

Properties for Sale

1

436 W Grand Ave, Rosholt, WI 54473



Price	\$1,560,835
Gross Leasable Area	7,500 SF
Cap Rate	5.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

2

3416 West Loop, El Campo, TX 77437



Price	\$2,335,000
Gross Leasable Area	10,857 SF
Cap Rate	5.85%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Embee Capital Markets Group is pleased to offer for sale to qualified investors a unique Dollar General retail store. This is an opportunity for an investor to acquire a build-to-suit, well-located, asset in a desirable Texas geography. The property features a 15-year Absolute NNN Lease that features four, 5-Year options with rental increases of 10% at each option period.



Price	\$1,896,000
Gross Leasable Area	9,100 SF
Cap Rate	5.24%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

2020 UPGRADED CONSTRUCTION DOLLAR GENERAL

- Upgraded construction Dollar General located in Dudley (Dublin MSA), GA.
- This store was built in 2020 with 2 sided upgraded construction and sits on 1.4 AC of land.

ATTRACTIVE INTERSTATE LOCATION

- This Dollar General is well located approximately 2 miles North of I-16 (25,100 VPD). Interstate 16 is an East-West Interstate highway located entirely within the state of Georgia that connects Macon and Savannah.

- The 5 Mile Average Household Income is \$69,735, which is superior to most Dollar General locations.

- Nearest dollar store competition is approximately 10 miles away.

DUBLIN MSA

- Dudley is located off I-16 approximately 10 miles West of Dublin, GA and is part of the Dublin MSA.

- Dublin is home to numerous national retailers including Home Depot, Kroger, Walmart, TJ Maxx, Walgreens, Big Lots and more.

- Dublin has a growing economy and many industrial distribution centers due to its central location between Savannah and Atlanta, GA.

- Home to multiple colleges including Middle Georgia State University (700 students), Georgia Military College (8,812 students state wide) and Oconee Fall Line Technical College (1,428 students).

- Dublin is home to Baron Field Dublin Municipal Airport that services general aviation air traffic from all over the Southeastern Region of the U.S.

- Dublin is known as "The Emerald City" and is the county seat of Laurens County.

13.5 YEAR CORPORATE NNN LEASE

- This Dollar General has 13.5 Years remaining on a 15-year Corporate Guaranteed NNN Lease with Dollar General.

- Tenant is 100% responsible for all expenses including taxes, insurance, roof, and structure.

- There are 10% rent increases in each of the five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.

- Currently over 18,200 locations and expanding by 1,000 stores each year.

- Dollar General has been in business for 83 years and has a current net worth of over \$54.4 B

4

1323 E High St, Sunsites, AZ 85625



Price	\$1,621,354
Gross Leasable Area	9,100 SF
Cap Rate	6.55%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marbellafinance.com

Sale Notes

Absolute NNN Investment opportunity. Sunsites, Arizona is located in Cochise County in the southeastern portion of Arizona and is approximately 80 miles from Tucson, Arizona. This site is positioned on a hard corner on Highway 191, which runs south from Interstate 10 approximately 50 miles to Douglas, Arizona port of entry into Agua Prieta, Mexico. This location benefits from the limited competition in the surrounding area.

5

1555 Washington Blvd, Mckeesport, PA 15133



Price	\$1,981,355
Gross Leasable Area	10,566 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marbellafinance.com

Sale Notes

5% Rent Increases Every 5 yrs in Initial Term
132,000+ Population within 5 miles
15-yr Absolute NNN Lease
Zero Landlord Responsibilities
Rent commenced May 9, 2023
3-Five Year Options
Corporate Guaranteed by Dollar General Corporation
Investment grade rated BBB by Standard and Poor's
3,657 Average Daily Traffic count



Price	\$2,250,258
Gross Leasable Area	10,566 SF
Cap Rate	6.60%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General store located in Kingsland, TX. The Subject property has a 15-year NNN lease with a commencement date of August 3, 2023. The property is located at 14350 FM 1431, Kingsland, TX in Burnet County, just northwest of Austin, TX. The property is ideally located on FM 1431 next to the Colorado River and approximately seven miles north of Lake Lyndon B. Jonson, a popular tourism site with lake homes, RV parks, and the Horseshoe Bay Resort & Yacht Club. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.



Price	\$1,737,000
Gross Leasable Area	10,640 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Northmarq, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in the Dollar General Plus property located at 606 Van Streat Hwy in Nicholls, GA ("Property"). The Property comprises a 10,640 square foot building on 1.65 acres of land. The Property is projected to finish construction in November 2023 and feature upgraded brick and Hardie plank construction, offering higher quality than the more common metal exterior model.

The Property is subject to a long-term NNN lease which is guaranteed by Dollar General Corporation ("Tenant"), the largest discount retailer in the United States with over 19,294 locations in 47 U.S. states and Mexico. Dollar General carries an investment grade credit rating of BBB/Stable by S&P Global Ratings. The Property will serve as a relocation for its existing 8,000 SF store and feature a larger 10,640 SF floor plan, staying current with Dollar General's base prototype and accommodating the growing market demand. The Property is situated on a corner pad site with direct frontage on Hwy 32, offering visibility to over 5,685 vehicles daily.

The Property provides entirely passive ownership and an income stream net of all operating expenses. Tenant is subject to 15 years of remaining lease term, providing income security through November 2038 and five, five-year renewal options with fixed 10% rental escalations upon each renewal. The Offering provides a highly passive investment opportunity backed by a best-in-class national tenant with an investment grade credit rating.

8 324 NY-43, Stephentown, NY 12168



Price	\$1,785,984
Gross Leasable Area	9,166 SF
Cap Rate	6.15%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Twist Capital Team of Colliers is pleased to offer for sale to qualified investors the opportunity to acquire this Dollar General located in Stephentown, NY. Absolute NNN Lease
This Dollar General is new construction located at the intersection of NY State Route 22 and NY State Route 43 one mile from the border with Massachusetts. Albany, NY, the state capital, is 25 miles to the west.

9 3266 NY 29A, Caroga Lake, NY 12032



Price	\$1,807,588
Gross Leasable Area	9,250 SF
Cap Rate	6.15%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Twist Capital Team of Colliers is pleased to offer for sale to qualified investors the opportunity to acquire this Dollar General located in Caroga Lake, NY.
This Dollar General is new construction located at the junction of NY State Route 29A and NY State Route 10 in the southern part of the Adirondack Mountains and to the northeast of Albany, the state capital.

10 SEC Highway 90 & Avenida Del Sol, Sierra Vista, AZ 85635



Price	\$3,006,542
Gross Leasable Area	10,640 SF
Cap Rate	5.35%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

10,640 square foot, freestanding retail building situated at the hard corner of Highway 90 and Avenida Del Sol in Sierra Vista. Absolute NNN Investment Dollar General opportunity with 10% rental increases each option period on a 15 year lease.

11 14307 Summit Rd, Summit, SD 57266



Price	\$1,601,669
Gross Leasable Area	10,566 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

New Construction | Build-to-Suit Dollar General. 14 Years Remaining on 15-Year Absolute Triple Net (NNN) Lease; Passive Investment Offering a Long-Term Security of Cash Flow. Rental Increases of 10% In Each Option Period. Tenant Renewal Options: Five (5) Periods of Five (5) Years, Each bringing the Potential Lease Term Remaining to 40 Years. Corporate Location | Corporate Guarantee.



Price	\$2,022,000
Gross Leasable Area	10,542 SF
Cap Rate	6.70%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Strong Corporate Guaranty

- Dollar General was ranked #91 on the Fortune 500 2021 list
- Over 19K locations in 46 states
- 75% of Americans live within 5 minutes of a Dollar General

Strong Lease Fundamentals

- Absolute NNN lease provides landlord zero responsibilities
- 10% rental increases during option periods

New Construction

- Built with Dollar General's most upgraded prototype and will be transferred to new ownership with warranties in place

Strategically Located

- Subject site fronts Vicksboro Rd, which is a main commuter corridor to Highway 1 (~1 Mile | 12K AADT)
- Across the street from Carey Chapel Village (61 Homes)
- Down the road from Garden Gate Villas, a senior living complex

Trade Market Need

- Competing Dollar Tree (located ~1.3 miles away) is ranked in the top 83rd percentile of all Dollar Tree's in NC (Placer.ai)
-



Price	\$1,510,547
Gross Leasable Area	10,640 SF
Cap Rate	6.70%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Building Area: 10,640 SF
Site: 2 AC
Year Built: 2024
Guarantor: Dollar General Corporation
Price (PSF): \$141.97
Remaining Lease Term: 15 Year
Lease Type: Absolute NNN
Options: Three, (5) Year Options
Rent Commencement: NOW OPEN
5% Rent Increases Every 5 Years:
Yrs. 1-5 Monthly Rent: \$8,433.89
Yrs. 6-10 Monthly Rent: \$8,855.58
Yrs. 11-15 Monthly Rent: \$9,298.36
Option 1 - \$9,763.33
Option 2 - \$9,763.33
Option 3 - \$10,764.02
NOI: \$ 101,206.68



Price	\$2,235,000
Gross Leasable Area	10,640 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This Dollar General is located along U.S. Route 93/Dewey Avenue with 6,723 vehicles per day passing directly in front of the store
U.S. Route 93 is a major north-south thoroughfare traversing the entirety of Eureka and connecting Arizona with British Columbia, allowing the site to capture significant commuter traffic
The property is 7.5 miles from the United States/Canada border and the closest Dollar General location to Canada in the State of Montana
Projected 18% income increases within 5-, 10-, and 15-mile radii over the next five years poise Dollar General and Eureka for steady concurrent growth
This brand new Dollar General is a high-quality upgraded 2023 construction featuring Dollar General's large-format store model and ample parking with 50 total parking stalls



Price	\$1,879,923
Gross Leasable Area	9,100 SF
Cap Rate	5.25%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Prime Net Lease is pleased to present this 9,100 SF Dollar General store located in Hustontown, Pennsylvania. The property is encumbered with a 15-year absolute NNN lease, leaving the landlord with no responsibilities. There are currently 8+ years remaining on the current lease with Three, 5-year options left. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade.

This Dollar General is ideally situated on Waterford Road/PA-655, the main thoroughway in Hustontown (2,497 V.P.D.) connecting residents to neighboring towns. There are 1,282 people within 3 miles of the site, 2,857 people within 5 miles and 4,909 people within 7 miles. There is minimal competition surrounding Dollar General, and the closest dollar store is over 10 miles away, making this go-to store for residents, local businesses, and commuters passing through and serve multiple needs in this market (discount, convenience, food etc.). Nearby uses include Twist & Shake, U.S. Postal Service, F&M Trust, Keller's Country Store and Ridgeline Hardware. The subject property is also adjacent to the PA Turnpike/I-76 which sees 22,903 vehicles passing by daily and is along the route for visitors traveling west on I-76 to Raystown Lake Recreation Area - an 8,300 acre lake that is the largest entirely within Pennsylvania and a popular destination for boating, fishing, camping, hiking and more. Hustontown is situated in Dublin and Taylor Township in northern Fulton County and is just 70 miles west of Harrisburg and 21 miles east of Breezewood.

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.



Price	\$1,894,000
Gross Leasable Area	9,100 SF
Cap Rate	5.25%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Prime Net Lease is pleased to present this 9,100 SF Dollar General store located in New Springfield, Ohio. The property is encumbered with a 15-year absolute NNN lease, leaving the landlord with no responsibilities. There are currently 8+ years remaining on the current lease with Three, 5-year options left. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade.

The property has excellent visibility with frontage and signage on Woodworth Road (OH-165), more than 6,000 vehicles passing by daily. Nearby uses include Welsh Motors Ford Dealership, Swift Mart, U.S. Postal Service, Goodhope Speedway, and My Wish Weddings Barn. The property also has regional access, just 6 miles from on/off ramps to I-76, Ohio Turnpike, a major thoroughfare providing access northwest to Akron and Cleveland and southeast to Pittsburgh. There are 1,535 people within 3 miles of the site and 6,904 people within 5 miles of the property and the surrounding area is an ideal dollar store market - average household incomes within 1 mile of the site are \$65,000 and \$78,000 within 3 miles.

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.



Price	\$1,933,050
Gross Leasable Area	9,100 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

5% Rent Increases Every 5 yrs
 34,000+ Population within 5 miles
 15-yr Absolute NNN Lease
 Zero Landlord Responsibilities
 Rent commenced November 7, 2023
 3-Five Year Options
 Corporate Guaranteed by Dollar General Corporation
 Investment grade rated BBB by Standard and Poor's
 9,221 Average Daily Traffic count



Price	\$2,107,230
Gross Leasable Area	9,100 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

5% Rent Increases Every 5 yrs in Initial Term
Upgraded façade
30,024 Population within 3 miles
15-yr Absolute NNN Lease
Zero Landlord Responsibilities
Rent commenced October 2023
3-Five Year Options
Corporate Guaranteed by Dollar General Corporation
Investment grade rated BBB by Standard and Poor's
11,500+ Daily Traffic Count



Price	\$1,832,580
Gross Leasable Area	10,640 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

5% Rent Increases Every 5 yrs
25,000+ Population within 5 miles
15-yr Absolute NNN Lease
Zero Landlord Responsibilities
Rent commenced December 2023
3-Five Year Options
Corporate Guaranteed by Dollar General Corporation
Investment grade rated BBB by Standard and Poor's
2,919 Average Daily Traffic count



Price	\$2,528,503
Gross Leasable Area	12,480 SF
Cap Rate	6.35%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Northmarq, on behalf of ownership as its exclusive advisor, is pleased to present the opportunity to acquire the fee simple ownership interest in the brand-new Dollar General property located at 1980 N Hwy 81 in Westville, FL ("Property"). The Property comprises a 12,480 square foot building on 4.57 acres of land. The Property is projected to finish construction in May 2024 and feature upgraded brick and hardie plank construction, offering higher quality than the traditional metal exterior model. The Property comprises a corner lot with direct frontage along Hwy 81 and Hwy 181.

The Property is subject to a long-term NNN lease which is guaranteed by Dollar General Corporation ("Tenant"), the largest discount retailer in the United States with over 19,294 locations in 47 U.S. states and Mexico. Dollar General carries an investment grade credit rating of BBB/Stable by S&P Global Ratings. Dollar General Market is an expanding concept with over 2,700 stores nationally as of Q4 2022 and are expected to convert more than 10,000 stores over the next few years. The stores feature larger floor plans and include produce and perishable goods. The Subject Property benefits from limited competition, serving as the only grocery store within a 10-mile drive.

The Property provides entirely passive ownership and an income stream net of all operating expenses. Tenant is subject to a brand new 15-year lease, providing income security through April 2039 and rental escalations of 5% every five years including in each of the five, five-year renewal options. This Offering is a rare opportunity to invest in a highly passive asset backed by a top-rated national tenant.

In Association With:

Jason Long

FL License #BK3302956



Price	\$1,616,657
Gross Leasable Area	10,640 SF
Cap Rate	6.70%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus store located in Manton, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rent 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 rent & store opening on track for March 2024.

This Dollar General is highly visible as it is strategically positioned off of N Highway 131 which sees 6,100 cars per day, only 12 miles North of Cadillac. The 10 mile population from the site is 12,495 while the 3 mile average household income is \$59,685 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 small box discount retailer. List price reflects a 6.70% cap rate based on the initial NOI of \$108,316.



Price	\$1,994,388
Gross Leasable Area	12,480 SF
Cap Rate	6.70%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this brand new 12,480 SF. Dollar General Plus store located in Oscoda, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rent 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 in January 2024.

This Dollar General Plus is highly visible as it is strategically positioned off of F-41 which sees 6,786 cars per day. It is conveniently located less than 1 mile from Alpena Community College & the Oscoda - Wurtsmith Airport. The 10 mile population from the site is 11,166 while the 3 mile average household income is \$49,878 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 small box discount retailer. List price reflects a 6.70% cap rate based on the initial NOI of \$133,624.



Price	\$3,249,071
Gross Leasable Area	12,774 SF
Cap Rate	6.35%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this brand new 12,774 SF. Dollar General Market store located in Lakeland (Crystal Lake), Florida. Dollar General Market stores sell produce and fresh meats and are a necessary addition to the areas they serve. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rent 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 rent & store opening on track for July 2024.

This Dollar General Market is highly visible as it is strategically positioned off of Skyview Drive which sees 8,200 cars per day, near the signalized intersection of County Road 33A which sees 16,200 cars per day. Crystal Lake is a dynamic, culturally diverse neighborhood southeast of downtown Lakeland. It is anchored by Southeastern University (1.5 Miles from site) to the north, Bartow Road and CSX railroad tracks to the west, and its namesake lake to the east - adjacent to this site. The store is surrounded by residential. The 5 mile population from the site is 117,113 while the 3 mile average household income is \$59,651 per year, making this location ideal for a Dollar General. This area is experiencing steady growth with the 5 mile population growth rate nearly 4%. Additionally the 5 mile consumer spending is \$1.2 Billion! 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 small box discount retailer. List price reflects a 6.35% cap rate based on the initial NOI of \$206,316. Instate Broker of Record: Michael Houghton | Oak Realty Advisors

24 2570 New Middletown Elizabeth Rd SE, New Middletown, IN 47160



Price	\$1,578,000
Gross Leasable Area	10,640 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, freestanding, corporate guaranteed, Dollar General investment property located in New Middletown, IN. The tenant, Dolgencorp, LLC, recently signed a brand new 15-year lease with 5 (5-year) option periods to extend, demonstrating their commitment to the site. The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation. The lease is guaranteed by the corporate entity (S&P: BBB) and is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Dollar General is a nationally recognized and established discount store chain with over 19,700 stores in operation. The property, which opened in October 2023, features a state-of-the-art design using the highest-grade materials available.

Dollar General is strategically located along New Middletown Elizabeth Road, one of the town's primary thoroughfares. The nearby tenants consist of Brown Motorsports, Addicted to Ink, South Harrison Water Corporation, Teddy Bear Mobile, and others, significantly contributing to the local economy. In addition, the asset is adjacent to New Middletown Fire Station and New Middletown Elementary School, providing families and workers with easy access to food and general household items to accommodate their daily needs. Furthermore, the subject is the only variety store in the trade area, creating a large consumer draw with virtually no competition. The 5-mile trade area is supported by over 8,000 residents and 1,600 daytime employees. Residents within 1-, 3-, and 5-miles of the site boast a healthy average household income of \$91,320, \$90,559, and \$92,600, respectively.

25 8300 Camby Rd, Camby, IN 46113



Price	\$2,222,760
Gross Leasable Area	10,566 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this new 10,566 SF. Dollar General Plus store with an upgraded architectural design located in Camby, Indiana - part of the Indianapolis Market and only 6 miles from the Indianapolis International Airport. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rent 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 a projected rent start date in August 2024.

This Dollar General is highly visible as it is strategically positioned just off of the signalized intersection of Kentucky Avenue (seeing 33,884 cars per day) on the corner of Camby Crossing Drive & Camby Road (seeing 5,405 cars per day). It is adjacent to a shopping center with tenants such as Dunkin Donuts, Papa John's Pizza, Big Red Liquors and more. Across the street is a Circle K and residential homes surround the site. The 5 mile population from the site is 61,649 while the 1 mile average household income is \$80,262 per year, making this location ideal for a Dollar General. This area is seeing a steady increase in population growth. 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 6.50% cap rate based on NOI of \$144,479.40.



Price	\$2,249,400
Gross Leasable Area	12,668 SF
Cap Rate	6.40%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

We are pleased to present an opportunity to purchase an investment grade single tenant net leased asset occupied by Dollar General (NASDAQ: DG) located at 16453 Vimy Ridge Road in Alexander, Arkansas. This investment is a Dollar General Market which sells produce and fresh meats, and are a necessary addition to the immediate neighborhoods they serve. Dollar General Markets have a selection of fresh items like produce, meat, dairy products, and perishable foods. The lease is brand new with a 15 year term commencing May of 2024 and is equipped with 5, 5-year options and the newest lease structure of 5.0% rental escalations every five (5) years.



Price	\$2,578,372
Gross Leasable Area	10,566 SF
Cap Rate	6.45%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Prime Dollar General Location in Jasper, Florida

Has Rent Increases in the initial lease term (DGs new structure) of 5% every 5 years

This brand-new Dollar General is strategically located in Jasper, Florida, a growing community within Hamilton County, with a population of approximately 14,799. The site enjoys a prime location, ideally placed to serve a large and growing customer base in an underserved market for residents and commuters in need of essential goods.

The site has excellent visibility for major highways, with 40,000 vehicles traveling on I-75 just half a mile away, and 1,900 cars exiting at this Interstate exit each day. There are 2,000 vehicles using S.R. 6 as the main route between Madison (population 264,776) and Hamilton Counties. This is an Ideal location for customers on the go.

Strategic Access:

Its proximity to I-75 offers convenient connections across Florida & U.S. and excellent visibility for travelers looking for gas, food, hotels and restaurants, boosting customer base.

Excellent Accessibility:

Tallahassee, Florida: Florida's capital city, 90 miles west of Jasper

Jacksonville, Florida: The #1 most populous city in Florida and 11th most populous in U.S. boasting rapid growth, 83 miles east of Jasper

Lake City, Florida: Provides a peek of Florida's rich history and natural springs, 32 miles south of Jasper

Gainesville, Florida: Home to University of Florida, just 76 miles south of Jasper.

Valdosta, Georgia: Expanding potential customer base, just 35 miles north of Jasper.

There is no competition in the immediate trade area except several gas stations.

Building on its existing presence in the region, Dollar General recognizes this underserved market. This new location provides residents and commuters a convenient place to purchase their household necessities.



Price	\$2,514,000
Gross Leasable Area	12,480 SF
Cap Rate	6.50%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The subject property is a 2024 construction ±12,480 square foot Dollar General Markt located in Lexington, North Carolina.

Dollar General Markt signed a fifteen-year triple net lease with five, five-year options to extend at 5% increases. Dollar General (NYSE: DG), a publicly traded company with an investment grade credit rating of "BBB" by Standard & Poor's, has a market cap of \$33.35 billion and an annual revenue north of \$38.7 billion.



Price	\$2,017,444
Gross Leasable Area	12,480 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Dollar General (DG), headquartered in Goodlettsville, Tennessee, has grown from a family-owned business to a leading discount retail chain and one of the most profitable stores in the rural United States.

Founded in 1939, the company is well-known for its convenient locations and for offering affordable basic household supplies, such as health and beauty products, food, cleaning supplies, seasonal items and apparel. They strive to make shopping hassle-free and affordable 19,000+ convenient, easy-to-shop stores in 47 states. Dollar General Corporation has been delivering value to shoppers for over 75 years.



Price	\$2,150,000
Gross Leasable Area	12,668 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Boulder Group is pleased to exclusively market for sale a new construction Dollar General Market in Wright City, MO. Wright City is located in the St. Louis MSA and approximately 40 minutes from St. Louis Lambert International Airport and 55 minutes from Downtown St. Louis. The average annual household income within three miles of the property is \$118,000 and there are over 15,000 people living within a five-mile radius.

This brand-new construction Dollar General Market store features the larger and highly coveted 12,668 SF prototype. The new 15-year lease features 5% rental increases every five years throughout the primary term and options. There are no landlord responsibilities.

Dollar General is an investment grade rated company (S&P: BBB). Dollar General is planning to open 730+ stores in 2024 and continues to experience same-store sales growth.

Listed in association with David Elkan of Westmore Group Inc. MO License No. 2006016265



Price	\$2,036,909
Gross Leasable Area	10,640 SF
Cap Rate	6.60%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus store located in Alma, Georgia with an upgraded exterior design. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rent 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 & opened to the public in April 2024.

This Dollar General is highly visible as it is strategically positioned on GA Hwy 32 which sees 5,789 cars per day, a main thoroughfare into downtown Alma. The 10 mile population from the site is 11,627 while the 3 mile average household income is \$47,206 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 small box discount retailer. List price reflects a 6.60% cap rate based on NOI of \$134,436.

32 450 Gardner Field rd, Taft, CA 93268



Price	\$2,500,000
Gross Leasable Area	10,640 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

33 7577 Highway 189 N, Baker, FL 32531



Price	\$2,366,438
Gross Leasable Area	10,640 SF
Cap Rate	6.40%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Freestanding Dollar General Store.
Absolute NNN Corporate Backed Lease.
New 2024 Construction.
Five (5) – Five (5) Year Option Periods with 5% Guaranteed Rental Increases Every 5 Years during Initial Term.
The property serves as the only Dollar General within 9.7 miles of the site.
Average Household Income exceeds \$98,449 Within a 5- Mile Radius of Site.
Limited Competition in Immediate Surrounding Market Should Equate to Strong Store Sales Performance.
Conveniently located less than 1 hour to the Florida Panhandle and 22 miles to Interstate 10.



Price	\$2,138,348
Gross Leasable Area	11,761 SF
Cap Rate	6.70%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

5% rent increases every five (5) years
NNN – Zero Landlord Responsibilities

Next door to Chesterfield YMCA
Other retailers along East Boulevard include - Wendy's, Pisanno's, Exxon, Subway, BP, NAPA and more.
Conveniently located to housing and those bypassing downtown Chesterfield
9,900 VPD - East Boulevard
Brand New Construction
New LED Lighting Interior & Exterior
Open and selling merchandise



Price	\$2,303,909
Gross Leasable Area	12,480 SF
Cap Rate	6.60%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

5% rent increases every five (5) years
NNN – Zero Landlord Responsibilities
Opening by Mid July 2024
0.63 Miles to Downtown Dillon Main Street
Retailers in the area include Zaxby's McDonald's, Hardee's, Bojangles, Ace Hardware, and more.
Conveniently located on a commuter corridor into Dillon.
9,000 VPD-US301S
Brand New Construction
New LED Lighting Interior & Exterior
Opened July 2024



Price	\$1,965,000
Gross Leasable Area	9,100 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Northmarq, as the exclusive broker, is proud to present the sale, 36281 Lassen Avenue in Huron, California (the "property"). The property is located on the main retail thoroughfare in Huron, Highway 249 (AKA Lassen Avenue).

The 1.18 acre property is improved with a built-to-suit, 9,100 SF Dollar General constructed in 2019. Dollar General is operating under a Corporately Guaranteed, NNN lease with more than 10 years of base lease term remaining. The property ranks nationally in the 88th percentile in store visits for Dollar General, according to [placer.ai](https://www.placer.ai), a strong indicator of store performance.

A number of multifamily developments have been developed in the immediate area of the Dollar General including Valley Village Apartments (71 units), Palmer Heights (61 units), Palmer Villas (81 units/25 senior units), and Corazon Del Valle (61 units) which was just completed in 2024 and is immediately behind the Dollar General.

Dollar General is the largest dollar store chain in the United States with more than 19,882 stores across 48 states. Founded in 1939, Dollar General Corp. is a Fortune 500 company with an investment grade credit rating of BBB/Stable from Standard & Poors. Dollar General has reported 33 consecutive years of same-store growth with total revenues of \$38.7+ Billion for FY2023. The company plans to open another 800 stores in 2024.

Huron, known as the "cornucopia" of the San Joaquin Valley, is centrally located near Fresno and within easy reach of Paso Robles, Morro Bay, and San Luis Obispo. With its proximity to Interstate 5 and State Routes 101 and 99, the town serves as a vital link between major urban centers and coastal communities, supporting a diverse economy beyond its primary agricultural industry.



Price	\$2,210,000
Gross Leasable Area	12,480 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

NEW 15 YR NNN "NEXT GEN" DG LEASE WITH 5% BUMPS IN INITIAL LEASE & OPTIONS

- This property features Dollar General's "next gen" Lease with 5% rent increases every 5 years in the new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof, and structure.
- The store opened and rent commenced in March 2024.

NEW UPGRADED CONSTRUCTION DOLLAR GENERAL MARKET

- The subject property is a 12,480 SF upgraded construction Dollar General Market.
- DG Market is a combo store with fresh produce, milk, meats, and other groceries added to Dollar General's usual mix of low-price general merchandise.
- Rent is scheduled to commence in March 2024

INTERSTATE LOCATION (27,834 VPD)

- This Dollar General is located directly off Interstate 69 (27,834 VPD) on W Lansing Rd (5,509 VPD)

LANSING MSA | CAPITAL OF MICHIGAN

- This Dollar General is located 25 minutes northeast of downtown Lansing and is a part of the MSA
- Lansing is the capital of Michigan and has a population of 114,296, the fifth largest in the State
- Michigan State University is in Lansing and has the largest land campus in the U.S. with an enrollment of nearly 50,000 students.
- The Lansing metropolitan area's major industries are government, education, insurance, healthcare, and automobile manufacturing
- The Lansing area is headquarters to four major national insurance companies: Auto-Owners Insurance Company, Jackson National Life, the Accident Fund, and Michigan Millers Insurance Company
- General Motors has offices and a hi-tech manufacturing facility in Lansing and several manufacturing facilities immediately outside the city

INVESTMENT GRADE TENANT (S&P: BBB)

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 20,000 locations and plans to open 800 stores in 2024.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion



Price	\$1,864,178
Gross Leasable Area	10,640 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- *Freestanding Dollar General Store
 - *Absolute NNN Corporate Backed Lease
 - *New 2024 Construction
 - *Upgraded Storefront
 - *Five (5) – Five (5) Year Option Periods with 5% Guaranteed Rental Increases Every 5 Years during Initial Term and in each Option Period
 - *Average Household Income exceeds \$124,478 Within a 3- Mile Radius of Site
 - *Located along US - 84, a major north-south thoroughfare between Waycross and Valdosta
 - *Limited Competition in Immediate Surrounding Market Should Equate to Strong Store Sales Performance
 - *Conveniently located 15 miles to Waycross, GA
-



Price	\$2,241,000
Gross Leasable Area	12,687 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

15 YR NNN "NEXT GEN" DG LEASE WITH 5% BUMPS IN INITIAL LEASE & OPTIONS

- This property features Dollar General's "next gen" Lease with 5% rent increases every 5 years in the new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof, and structure.
- There are 5% rent increases in each of the five, 5-year option periods.

NEW CONSTRUCTION DG MARKET

- The subject property is a 12,687 SF DG Market which is about 2,000 SF larger than the traditional Dollar General footprint.
- DG Market is a combo store with fresh produce, milk, meats, and other groceries added to Dollar General's usual mix of low-price general merchandise.
- This store sits on 2.15 acres and opened in August 2024

LIMITED COMPETITION

- This is the only Dollar/Grocery store in Windfall.
- The nearest Dollar Store and Grocery store is over 8 miles away.

AFFULENT MARKET WITH CLOSE PROXIMITY TO INDIANAPOLIS

- The subject property is 1 hour north of downtown Indianapolis and the 5 mile average household income is \$90,230 which is superior to most Dollar General Locations.
- Indianapolis is the capital and most populous city in Indiana and is the county seat of Marion County.
- Three Fortune 500 companies are based in the city: health insurance company Elevance Health; pharmaceutical company Eli Lilly and Company; and agricultural chemical company Corteva.
- The city has a well-developed interstate network and accessibility to a large portion of the nation in one day making the region a burgeoning logistics and distribution hub.
- Indianapolis' costs are far below national averages, attracting businesses and residents to the area.
- Home to multiple professional sports teams including the NFL's Indianapolis Colts and the NBA's Indiana Pacers.

NEAR KOKOMO | LARGEST CITY IN NORTH CENTRAL INDIANA

- This DG Market is located 20 minutes from southeast of Kokomo.
- Kokomo is a county seat and is the largest city and regional center for the North Central Indiana region.
- The Kokomo MSA is expected to show 4% annual growth in employment over the next two years.
- National Retailers include Target, Lowe's Home Improvement, Walmart, Meijer and more.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 20,000 locations and plans to open 800 stores in 2024.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



Price \$1,867,660
 Gross Leasable Area 10,640 SF
 Cap Rate 6.75%
 Status Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this brand new 10,640 SF. Dollar General Plus store located in Chase, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. It is the only dollar store serving the community! The lease contains 5% rent 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 & store opening on track for June 2024. This Dollar General is highly visible as it is strategically positioned on the corner of S Saddler Road and Highway 10 which sees 5,201 cars per day. It is on a main thoroughfare connecting cities. The 10 mile population from the site is 10,703 while the 3 mile average household income is \$63,758 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 small box discount retailer. List price reflects a 6.75% cap rate based on NOI of \$126,067.08.



Price \$1,614,075
 Gross Leasable Area 10,640 SF
 Cap Rate 6.70%
 Status Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Interlochen, 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 completed construction & successfully opened for business in September 2023. This Dollar General is highly visible as it is strategically positioned on the hard corner of N Reynolds Road & Honor Highway which sees 10,287 cars per day. The 10 mile population from the site is 34,544 while the 3 mile average household income is \$76,120 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 small box discount retailer. List price reflects a 6.75% cap rate based on NOI of \$108,143.04.



Price \$1,570,311
 Gross Leasable Area 10,640 SF
 Cap Rate 6.75%
 Status Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Fortis Net Lease is pleased to present this new 10,640 SF. Dollar General Plus store located in Mikado, Michigan. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 5% rent 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 completed construction & successfully opened for business in November 2023. This Dollar General is highly visible as it is strategically positioned on Highway F41 and is the only dollar store serving it's community! This is a limited competition area with the next dollar store 10 miles away. The 10 mile population from the site is 7,875 while the 3 mile average household income is \$53,699 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 small box discount retailer. List price reflects a 6.75% cap rate based on NOI of \$105,996.



Price \$2,172,230
 Gross Leasable Area 12,480 SF
 Cap Rate 6.50%
 Status Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General Market property positioned within the Chicago MSA in Hobart, Indiana. The asset features a new 15-year lease that will commence in December 2024 (estimated) following the completion of construction. The subject lease features the new and rare structure of 5% rental escalations every 5 years throughout the primary term and options. The lease is absolute triple net and presents no landlord responsibilities. Furthermore, there is a corporate guaranty from Dollar General Corporation (Standard & Poor's: BBB). The 12,480 square-foot building is located just off West 37th Avenue which experiences over 19,800 vehicles per day. Additionally, the property is positioned within proximity to two major Interstates: I-65 (110,000 VPD) and I-94 (169,800 VPD), connecting Hobart to Indianapolis and Chicago respectively. The area surrounding the subject property features an above average population size for Dollar General locations. There are over 122,900 people living within a five-mile radius. The average household income within the same radius is \$64,104. The property will also benefit from the lack of grocery competition that serves the surrounding neighborhoods. The city of Hobart has recently recognized the necessity of a comprehensive transportation plan to address anticipated population growth in the coming years. Please see the following page for more information.

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, which has been in expansion mode for several years. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low, everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates more than 18,130 stores in 46 states and has plans for significant future growth.



Price	\$2,073,636
Gross Leasable Area	10,640 SF
Cap Rate	6.60%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marbellafinance.com

Sale Notes

- *Freestanding Dollar General PLUS Store: Larger footprint store to accommodate more perishable food items
- *Absolute NNN Corporate Backed Lease
- *New 2024 Construction
- *NEW LEASE STRUCTURE: 5% Increase EVERY Five (5) years AND 5% in each option period
- *Main Corridor with Excellent Visibility
- *Average Household Income exceeds \$85,961 Within a 5- Mile Radius of Site
- *Population Over 38,000+ Within 10 Miles
- *Conveniently located approximately 24 miles to Downtown Augusta, GA and 10 miles to Interstate 20



Price	\$2,053,000
Gross Leasable Area	7,510 SF
Cap Rate	6.25%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marbellafinance.com

Sale Notes

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this 7,510 square foot property leased to Dollar General in Hartford, Connecticut. Built in 2016 as a customized facility for Dollar General, the property boasts a secure 15-year lease with over 7 years remaining in the initial term, featuring substantial 10% rental increases in each of the three, five-year renewal options. Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's, guarantees the lease, underscoring its stability with nearly 20,000 locations and 2023 revenue of \$37.88 billion. This investment opportunity is fully NNN, offering zero landlord responsibilities, making it highly attractive for discerning investors.

46 US-70 & Westel loop, Rockwood, TN 37854



Price	\$1,997,000
Gross Leasable Area	10,566 SF
Cap Rate	6.70%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

47 4758 AR-164, Hartman, AR 72840



Price	\$1,998,000
Gross Leasable Area	10,566 SF
Cap Rate	6.75%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Northmarq is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Dollar General, located in the city of Hartman, AR (the "Property"). The Property consists of a \pm 10,566 SF building on \pm 2.45 acres of land. This Dollar General is operating under a brand-new fifteen (15) year absolute NNN lease featuring five (5), five (5) year renewal options with 5% rental increases during the lease term and in each of the options.

The Property is strategically positioned right off Interstate 40 on Arkansas Highway 164 and is a great location for travelers to stop for any grocery and other miscellaneous needs.

Dollar General is a U.S. chain of variety stores with over 20,022 Dollar General, DG Market, DGX and pOpshelf stores across the U.S. and has thrived during the economic recovery of the last several years with their Revenues, Gross Profit and Net Income growing over 16% since January 2015.

48 521 S Main St, Federalsburg, MD 21632



Price	\$2,224,812
Gross Leasable Area	10,640 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this 10,640 square foot Dollar General Plus property located in Federalsburg, Caroline County, Maryland. This Dollar General is operating on a brand new 15-year Absolute NNN lease with five, 5-year renewal options, making this an ideal investment for the passive investor. The lease features 5% rent increases every 5 years throughout the base term and in each of five options to renew. This is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's with nearly 20,000 locations and 2023 revenue of \$37.88B.



Price	\$2,750,000
Gross Leasable Area	9,100 SF
Cap Rate	4.87%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Market Force CRE, as Exclusive advisor to the Seller, is pleased to present this opportunity to acquire a rare Absolute NNN leased Dollar General (NYSE: DG) in highly desirable St. Augustine, FL, the Nation's Oldest City and Northeast Florida's Biggest Tourist Destination. Currently leased to Dollar General (NYSE: DG) on a absolute NNN lease with 7 years remaining, the property boasts a NOI of \$133,857, with 4x 5-year renewal options out to 2051. The Tenant has demonstrated commitment to the site with recent renovations and meticulous care of the property. The site is within 3 miles of both Publix and Winn-Dixie anchored shopping centers, along with other national retailers such as CVS and Walgreens. New Development abounds in the surrounding area, with almost 1,000 residential units in development within just 1 mile of the site in summer of 2024.



Price	\$2,331,744
Gross Leasable Area	12,687 SF
Cap Rate	6.65%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General Market property positioned in Mulberry, Indiana. The property is currently under construction with an estimated rent commencement date of November 1, 2024. The asset will feature the new 15-year Dollar General lease with 5% rental escalations every 5 years throughout the primary term and options. There are five 5-year options. The subject lease is also triple net and features no landlord responsibilities. Dollar General is an investment grade tenant, rated BBB by Standard & Poor's. The 12,687 square-foot building benefits from its position along State Road 38 (West Jackson St). The asset is located less than 13 miles southeast of Lafayette and 50 miles northwest of downtown Indianapolis. The Dollar General property will also benefit from the large population of 49,900 people that live within ten-mile radius. Additionally, the average household income within five miles is \$102,306. The property will also benefit from limited competition in the area as the nearest dollar store is 7 miles away. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee, which has been in expansion mode for several years. Dollar General offers products that are frequently used and replenished—such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items—at low, everyday prices in convenient neighborhood locations. A leading discount retailer, Dollar General operates more than 18,130 stores in 46 states and has plans for significant future growth.