

Single Tenant Net Lease Opportunity

4629 HWY 389, Lynn Haven, FL 32444

Coordinates: 30.2327328, -85.6292038

DOLLAR GENERAL®

Tenant Summary:

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

- S&P Rating BBB
- Ranked #119 on 2019 Fortune 500 List
- Ranked #179 on S&P 500 Index
- 15,472 Stores in 44 States as of 3/19

Lease Summary:

- 15 year initial term
- Absolute NNN - No landlord responsibilities
- Brand New Long-Term Corporate Lease
- Renewal options: Four (4), Five Year Options

Building/Lease Summary:

- Brand New Construction
- 9,100 Square Feet
- Prototype-Corner Entry
- Pre-finished metal panels with brick
- Lot Size: 1.97 Acres

Location Summary:

- New store
- Growing Area
- Traffic count of 10,400 daily
- Average HH Income over \$75,958

DOLLAR GENERAL

Has been serving consumers for almost 80 years. With more than 15,472 stores in 44 states, they are America's largest small-box discount retailer by sales. In 2018, Dollar General achieved its 29th consecutive year of same-store sales growth and revenues exceeded \$25.6 billion with a net income of \$1.6 billion, and net worth in excess of \$6 billion. In the years since going public in late 2009, the Dollar General stock price has approximately quadrupled!



*Sample photo- Store under construction

FOR SALE

\$2,108,182
\$126,490.92 NOI
6.0% CAP RATE

- 15 Year NNN Lease, Corporate Guaranty
- 10,400 Average Annual Daily Traffic
- Dense Location Near Panama City
- High Median Household Income
- Under Construction, Delivers July 2019

Demographic Summary	3 mi radius	5 mi radius	7 mi radius
Population	37,568	67,322	107,867
Median HH Income	\$67,705	\$59,219	\$54,693
Households	15,943	28,281	46,048
Population Median Age	39.1	39.2	39.3



SWIFTCREEK
COMMERCIAL

Presented by:
AMBER CRAWFORD, BROKER

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BUILDING SUMMARY

Store Style:	Corner Entry
Building Size:	9,100 SF
Building Material/ Type:	Prefinished metal panels with brick
Roof:	Standing Seam Metal Roof
HVAC:	Roof Mounted Units
Parking:	Asphalt
Floors:	Polished Concrete Flooring System
Ceiling:	Open plan w/o Grids or HVAC Ducts

LEASE SUMMARY

Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Site Address:	4629 HWY 389, Lynn Haven, FL 32444
Lease Type:	Absolute NNN
Primary Term:	Fifteen(15) Years remaining
Renewal Options:	Four (4) options for 5 years each
Rent Commencement:	7/ 2019
Estimated Rent End:	7/ 2034
Annual Rent:	\$126,490.92
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1 - 15	\$126,490.92	\$10,540.91	
16-20 (OPTION 1)	\$139,140.12	\$11,595.01	10%
21-25 (OPTION 2)	\$153,054.12	\$12,754.51	10%
26-30 (OPTION 3)	\$168,359.52	\$14,029.96	10%
31-35 (OPTION 4)	\$185,087.40	\$15,423.95	10%



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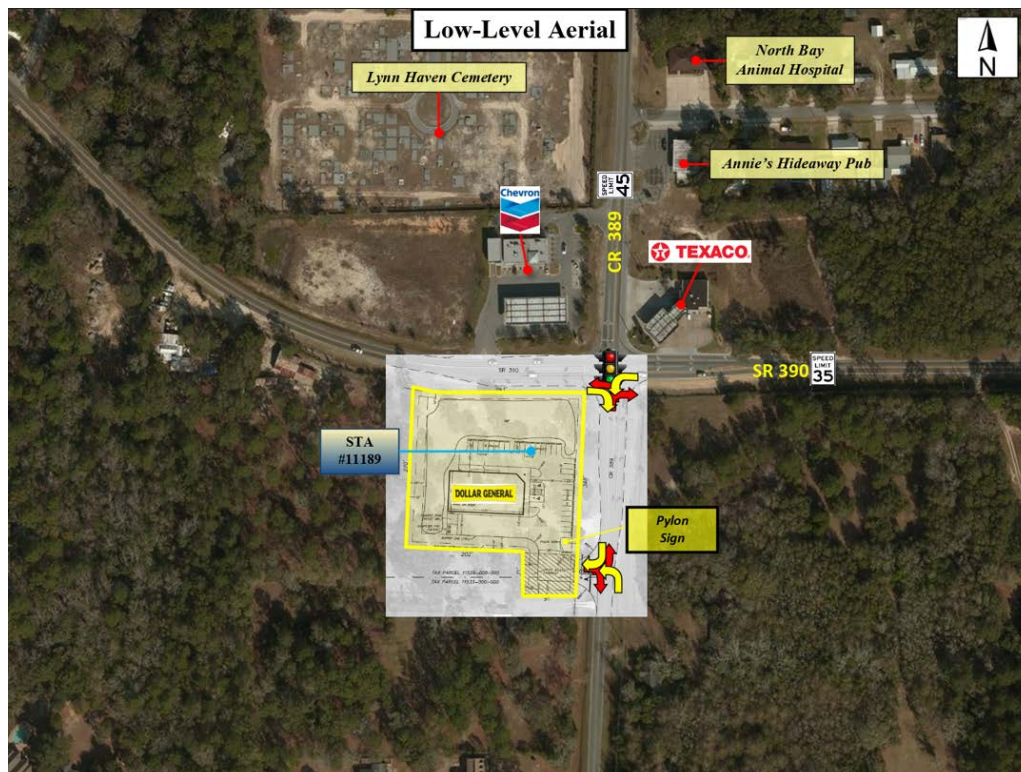
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AREA MAPS



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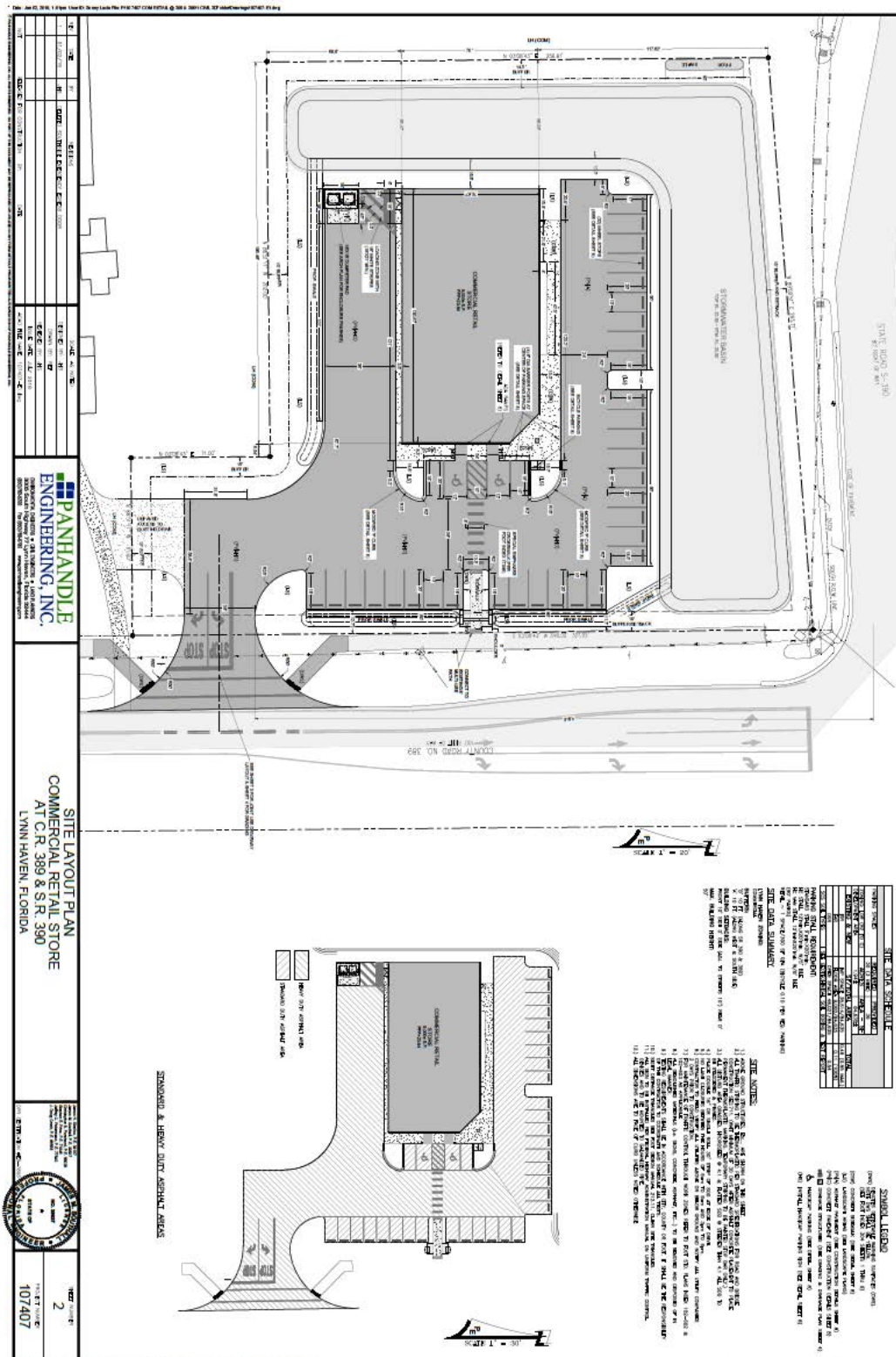
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SITE PLAN



107407 SITE LAYOUT PLAN AT C.R. 389 & S.R. 390 SITE LAYOUT PLAN Sheet 2