



BRAND NEW DOLLAR GENERAL WITH RENT BUMPS!

ACTUAL SITE

7519 E MICHIGAN AVE., JACKSON, MI 49201

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EXCLUSIVELY LISTED BY:

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NEW DOLLAR GENERAL WITH RENT BUMPS

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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 14.25 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **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**

NEW DOLLAR GENERAL WITH RENT BUMPS

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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 | \$0.00 | \$0.00 |

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: | \$147,640.00 |
| 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: | 14.25 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

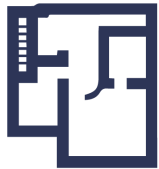


S&P:
BBB

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
\$147,640.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.58

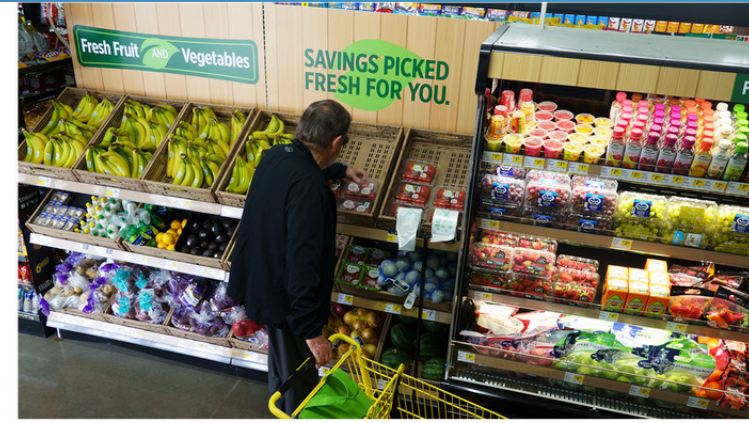


NUMBER OF TENANTS
1



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

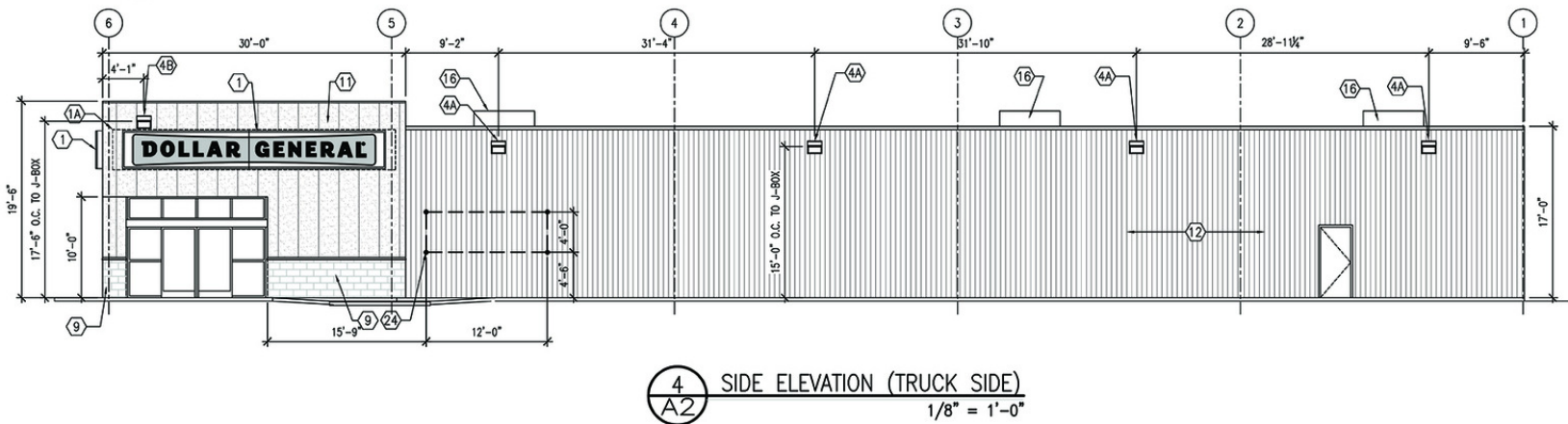
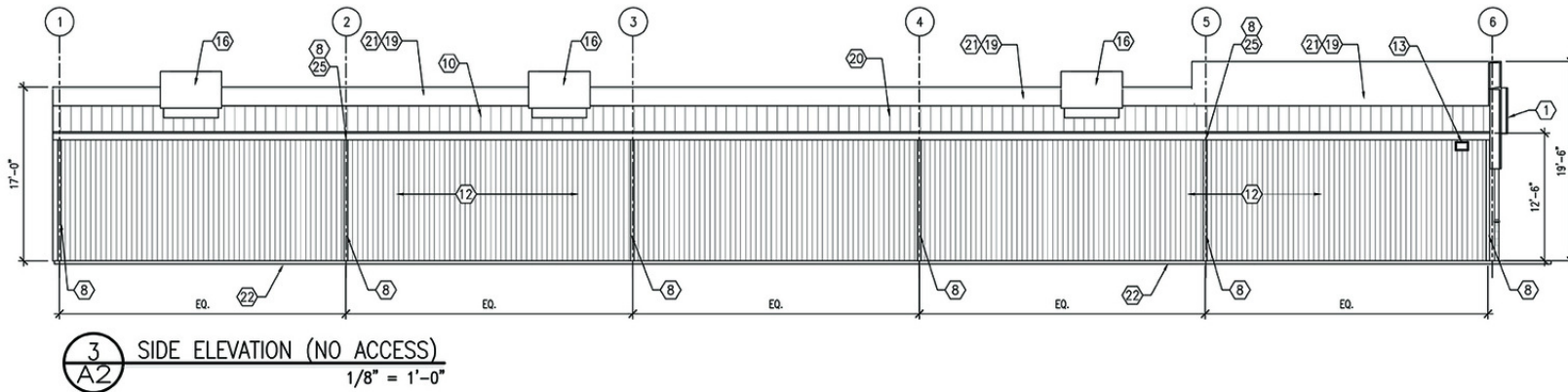
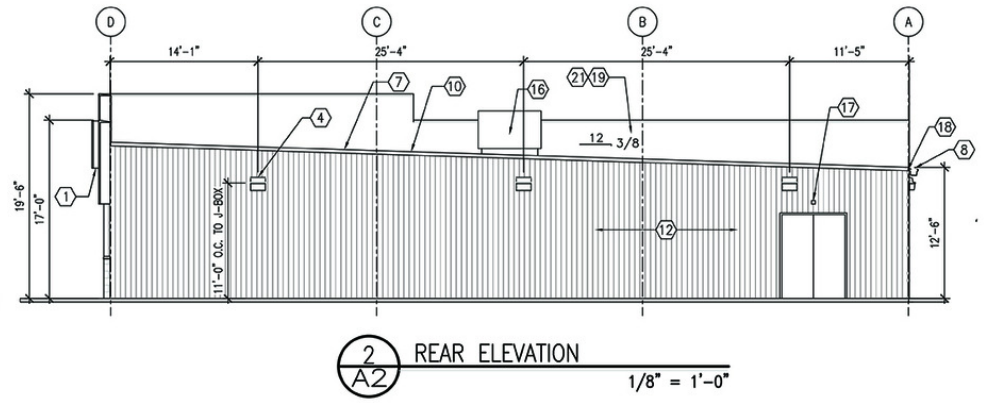
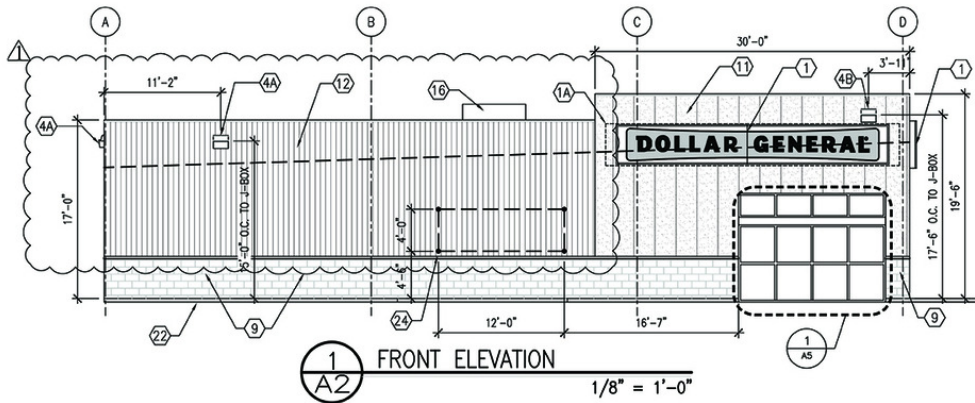
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 FORTIS NET LEASE™



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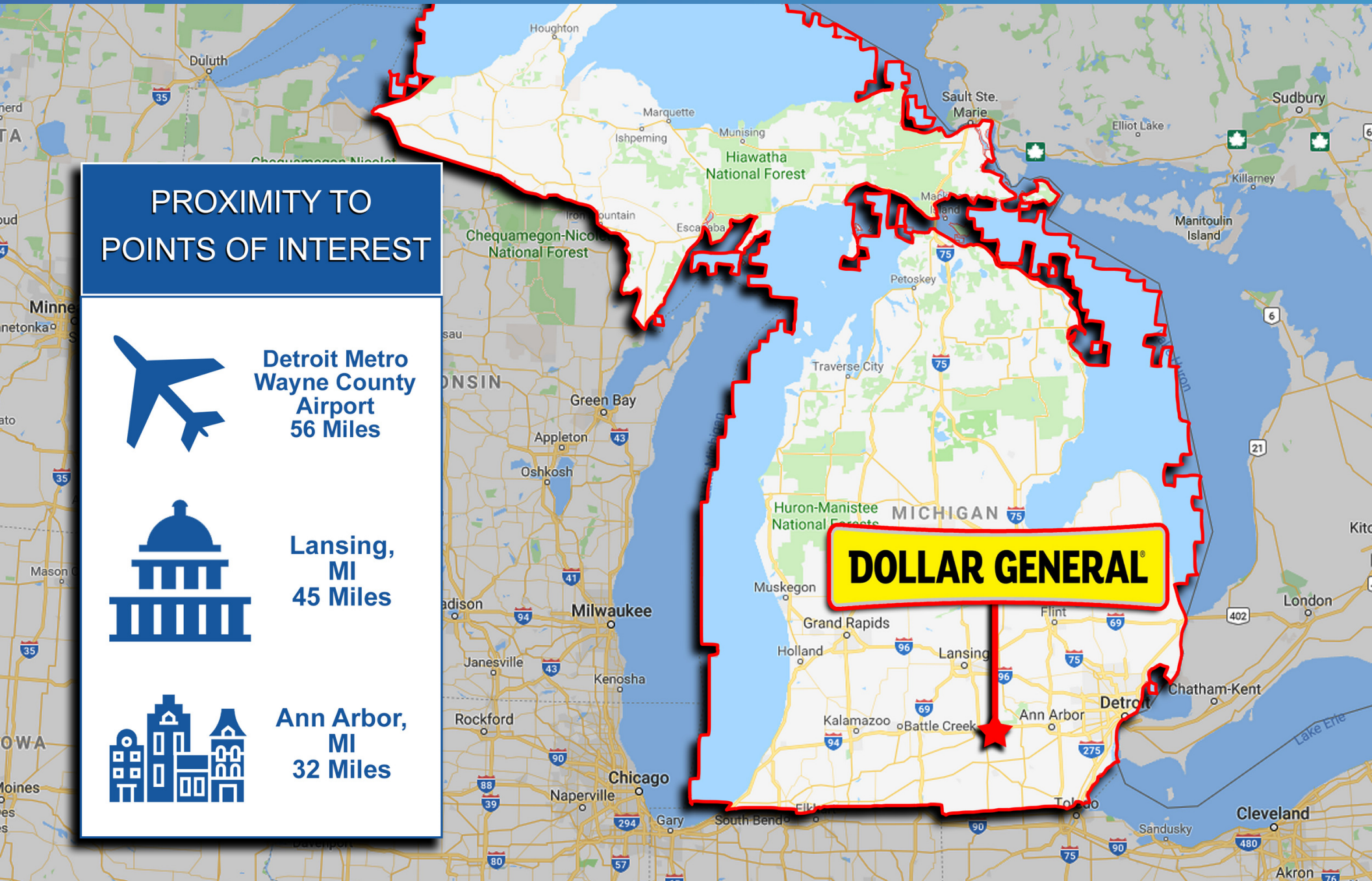
3,639 VPD E MICHIGAN AVE

EASTLAND ST

**DOLLAR
GENERAL**

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DOLLAR GENERAL®

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™



Keicher Elementary School
Michigan Center Jr/Sr High School

DQ
Los Tres Amigos

Grande Golf Club

PAGE ONE Storage Sense
ALLEN FENCE COMPANY
Blue Water Pools OXFORDSHIRE
gerber COLLISION & GLASS
A & B CARPET CLEANING 919-413-3227
Passion

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

TITAN RESTORATION & RECOVERY

DEFUGGED COMPUTERS, LLC

SUBJECT PROPERTY
DOLLAR GENERAL

BEARD STATION

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| 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 |

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.



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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