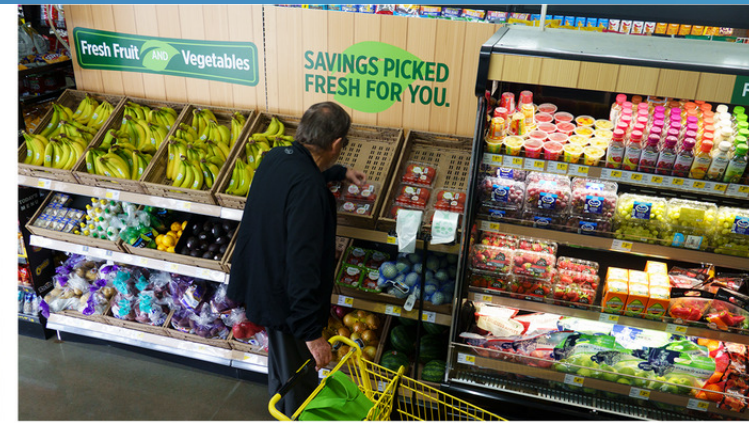


NUMBER OF TENANTS
1



NEW DOLLAR GENERAL PLUS WITH RENT INCREASES

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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

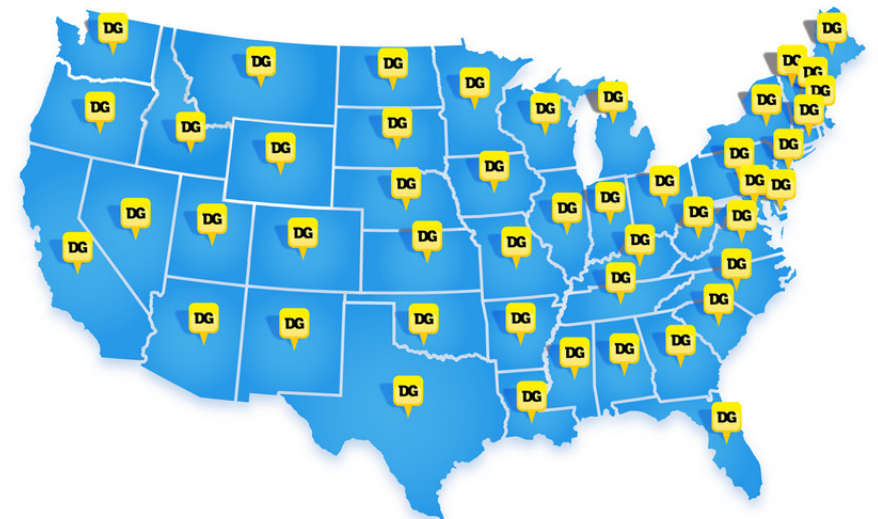
IN BUSINESS



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 PLUS WITH RENT INCREASES FORTIS NET LEASE™

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NEW DOLLAR GENERAL PLUS WITH RENT INCREASES FORTIS NET LEASE™

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PROXIMITY TO LOCAL ATTRACTIONS



93 Miles
Hartsfield-Jackson
Atlanta Int.
Airport



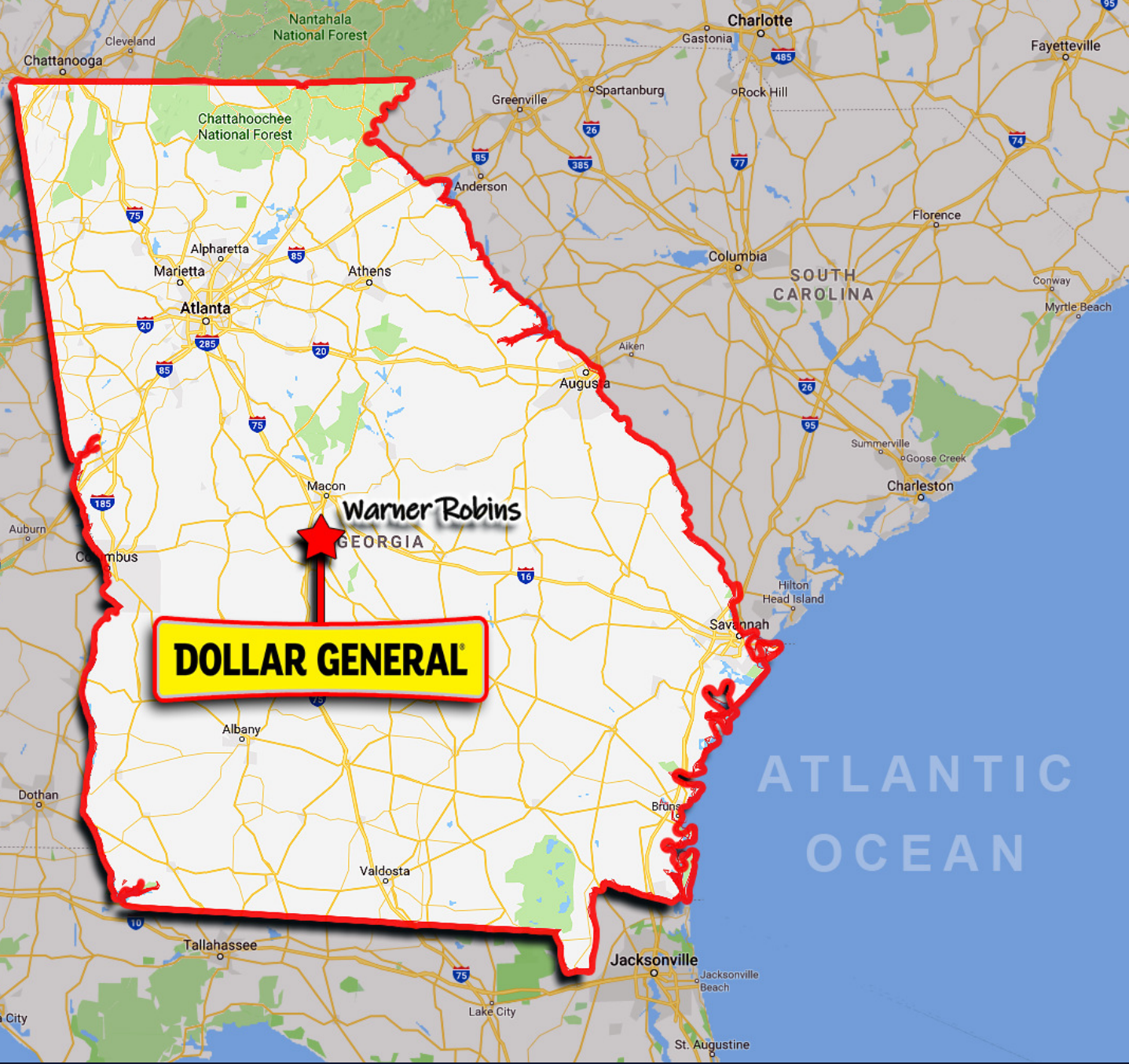
100 Miles
Atlanta,
GA



165 Miles
Savannah,
GA

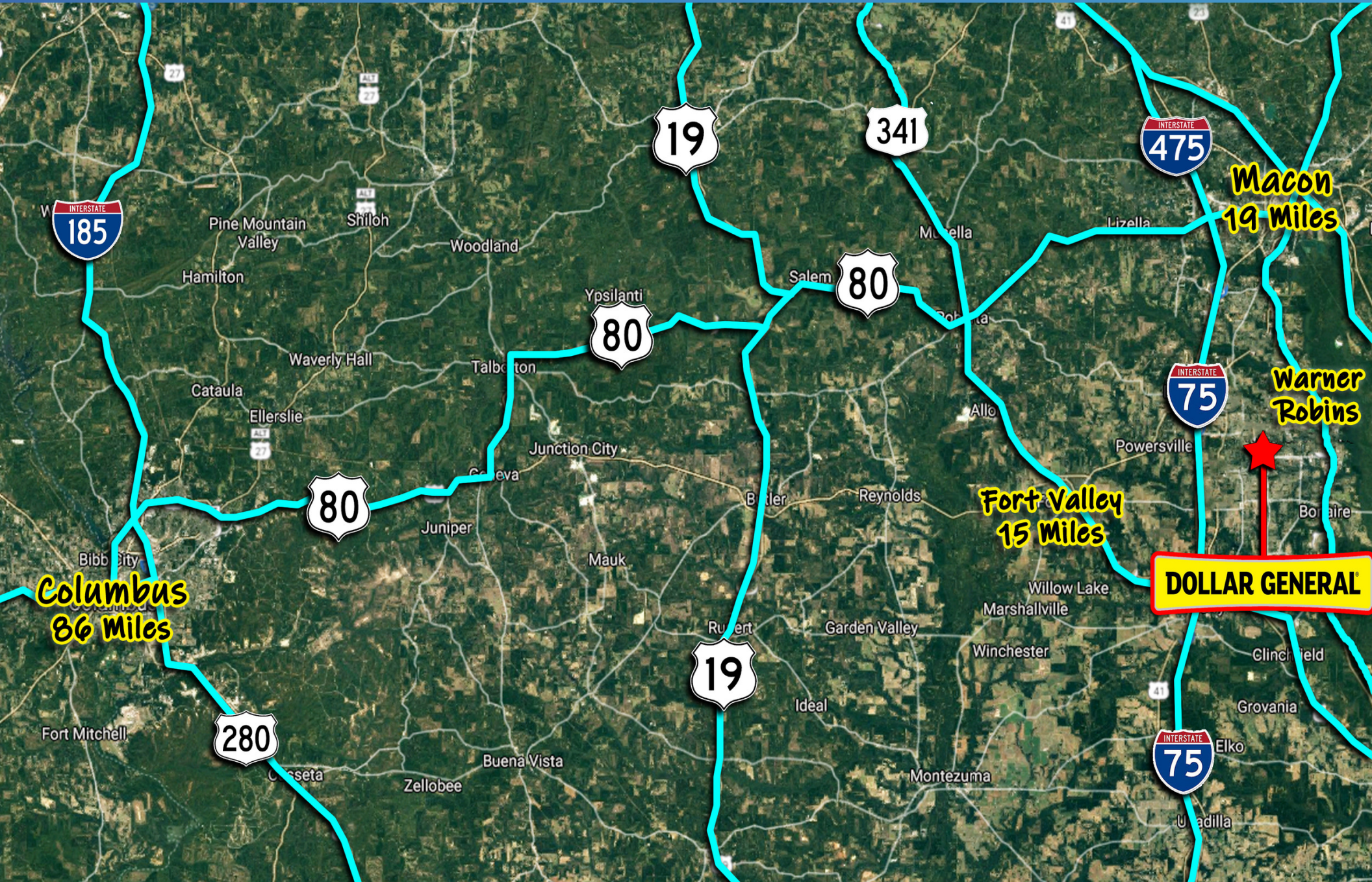


4.6 Miles
Middle GA State
University



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Warner Robins, Georgia, is a vibrant city located in central Georgia, approximately 100 miles south of Atlanta and just south of Macon. Nestled in Houston County (with a small portion extending into Peach County), Warner Robins is part of the growing Middle Georgia region. The city lies along Interstate 75 and U.S. Route 129, offering convenient transportation access to major cities and regional hubs.

Known as the "Home of Planes, Trains, and Heroes," Warner Robins is most famous for Robins Air Force Base—one of the largest employers in the state and a key pillar of the local economy. The base also houses the Museum of Aviation, one of the largest aviation museums in the country, attracting visitors year-round.

Warner Robins features a mix of suburban neighborhoods, commercial centers, and green spaces, with a mild Southern climate and a strong sense of community. The city's location provides a strategic balance of small-town charm and access to urban amenities, making it a central hub in Georgia's heartland.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	6,955	64,467	124,214
Total Population 2030	7,360	67,537	130,539
Population Growth Rate	5.82%	4.76%	5.09%
Median Age	37.8	37.5	37.4
Average Household Size	2.3	2.5	2.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,920	25,844	48,444
Average HH Income	\$82,853	\$86,024	\$86,548
Median House Value	\$174,491	\$190,270	\$196,873
Consumer Spending	\$80.6 M	\$755.7 M	\$1.4 B





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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