

Single Tenant Net Lease Opportunity

US 301 Belleview, FL 34420

Coordinates: 29.047432, -82.046644

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 split face concrete masonry
- Lot Size: 1.71 Acres

Location Summary:

- Located on an intersection
- New store
- Growing Residential Area
- Traffic count of 13,700 daily
- Average HH Income over \$57,837

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

\$1,840,635.37

\$111,358.44 NOI

6.05% CAP RATE

- 15 Year NNN Lease, Corporate Guaranty
- Great location on US 301
- Densely Populated Location
- 13,700 Average Annual Daily Traffic

Demographic Summary	3 mi radius	5 mi radius	7 mi radius
Population	21,609	49,725	89,533
Median HH Income	\$48,136	\$47,644	\$49,400
Households	9,224	20,566	38,127
Population Median Age	45.6	44.1	46.1



SWIFTCREEK
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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, split face 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:	US 301 Belleview, FL 34420
Lease Type:	Absolute NNN
Primary Term:	Fifteen(15) Years remaining
Renewal Options:	Four (4) options for 5 years each
Rent Commencement:	12/2019
Estimated Rent End:	12/2034
Annual Rent:	\$111,358.44
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1 - 15	\$111,358.44	\$9,279.87	
16-20 (OPTION 1)	\$122,494.20	\$10,207.85	10%
21-25 (OPTION 2)	\$134,743.68	\$11,228.64	10%
26-30 (OPTION 3)	\$148,218.00	\$12,351.50	10%
31-35 (OPTION 4)	\$163,039.80	\$13,586.65	10%



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AREA MAPS



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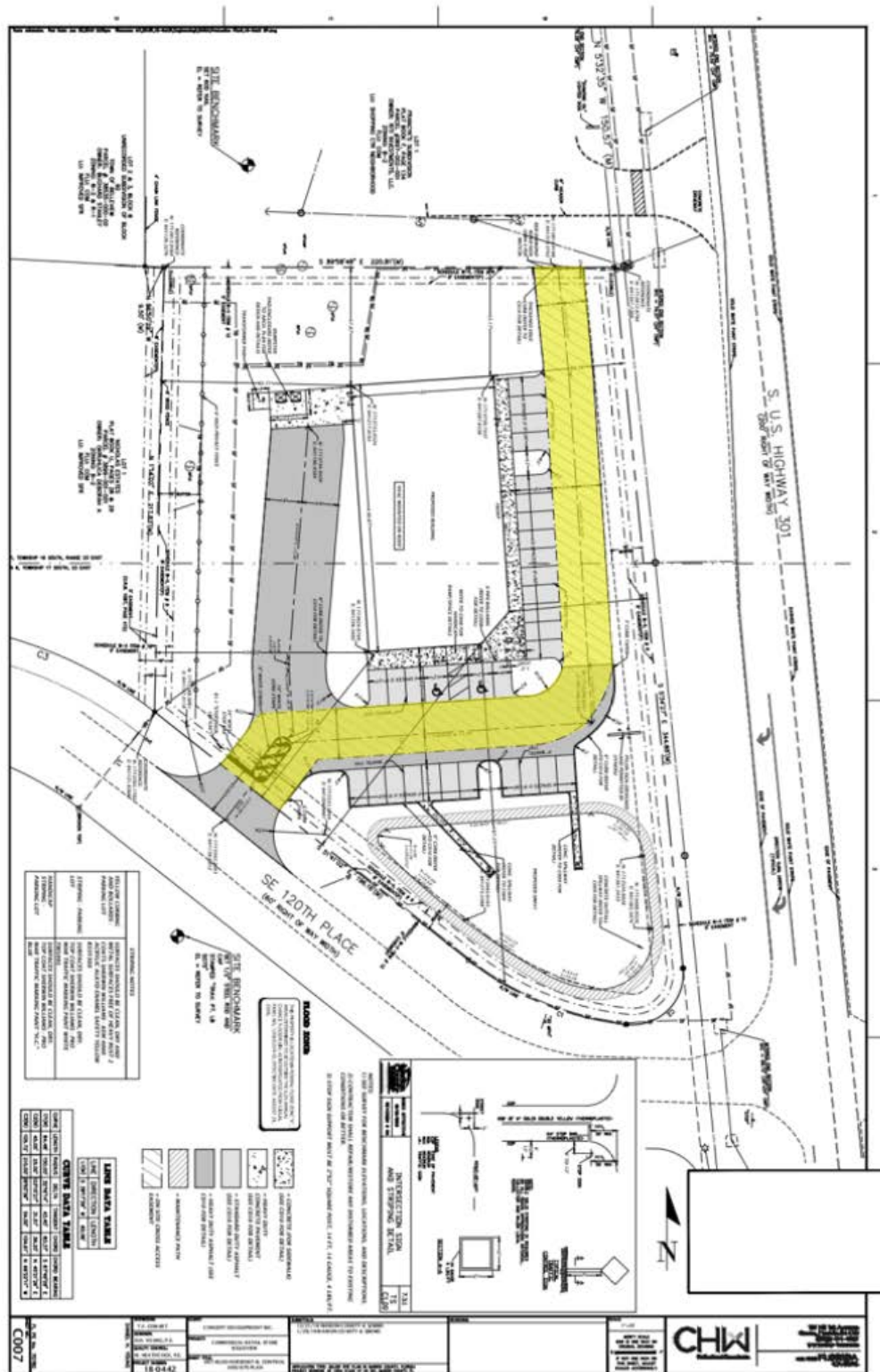
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SITE PLAN



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