

# Single Tenant Net Lease Opportunity

225 S Courtenay Pkwy, Merritt Island, FL 32952

Coordinates: 28.3537035, -80.7006378

## DOLLAR GENERAL®

### HIGHLIGHTS

#### Tenant Summary:

Guarantor is "Investment Grade",  
Guaranteed by Parent company  
(NYSE: DG)

- S&P Rating BBB
- Ranked #128 on 2017 Fortune500 Listed
- Ranked #118 on S&P 500Index
- 14,609 Stores in 44 States as of 5/18

#### Lease Summary:

- 13 years remaining on lease term
- Absolute NNN - No landlord responsibilities
- Long-Term Corporate Lease
- Renewal Option: Four (4), Five Year Options

#### Building/Lease Summary:

- 7,512 Square Feet
- Prototype- Front Entry
- Prefinished metal panels w/smooth face painted brick
- Lot size: 1.58 Acres

#### Location Summary:

- Residential Area- High density
- Located on South Courtenay Pkwy- average traffic count 17,000 VPD
- Near East Coast beaches

#### DOLLAR GENERAL

Has been serving consumers for 75 years. With more than 14,609 stores in 44 states, they are America's largest small-box discount retailer by sales. In 2017, Dollar General achieved its 28th consecutive year of same-store sales growth and revenues exceeded \$23.5 billion with a net income of \$1.54 billion, and net worth of \$6 billion. In the 6+ years since going public in late 2009, the Dollar General stock price has approximately quadrupled!



## FOR SALE

\$1,778,992.13

LEASE PAYS \$108,518.52 NNN

6.10% CAP RATE

- Strong East Coast Florida store
- High Density
- High Traffic

Demographic Summary	3 mi radius	5 mi radius	7 mi radius
Population	43,119	89,592	141,418
Median HH Income	\$51,222	\$58,431	\$59,807
Households	18,828	37,841	62,930
Population Median Age	45	43.5	46



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Presented by:  
AMBER CRAWFORD, BROKER

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[SwiftCreekRealty.net/DollarGeneral](http://SwiftCreekRealty.net/DollarGeneral)

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## BUILDING SUMMARY

Store Style:	Front Entry
BuildingSize:	7,512 SF
BuildingMaterial/ Type:	Prefinished panels with smooth face painted brick
Roof:	Standing Seam Metal Roof
HVAC:	Roof Mounted Units
Parking:	Asphalt
Floors:	Polished Concrete Flooring System
Ceiling:	Open plan w/o Grids of HVAC Ducts

## LEASE SUMMARY

Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Site Address:	225 S Courtenay Pkwy, Merritt Island, FL 32952
Lease Type:	Absolute NNN
Primary Term:	Thirteen(13) Years remaining
Renewal Options:	Four (4) options for 5 years each
Rent Commencement:	6/23/2017
Estimated Rent End:	6/2032
Annual Rent:	\$108,518.52
Rent Increases:	10% per renewal option
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1 - 13	\$108,518.52	\$9,043.21	
16-20 (OPTION 1)	\$119,370.37	\$9,947.53	10%
21-25 (OPTION 2)	\$131,307.41	\$10,942.28	10%
26-30 (OPTION 3)	\$144,438.15	\$12,036.51	10%
31-35 (OPTION 4)	\$158,881.97	\$13,240.16	10%



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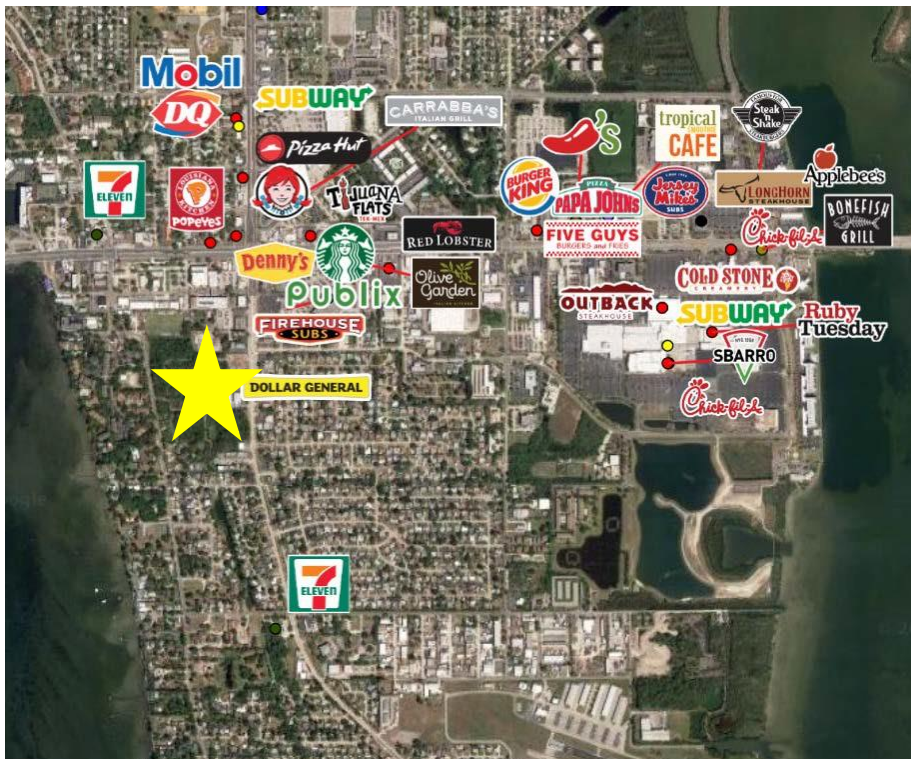
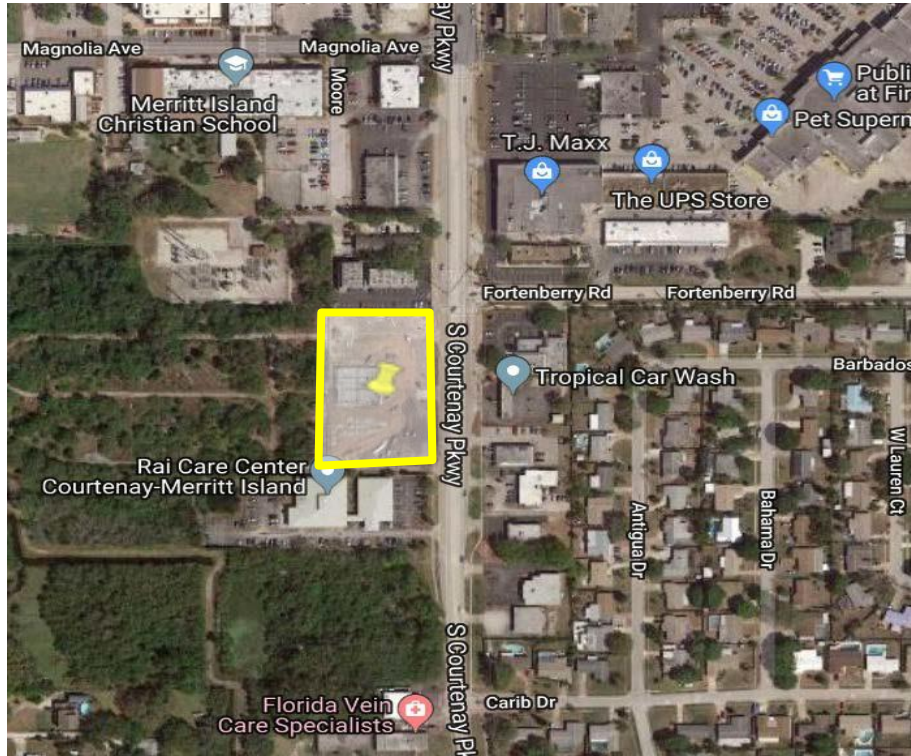
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## AREA MAPS



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