



ABSOLUTE NNN DOLLAR GENERAL FOR SALE

ACTUAL PHOTO - PHOTO TAKEN 11/2022

DOLLAR GENERAL

8045 Grand Blanc Road, Swartz Creek, MI 48473

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DOLLAR GENERAL

8045 Grand Blanc Road | Swartz Creek, MI 48473

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

\$1,811,927

CAP RATE

5.50%

INVESTMENT SUMMARY

List Price:	\$1,811,927
NOI:	\$99,656
Cap Rate:	5.50%
Rent / SF:	\$9.43
Building Size:	10,566 SF
Land Acreage:	1.54 Acres

LEASE SUMMARY

Lease Type:	Absolute NNN Lease
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Tenant Responsibilities
Original Lease Term:	15 Years
Term Remaining:	15 Years
Commencement Date:	30 Days after Expected 11/22 Delivery*
Term Expiration:	15 Years after Commencement
Options:	Five, (5-Year) Options
Increases:	10% Increases in Each Option Period
Guarantor:	Dollar General Corporation (Corporate)

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease - Zero Landlord Responsibilities - Perfect "Mailbox Management" Asset
- Corporate Guarantee | NYSE: DG S&P 500 Component | BBB Rating By Standard & Poor's
- Brand New 2022 Construction - Build to Suit for Tenant to Dollar General's Specifications 10,566 Square Foot Building Located on 1.54 Acres of Land
- Five, (5-Year) Options with 10% Increases in Each Option | Strong Hedge Against Inflation
- Ideal 1031 Exchange Investment Opportunity
- Strong Location in the Flint MSA - Excellent Suburban Dollar General Store Demographics in Swartz Creek
- Located Near the Intersection of Grand Blanc & Moorish Road - Recently Updated to a Traffic Circle Due to Traffic Pattern Growth
- The Site Benefits from its Close Proximity to General Motors Flint Processing Facility (3.1M SF) and Flint Assembly Plant (5.2M SF) Which Employ Nearly 6,000 Employees Combined

RENT SCHEDULE

	ANNUAL RENT	MONTHLY RENT
Years 1 - 15:	\$99,656	\$8,304
Option 1 (Years 16 - 20):	\$109,620	\$9,135
Option 2 (Years 21 - 25):	\$120,576	\$10,048
Option 3 (Years 26 - 30):	\$132,636	\$11,053
Option 4 (Years 31 - 35):	\$145,896	\$12,158
Option 5 (Years 36 - 40):	\$160,488	\$13,374

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MARKET OVERVIEW

SWARTZ CREEK, MICHIGAN

Swartz Creek is a city in Genesee County in the state of Michigan. The population was 5,758 at the 2010 census. The city is a suburb of Flint and has incorporated land formerly within Flint Charter Township, Gaines Township, and Clayton Township, but is administratively autonomous from all three.

Genesee County is Michigan's fifth largest county with a population of 406,211 as of the 2020 Census. The county seat and population center is Flint (birthplace of General Motors). Genesee County is considered to be a part of the greater Mid Michigan area. Genesee County comprises the Flint, MI Metropolitan Statistical Area and is included in the Detroit-Warren-Ann Arbor, MI Combined Statistical Area. A major attraction for visitors is Crossroads Village, a living history village north of Flint.

The region has an outstanding transportation infrastructure, and a great network of higher education institutions to help drive innovation and support workforce development. Genesee County is located in the midst of the I-69 International Trade Corridor, a major distribution route with interstate access to Detroit, Chicago and Canada-to-Mexico connections, along with Bishop International Airport and rail service. The county's location and diverse activities offers low cost-of-living without sacrificing cultural amenities or outdoor recreation. The immediate area offers top-notch hospitals and world renowned education centers. Many economic opportunities exist for assembly and manufacturing industries as well as food production and high-technology and research enterprises.



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DOLLAR GENERAL TENANT PROFILE

DOLLAR GENERAL®

Save time. Save money. Every day!®

OVERVIEW

Company:	Dollar General
Founded:	1939; 82 years ago
Total Revenue:	\$33 Billion (2021)
Net Worth:	\$25 Billion (2021)
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- NYSE: DG | S&P 500 Component
- Operates 18,000 Stores | 143,000 Employees
- One of the Most Profitable Stores in the Rural United States

TENANT OVERVIEW

Dollar General Corporation is a discount retailer, headquartered in Goodlettsville, Tennessee. The stores provide various merchandise products in the southern, southwestern, Midwestern, and eastern United States. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

Dollar General offers both name-brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars.

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genesee valley center

Genesee Valley Center Mall
• 125+ Retailers
• 1.2 Million SF



Flint Assembly Plant
5.2 Million SF



Flint Processing Center
3.1 Million SF



Genesee Valley Golf Course



48,000+ VPD

Bishop International Airport



100,100+ VPD

meijer
BIGGBY COFFEE

Swartz Creek High School



54,300+ VPD



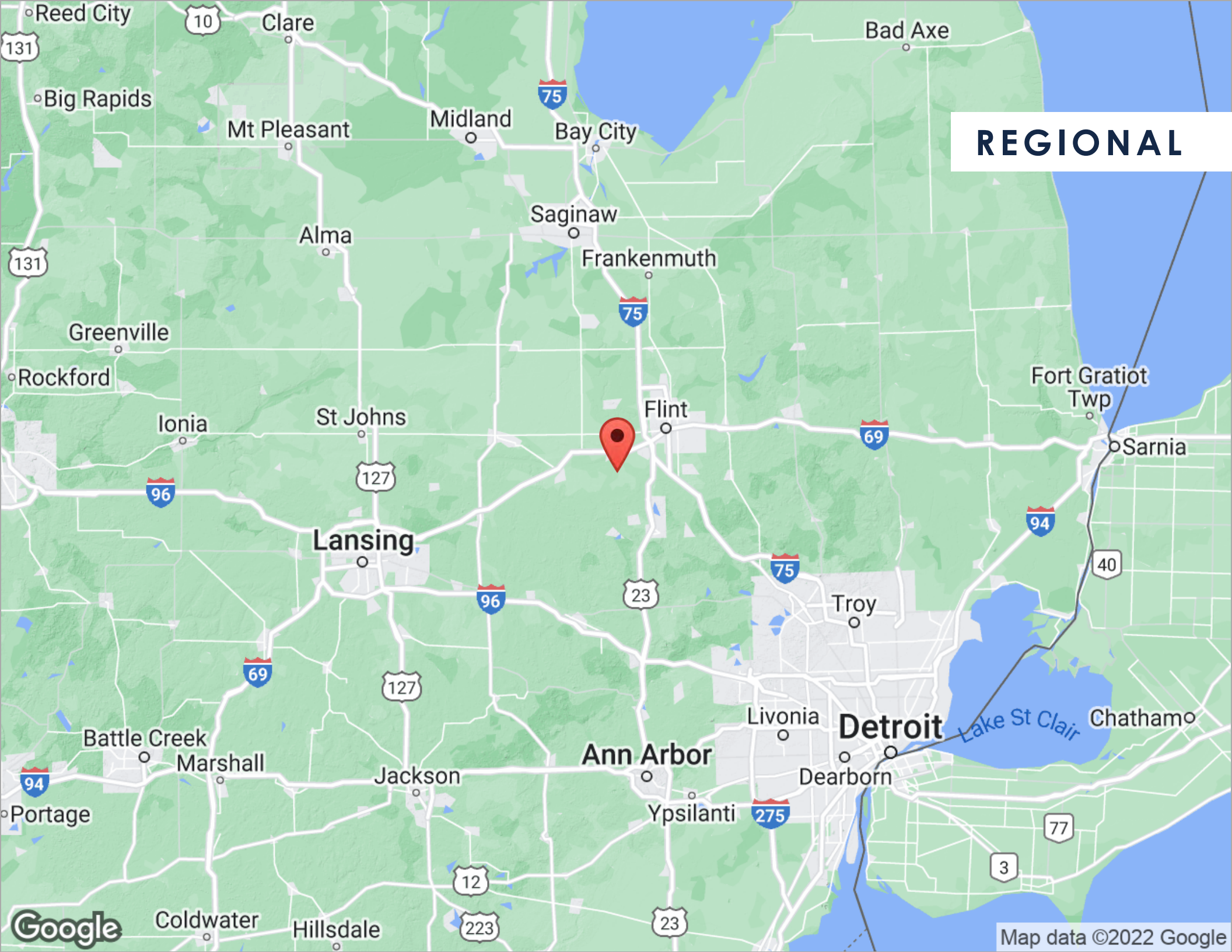
Morrish Rd.

Grand Blanc Rd.

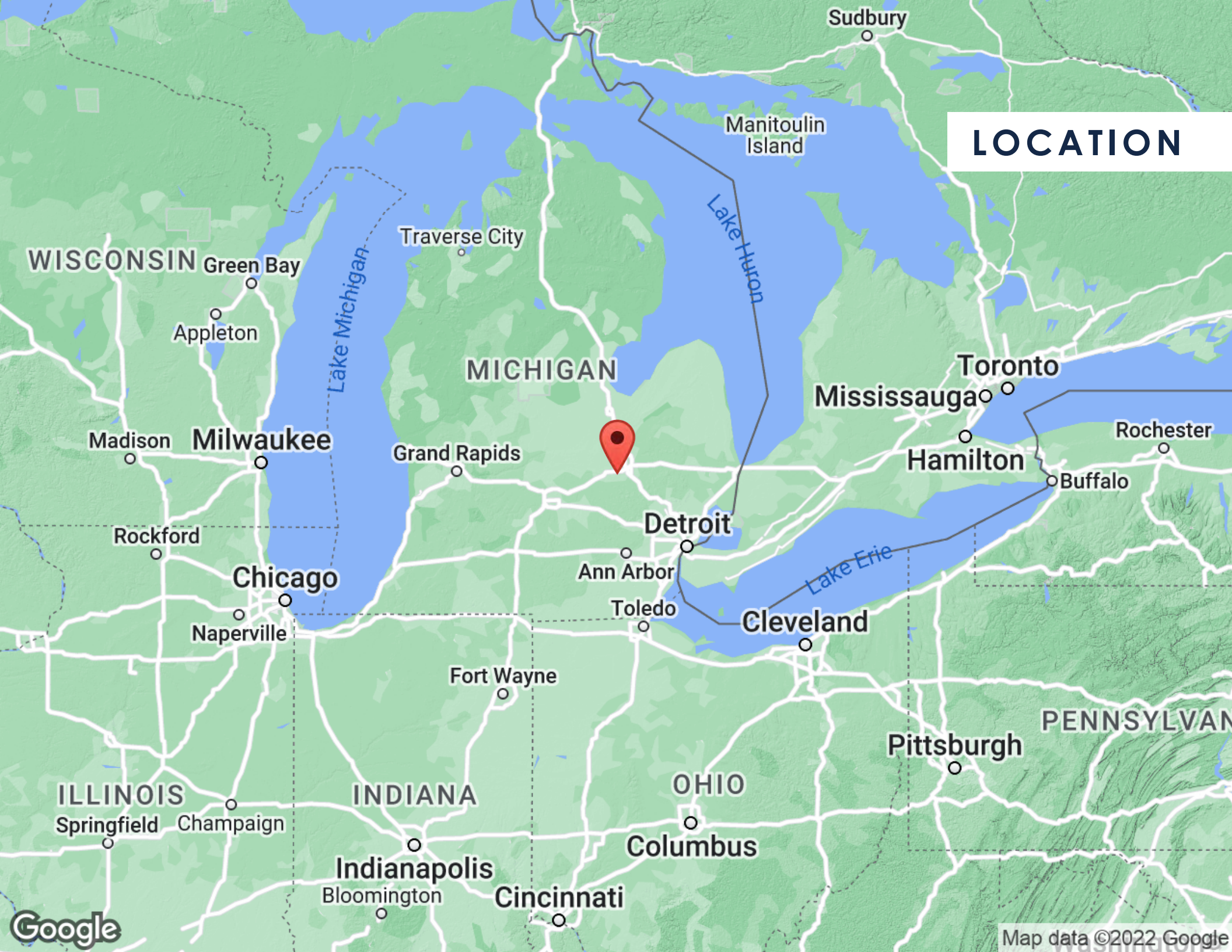
Subject Property



REGIONAL



LOCATION



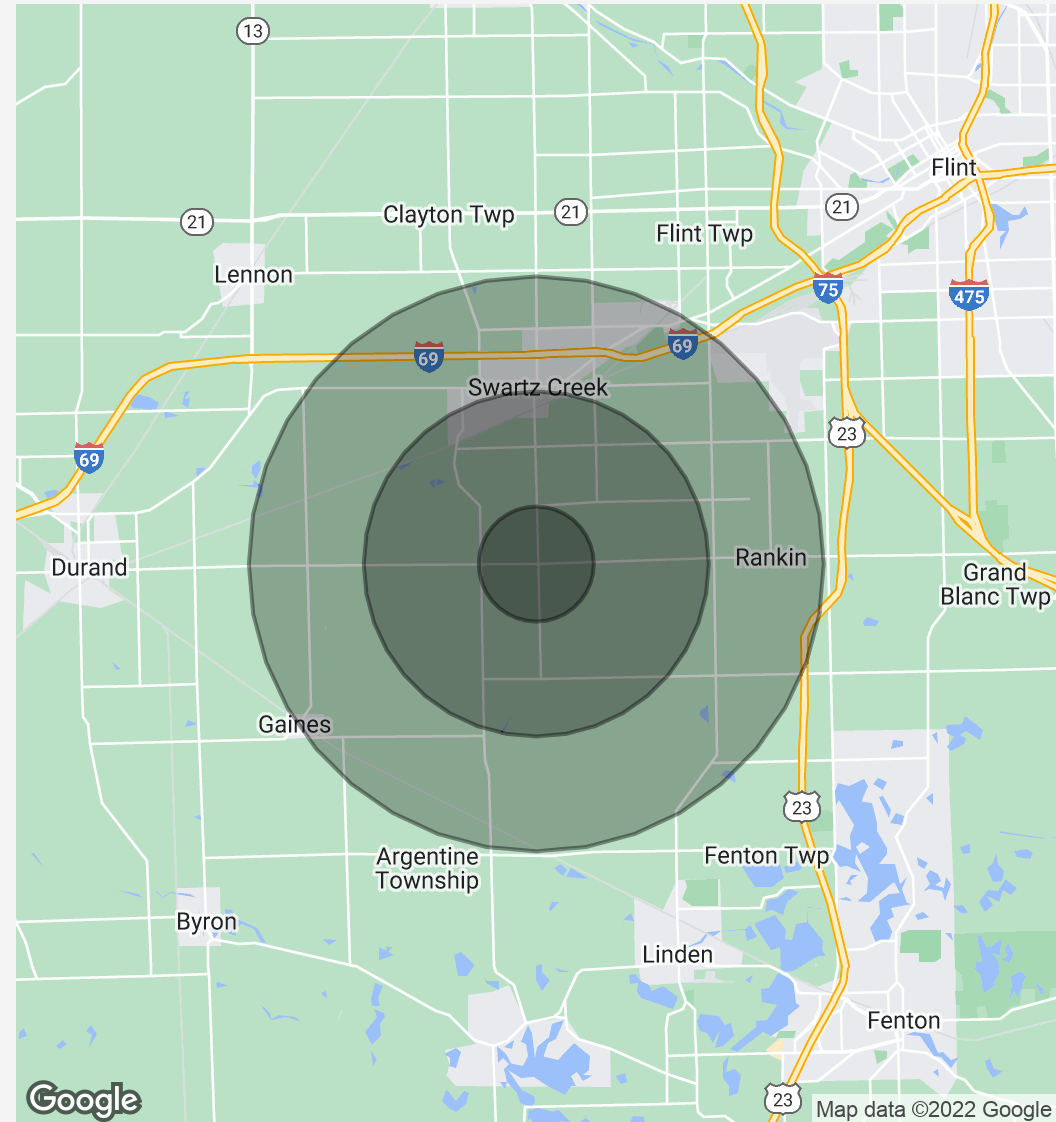
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	617	7,916	23,772
Average Age	46.5	44.0	43.8
Average Age (Male)	46.0	42.8	42.5
Average Age (Female)	47.4	45.5	47.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	253	3,460	10,431
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$74,560	\$78,096	\$77,675
Average House Value	\$178,981	\$189,197	\$185,821
RACE	1 MILE	3 MILES	5 MILES
% White	90.3%	90.3%	93.3%
% Black	1.8%	5.0%	3.1%
% Asian	0.0%	0.0%	0.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.0%	0.0%
% Other	0.0%	0.0%	0.0%

* Demographic data derived from 2020 ACS - US Census



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DOLLAR GENERAL
COMING SOON.

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