
# DOLLAR GENERAL

## 6013 US 98, SEBRING, FL 33876

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## INVESTMENT SUMMARY

| | |
|---|---|
| List Price: | $742,141 |
| Current NOI: | $57,516.00 |
| Initial Cap Rate: | 7.75% |
| Land Acreage: | 2.6 |
| Year Built | 2004 |
| Building Size: | 7,280 SF |
| Price PSF: | $101.94 |
| Lease Type: | NN |
| Lease Term: | 5 Years |

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present the opportunity to acquire a single-tenant Dollar General located at 6013 US-98 in Sebring, Florida. The 7,280-square-foot store is situated on a 2.6-acre parcel and is secured by a new 5-year Double Net (NN) lease commencing in October 2025 and expiring in October 2030. Offered at $742,141, the asset generates an annual Net Operating Income of $57,516, representing an attractive 7.75% cap rate. The NN lease structure provides investors with minimal landlord responsibilities and stable cash flow from one of the nation's leading discount retailers.

The lease includes two 5-year renewal options, each featuring a 10% rental increase, creating a built-in hedge against inflation and enhancing long-term income growth potential. Strategically positioned along US-98, the property benefits from strong visibility and convenient access within the Sebring market. Backed by Dollar General's established operating model and commitment to serving rural and suburban communities, this investment offers a compelling combination of dependable income, contractual rent growth, and long-term tenant occupancy.

**PRICE** $742,141

**CAP RATE** 7.75%

**LEASE TYPE** NN

**TERM REMAINING** 4+ Years

## INVESTMENT HIGHLIGHTS

- New 5-year NNN lease term commencing in October 2025 and providing stable cash flow through October 2030.
- **This store was remodeled in 2024 | Showing long term investment into the site**
- Attractive offering price of $742,141 with an 7.75% cap rate and annual NOI of $57,516.
- **Two 5-year renewal options provide extended income potential beyond the primary lease term.**
- Contractual 10% rent increases at each option period support long-term revenue growth.
- **Large 7,280-square-foot store situated on a 2.6-acre parcel with ample site size and visibility.**
- Tenant Pays an Additional $375/Month for CAM
- **Occupied by Dollar General, one of the largest discount retailers serving rural and suburban markets nationwide.**

## FINANCIAL SUMMARY

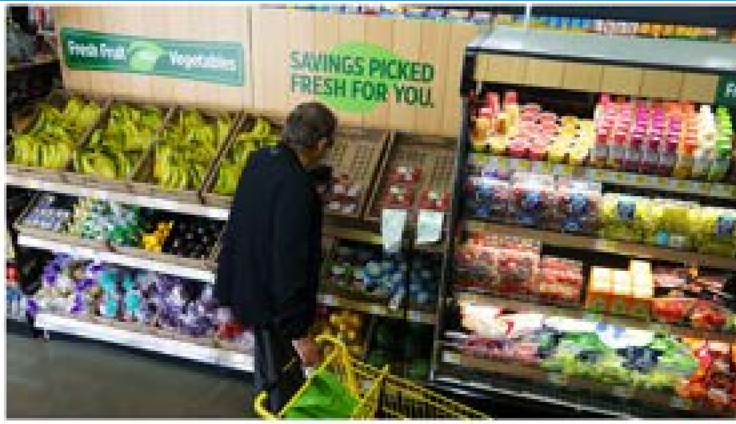
| INCOME | | PER SF |
|---|---|---|
| **GROSS INCOME** | **$57,516.00** | **$7.90** |
| | | |
| **NET OPERATING INCOME** | **$57,516.00** | **$7.90** |

## PROPERTY SUMMARY

| | |
|---|---|
| Year Built: | 2004 |
| Lot Size: | 2.6 Acres |
| Building Size: | 7,280 SF |
| Zoning: | B3 |

## LEASE SUMMARY

| | |
|---|---|
| Tenant: | Dollar General |
| Lease Type: | NN |
| Primary Lease Term: | 5 Years |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Taxes Tenant Responsibility \| CAM Landlord's Responsibility |
| Roof, Structure & Parking: | Landlord Responsibility |
| Lease Start Date: | October, 2025 |
| Lease Expiration Date: | October 31, 2030 |
| Lease Term Remaining: | 4+ Years |
| Rent Increases: | 10% Each Options |
| Renewal Options: | Two \| 5-Year Options |
| Tenant Website: | www.dollargeneral.com |


**$1.1 BILLION**
2024 TOTAL NET INCOME

**800 STORES**
OPENING IN 2024

**$40.6 BIL**
2024 NET SALES

**86 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 20,500+ stores with more than 185,800 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 densley populated areas. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. 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.

**20,500+ STORES ACROSS 48 STATES**


DOLLAR GENERAL

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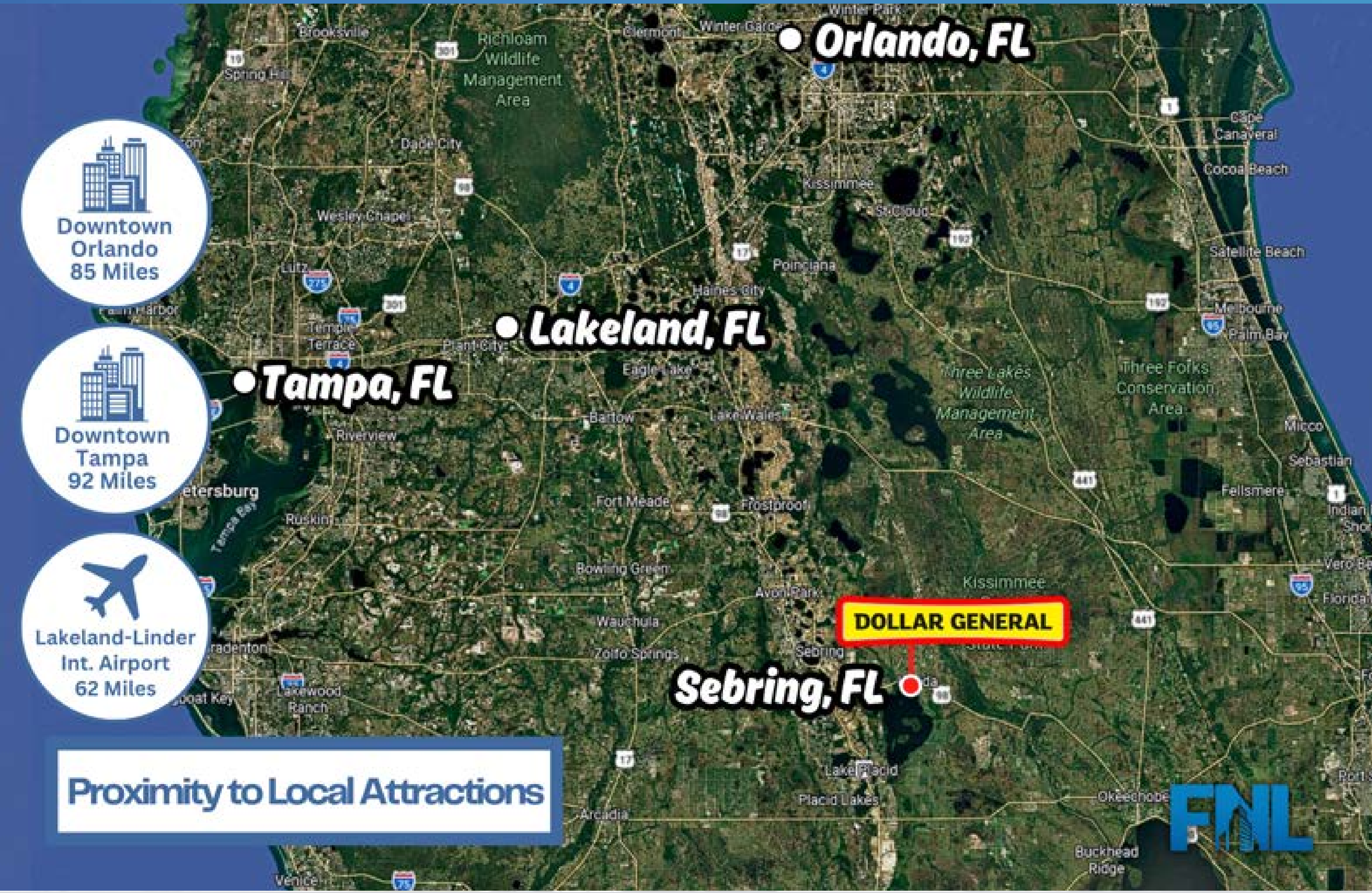


| POPULATION | 2 MILES | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Population 2025 | 2,677 | 5,074 | 38,006 |
| Total Population 2030 | 2,896 | 5,485 | 41,180 |
| Annual Growth Rate 2020-2025 | 2.7% | 2.6% | 2.9% |
| Annual Growth Rate 2025-2030 | 1.6% | 1.6% | 1.7% |
| Median Age | 62.6 | 61.4 | 54.5 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |

| HOUSEHOLDS & INCOME | 2 MILES | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Households | 1,239 | 2,340 | 16,921 |
| Average HH income | $86,000 | $72,325 | $67,854 |
| Median Household Income | $64,703 | $54,958 | $49,723 |
| Consumer Spending | $34.8M | $61.6M | $418.9M |

Sebring is a charming city in south-central Florida and serves as the county seat of Highlands County. Known as the “City on the Circle,” Sebring features a distinctive downtown centered around Circle Drive and is surrounded by scenic lakes, including Lake Jackson. The city has earned national recognition through the world-famous Sebring International Raceway, home to the annual 12 Hours of Sebring endurance race, one of the most prestigious motorsports events in North America. In addition to its racing heritage, Sebring offers abundant outdoor recreation, with nearby parks, golf courses, and natural attractions such as Highlands Hammock State Park.

The Sebring area benefits from a diverse economy supported by healthcare, agriculture, manufacturing, aviation, and tourism. The city serves as a regional hub for citrus production and cattle ranching while also hosting a growing industrial and aviation sector centered around the Sebring Regional Airport. With a population of approximately 11,000 residents and steady growth, Sebring attracts retirees, families, and businesses seeking a lower cost of living than many coastal Florida markets. Its central location provides access to major Florida metropolitan areas while maintaining a small-town atmosphere, making it an appealing destination for residents, visitors, and investors alike.

TOTAL SALES VOLUME

$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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