



BRAND NEW DOLLAR GENERAL PLUS | RENT BUMPS

ACTUAL STORE RENDERING

22804 US HWY 129, O'BRIEN, FL 32071

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Farmington Hills, MI 48334

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DOLLAR GENERAL PLUS WITH RENT BUMPS

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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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DOLLAR GENERAL PLUS WITH RENT BUMPS

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 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$3,008,683
Current NOI:	\$185,034.00
Initial Cap Rate:	6.15%
Land Acreage:	+/- 2.63
Year Built	2026
Building Size:	10,640 SF
Price PSF:	\$282.77
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.46%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2026 BTS** 10,640 SF. Dollar General **Plus** store located in O'Brien, Florida. 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 currently under construction with store opening & rent start on track for November 2026.

This Dollar General is **highly visible** as it is **strategically positioned** off of US Highway 129 **seeing 3,357 cars per day**, nestled among the neighboring homes. **It is the only dollar store serving this community!** The 10 mile population from the site is 14,940 and the 3 mile average household income is \$65,036 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 6.15% cap rate based on NOI of \$185,034.



PRICE \$3,008,683



CAP RATE 6.15%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **The Only Dollar Store Serving the Community!**
- Zero Landlord Responsibilities
- **2026 BTS Plus Size Construction | Opening Q3 2026**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- 3 Mile Household Income \$65,036
- **10 Mile Population 14,940 | Expected 7.20% Growth!**
- **3,357 Cars Per Day on Highway 129**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$185,034.00	\$17.39
Gross Income	\$185,034.00	\$17.39
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$185,034.00	\$17.39

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 2.63 Acres
Building Size:	10,640 SF
Traffic Count:	3,357 VPD
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Concrete
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$185,034.00
Rent PSF:	\$17.39
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/1/2026
Lease Expiration Date:	10/31/2041
Lease Term Remaining:	15 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

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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	11/1/2026	10/31/2041	\$185,034.00	100.0	-	\$17.39
				\$194,285.70		11/1/2031	\$18.26
				\$203,999.99		11/1/2036	\$19.17
			Option 1	\$214,199.99		11/1/2041	\$20.13
			Option 2	\$224,909.99		11/1/2046	\$21.14
			Option 3	\$236,155.49		11/1/2051	\$22.20
			Option 4	\$247,963.26		11/1/2056	\$23.30
			Option 5	\$260,361.43		11/1/2061	\$24.47
Averages	10,640			\$194,439.90			\$18.27



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$185,034.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$18.27



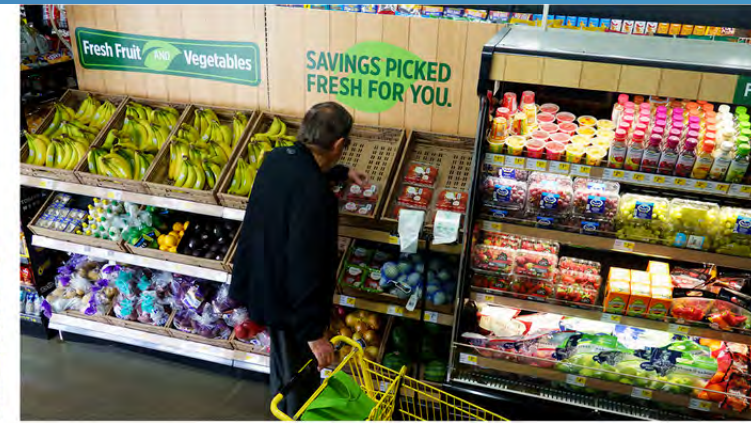
NUMBER OF TENANTS
1



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 FORTIS NET LEASE™



\$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.

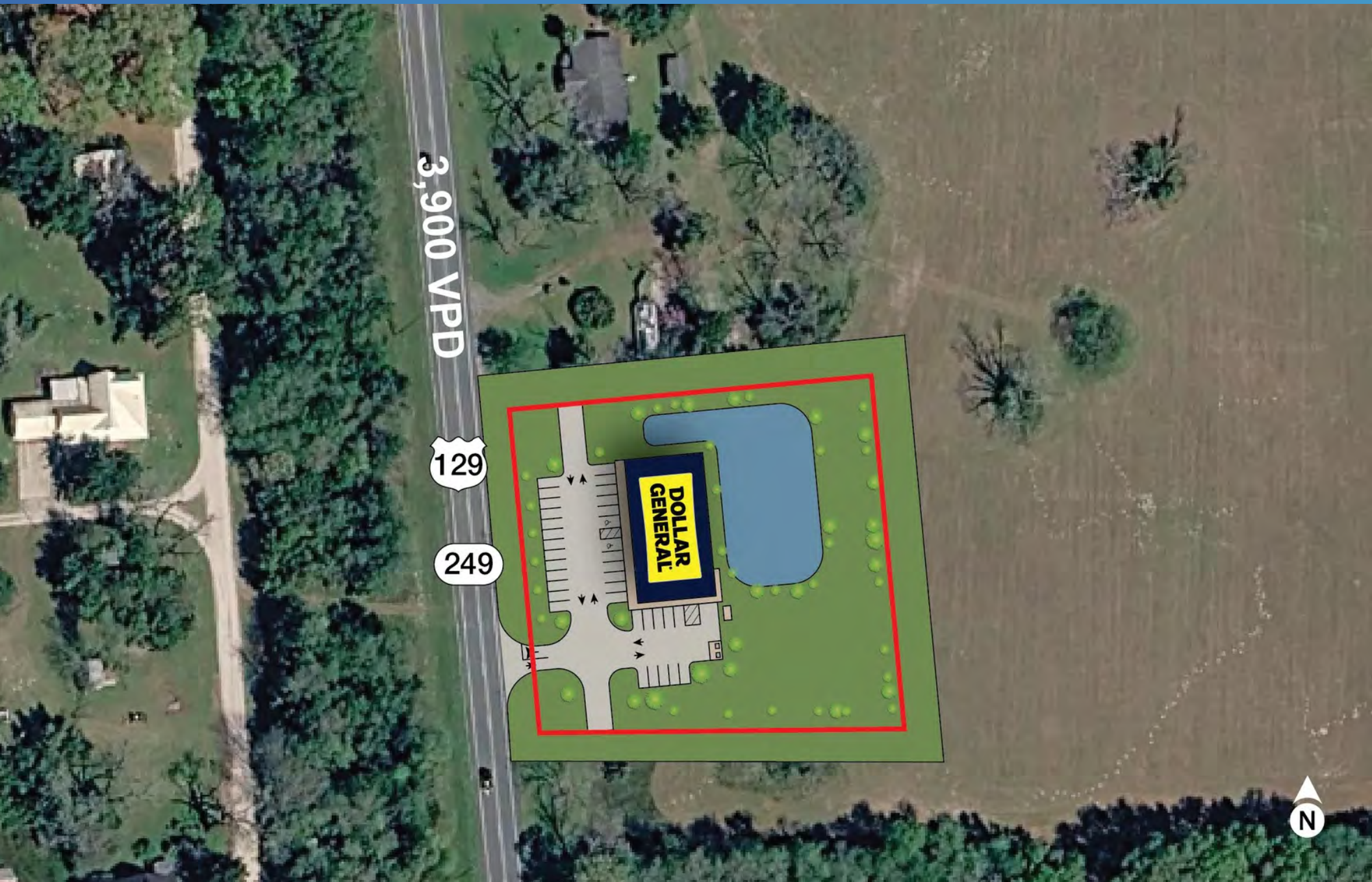


20,900+ STORES ACROSS 48 STATES

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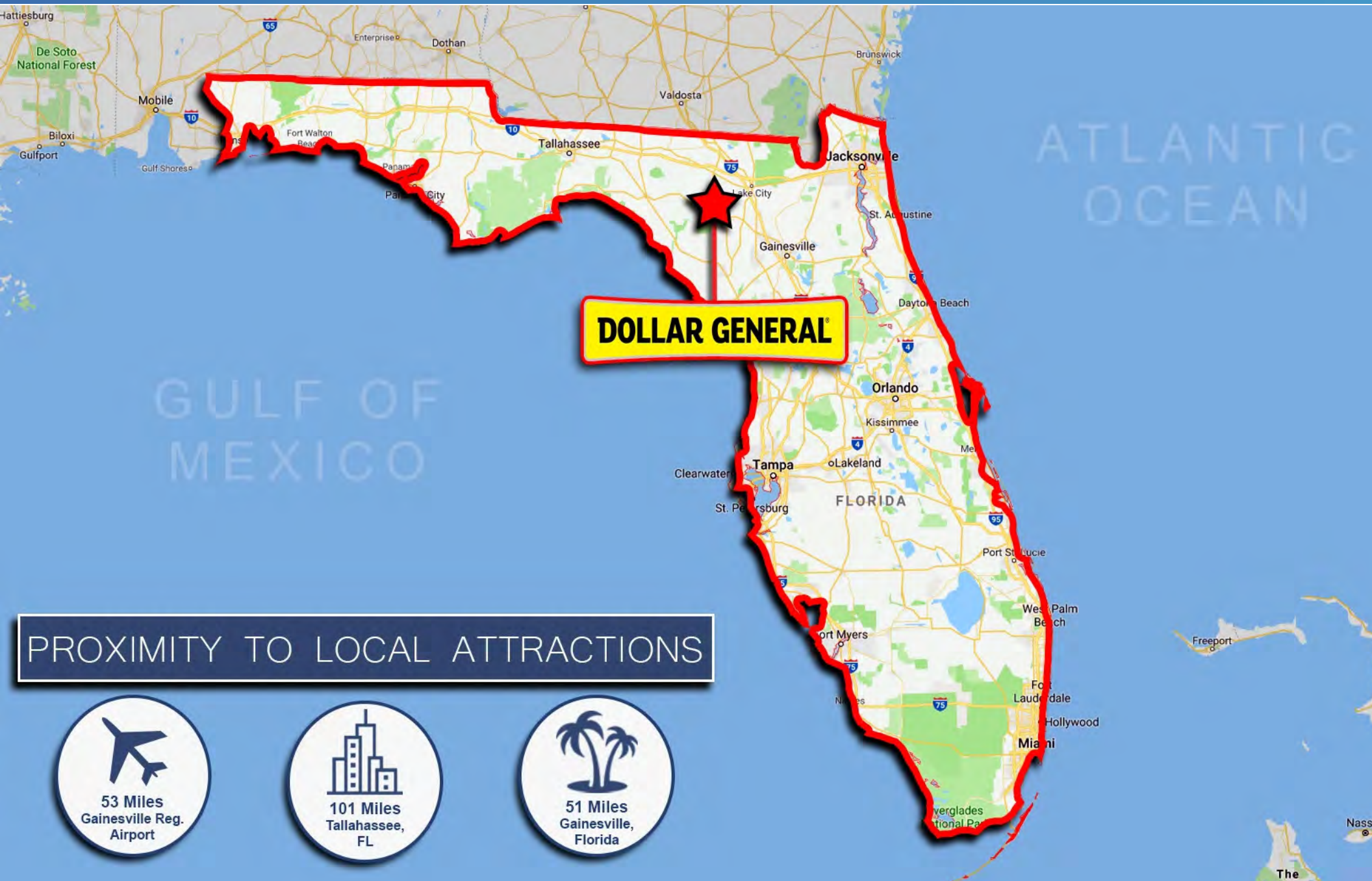
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DOLLAR GENERAL

PROXIMITY TO LOCAL ATTRACTIONS



53 Miles
Gainesville Reg.
Airport



101 Miles
Tallahassee,
FL

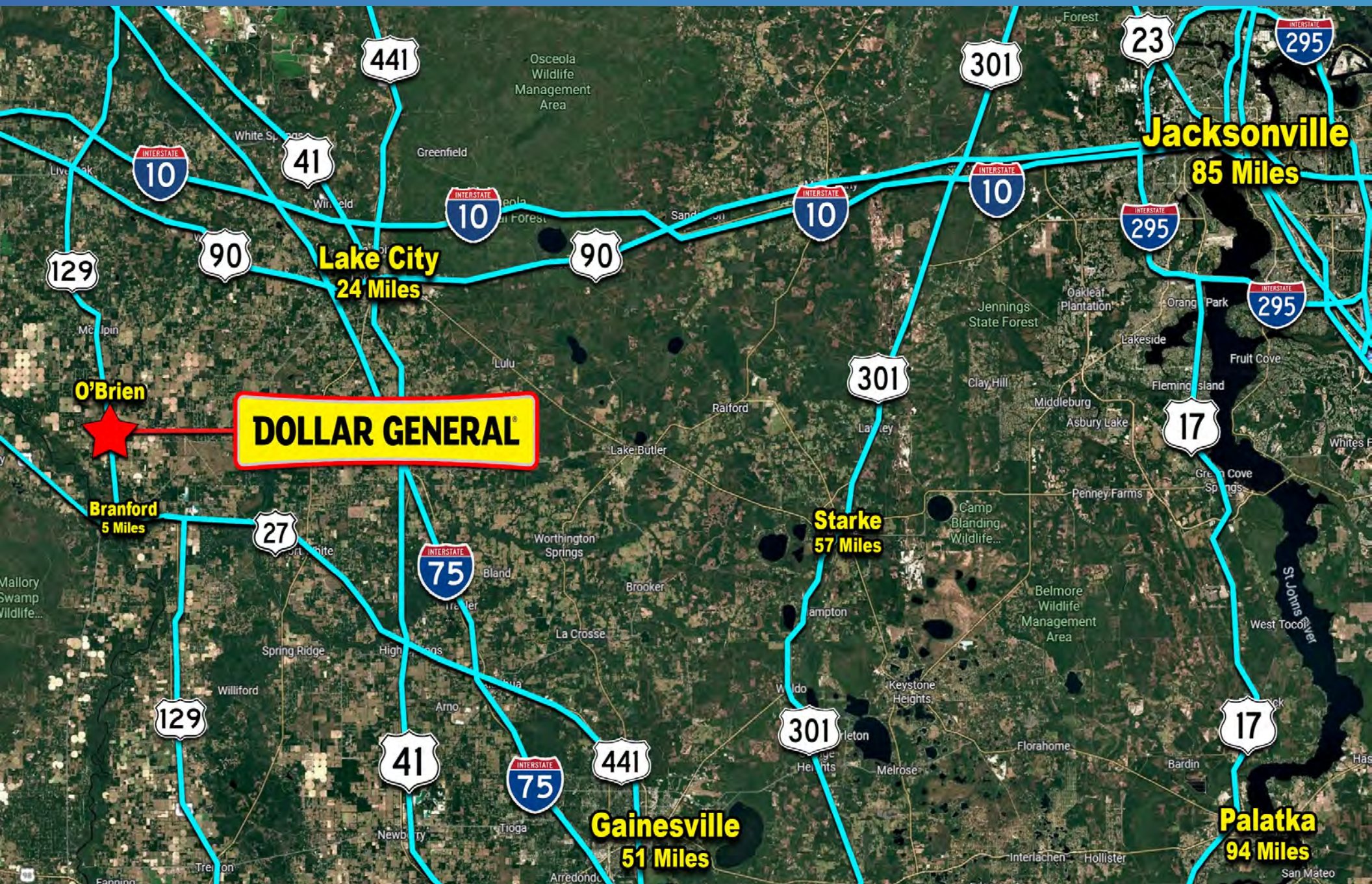


51 Miles
Gainesville,
Florida

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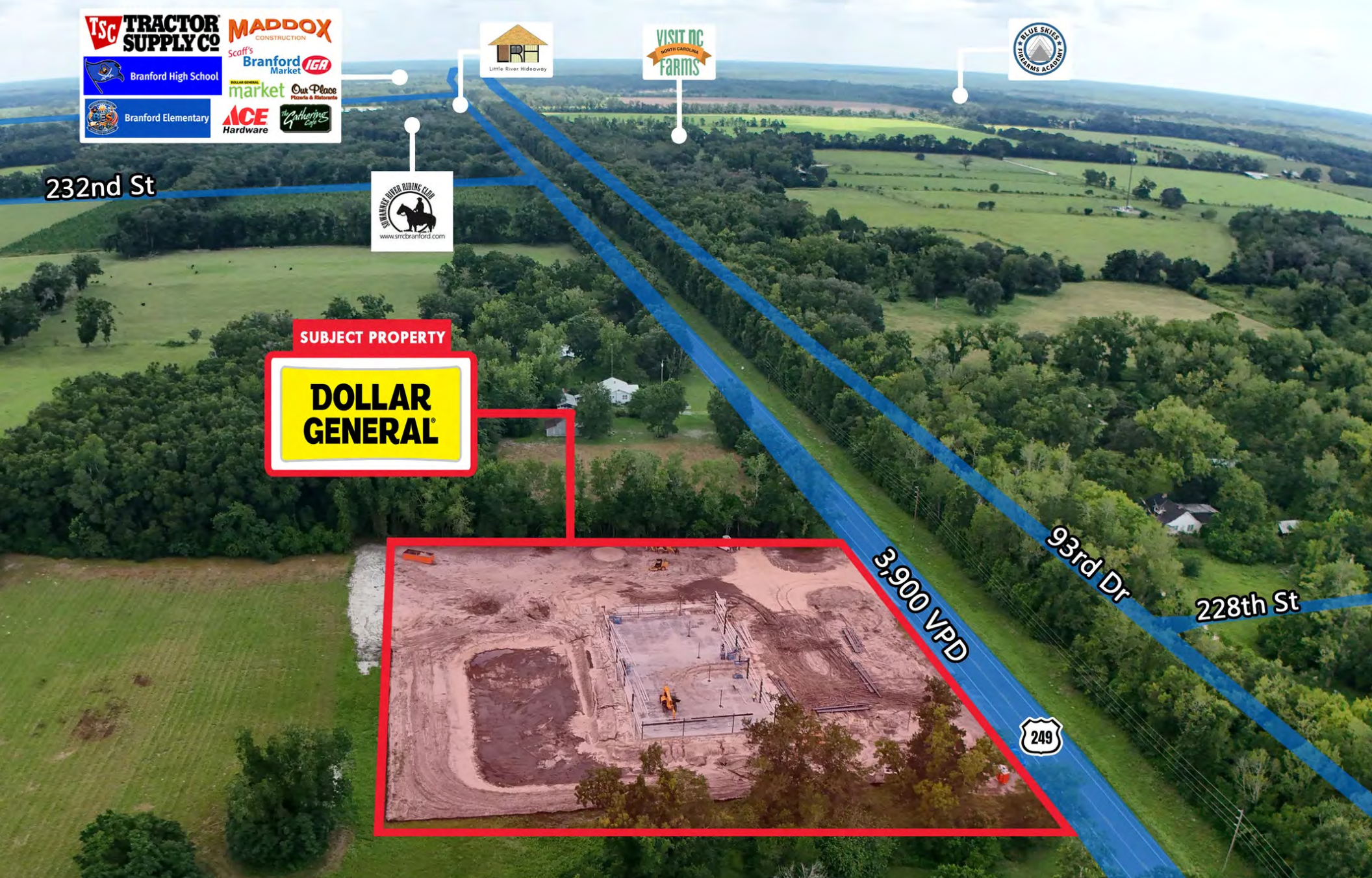
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 **FORTIS** NET LEASE™



O'Brien is a quiet, rural community in southern Suwannee County, located along U.S. Highway 129 at County Road 349, approximately 8 miles north of Branford and within convenient reach of Live Oak and Lake City.

Known for its peaceful countryside, abundant natural resources, and proximity to the Suwannee River and North Florida's renowned freshwater springs, O'Brien offers a relaxed, rural lifestyle while maintaining access to nearby communities for shopping, dining, healthcare, and other everyday services. The area is particularly attractive to residents seeking larger properties, agricultural opportunities, and outdoor recreation, with boating, fishing, hiking, swimming, and paddling opportunities throughout the surrounding springs and river system.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	1,195	3,643	14,940
Total Population 2030	1,280	3,887	16,015
Population Growth Rate	7.11%	6.70%	720%
Median Age	46.1	46.1	47.1
# of Persons per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	485	1,469	5,943
Average HH income	\$65,036	\$68,699	\$76,824
Median House Value	\$204,545	\$199,875	\$190,047
Consumer Spending	\$13.5 M	\$40.7 M	\$168.6 M





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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