

Single Tenant Net Lease Opportunity

304 Barefoot Bay, Micco, FL 32976

Coordinates: 27.8842144,-80.5078430

DOLLAR GENERAL®

HIGHLIGHTS

Tenant Summary:

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

- S&P Rating BBB
- Ranked #128 on 2017 Fortune 500 Listed
- Ranked #118 on S&P 500 Index
- 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:

- 9,100 Square Feet
- Prototype- Front Entry
- Prefinished metal panels w/split face concrete masonry
- Lot size: 1.83 Acres

Location Summary:

- Residential Area- High density
- Located on Barefoot Bay Blvd- average traffic count 19,000 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

\$1,965,377

LEASE PAYS \$119,888.04 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	11,301	17,757	30,296
Median HH Income	\$42,641	\$51,835	\$51,194
Households	6,263	9,301	15,054
Population Median Age	66.4	63.1	59.9



SWIFTCREEK
COMMERCIAL

Presented by:
AMBER CRAWFORD, BROKER

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BUILDING SUMMARY

Store Style:	Front Entry
Building Size:	9,100 SF
Building Material/ Type:	Prefinished panels with splitface concrete masonry
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:	304 Barefoot Bay Blvd, Micco, FL 32976
Lease Type:	Absolute NNN
Primary Term:	Thirteen (13) Years remaining
Renewal Options:	Four (4) options for 5 years each
Rent Commencement:	7/28/2017
Estimated Rent End:	7/2032
Annual Rent:	\$119,888.04
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1 - 13	\$119,888.04	\$9,990.67	
16-20 (OPTION 1)	\$131,876.84	\$10,989.74	10%
21-25 (OPTION 2)	\$145,064.52	\$12,088.71	10%
26-30 (OPTION 3)	\$159,570.97	\$13,297.58	10%
31-35 (OPTION 4)	\$175,528.07	\$14,627.34	10%



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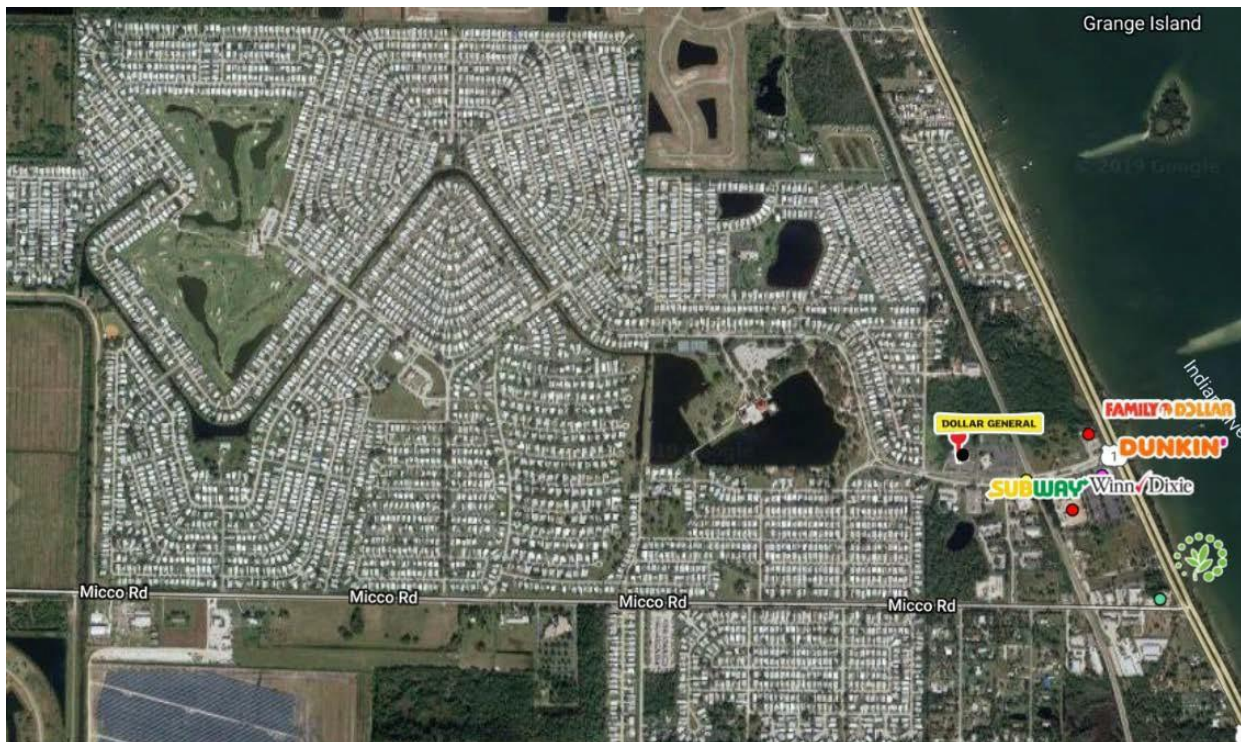
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AREA MAPS



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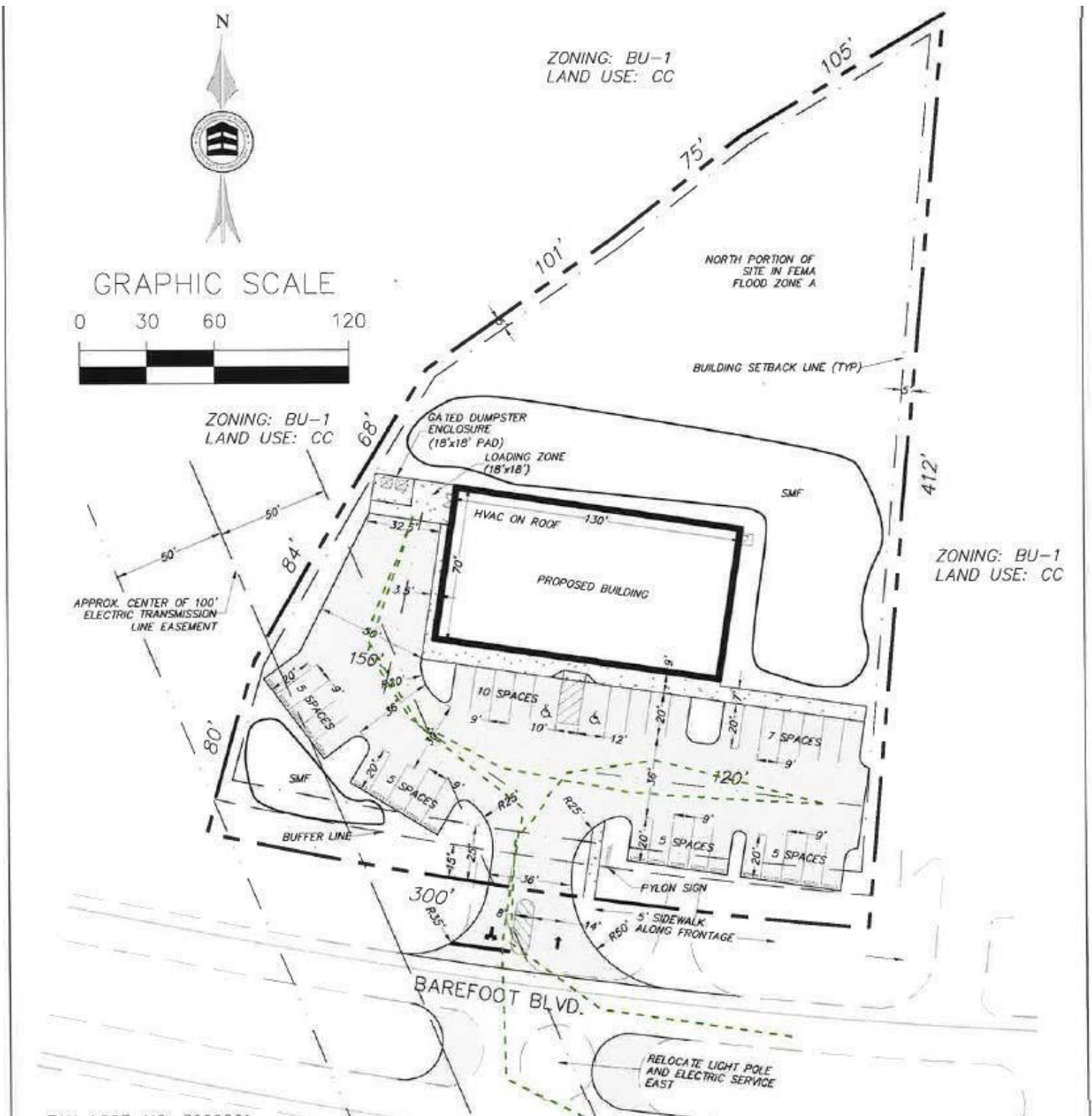
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SITE PLAN



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