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FORTIS NET LEASE™

LOW PRICE POINT | REMODELED IN 2024

DOLLAR GENERAL

7802 U.S. 19, ZEBULON, GA 30295

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Farmington Hills, MI 48334
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FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	$480,000
Current NOI:	$37,200.00
Initial Cap Rate:	7.75%
Land Acreage:	2.84
Building Size:	9,100 SF
Price PSF:	$52.75
Lease Type:	NN
Lease Term:	6 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present the exclusive opportunity to acquire a single-tenant Dollar General located at 7802 US-19 South in Zebulon, Georgia. The property consists of a 9,100-square-foot retail building situated on a generous 2.84-acre parcel and is leased to Dollar General under a NN lease structure. Offered at $465,000, the asset provides an attractive 8.00% cap rate and generates annual net operating income of $37,200, making it an appealing investment opportunity for both private and 1031 exchange buyers.

Dollar General has approximately three years of lease term remaining through August 30, 2029, followed by three, five-year renewal options. The lease includes 6% rent increases at the commencement of each option period, providing investors with contractual rental growth and long-term income potential. Strategically positioned along US Highway 19, a primary transportation corridor through Pike County, the property benefits from strong accessibility, visibility, and its role as a convenient retail destination serving the surrounding rural community.

PRICE $480,000

CAP RATE 7.75%

LEASE TYPE NN

TERM REMAINING 3 Years

INVESTMENT HIGHLIGHTS

- Single-tenant Dollar General operating under a NN lease structure.
- **Remodeled in 2024 showing long term investment into the site.**
- Attractive 8.00% cap rate with annual NOI of $37,200.
- **Three 5-year renewal options provide long-term occupancy potential.**
- Contractual 6% rent increases at each renewal option enhance income growth.
- **Tenant Pays and additional $150/month for CAM**
- Large 2.84-acre parcel supporting long-term site functionality and flexibility.
- **Freestanding 9,100-square-foot retail building serving the local trade area.**
- Located along US Highway 19, a major regional corridor with strong accessibility and visibility.
- **Essential retail tenant offering daily-needs shopping to the surrounding community.**

FINANCIAL SUMMARY

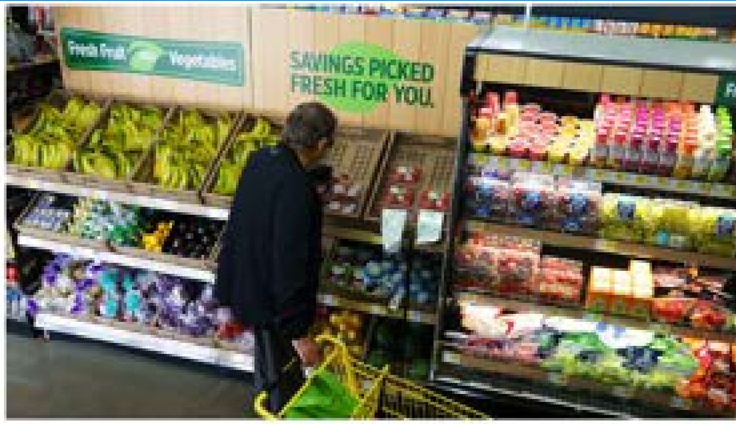
INCOME		PER SF
GROSS INCOME	**$37,200.00**	**$4.09**
NET OPERATING INCOME	**$37,200.00**	**$4.09**

PROPERTY SUMMARY

Lot Size:	2.84 Acres
Building Size:	9,100 SF

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	6 Years
Landlord Responsibilities:	Roof, Structure, Parking, HVAC Replacement & CAM
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	August, 2023
Lease Expiration Date:	August 30, 2029
Lease Term Remaining:	3 Years
Rent Increases:	6% Each Options
Renewal Options:	Three | 5-Year Options to Renew
Lease Guarantor:	DG Hold Corp
Tenant Website:	www.dollargeneral.com



$1.1 BILLION
2024 TOTAL NET INCOME

800 STORES
OPENING IN 2024

$40.6 BIL
2024 NET SALES

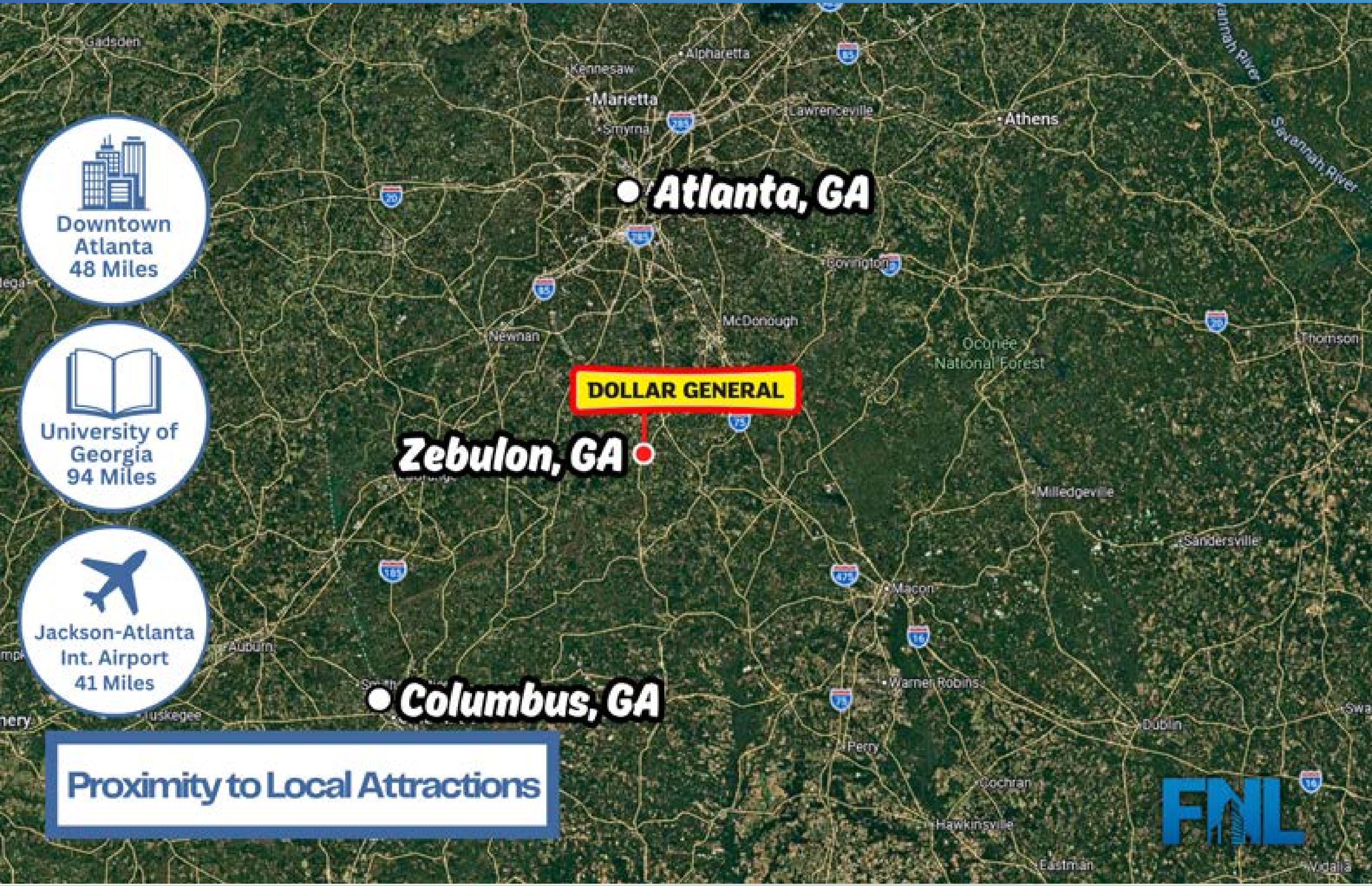
86 YEARS
IN BUSINESS

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



Atlanta, GA
DOLLAR GENERAL
Zebulon, GA
Columbus, GA
Downtown Atlanta 48 Miles
University of Georgia 94 Miles
Jackson-Atlanta Int. Airport 41 Miles
Proximity to Local Attractions
Gadsden
Alpharetta
Kennesaw
Marietta
Smyrna
Lawrenceville
Athens
Covington
McDonough
Newnan
Oconee National Forest
Thomson
Milledgeville
Sandersville
Macon
Warner Robins
Auburn
Tuskegee
Perry
Dublin
Cochran
Hawkinsville
Eastman
Vidalia
Savannah River
FNL

POPULATION	2 MILES	5 MILES	10 MILES
Total Population 2025	2,111	7,977	39,466
Total Population 2030	2,247	8,525	42,106
Annual Growth Rate 2020-2025	1.1%	1.6%	1.8%
Annual Growth Rate 2025-2030	1.3%	1.4%	1.3%
Median Age	38.2	40.8	41.1
# of Persons per HH	2.8	2.8	2.7

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	717	2,796	14,419
Average HH income	$93,592	$103,011	$101,022
Median Household Income	$67,594	$87,500	$80,733
Consumer Spending	$23.1M	$100.7M	$500.4M

Zebulon is a charming small city in central Georgia and serves as the county seat of Pike County. Located approximately 50 miles south of Atlanta and within easy reach of the Atlanta metropolitan area, Zebulon offers residents and businesses a blend of rural character and regional connectivity. The community is known for its historic downtown, strong sense of community, and high quality of life, making it an attractive location for families, retirees, and businesses seeking a stable and growing market outside of major urban centers.

The local economy is supported by government services, education, healthcare, agriculture, and small businesses, while also benefiting from population growth and economic expansion throughout the greater Atlanta region. Pike County consistently ranks among Georgia's desirable residential areas due to its excellent schools, low crime rates, and well-maintained infrastructure. As more residents seek affordable housing and a small-town lifestyle within commuting distance of Atlanta, Zebulon continues to experience steady growth, supporting demand for retail, service-oriented businesses, and essential community amenities.

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TOTAL SALES VOLUME	PROPERTIES SOLD	BROKER & BUYER REACH	STATES SOLD IN
$10B+	4,500+	400K+	46

Click to Meet Team Fortis

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