



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE POINT FLORIDA DOLLAR GENERAL - 8% CAP

6798 W GULF TO LAKE HWY, CRYSTAL RIVER, FL 34429

\$693,000

8.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

CRYSTAL RIVER, FL

\$693,000 | 8.0% CAP

- Low Price Point NN Dollar General - 5 Years Remaining on Term
- Upgraded Stone Construction
- Large \$500/Month CAM Payment
- Strong Commitment to Location - Dollar General Recently Executed Option While Paying 10% Increase in Rent
- 29,000+ 5 Mile Population
- Tremendous Traffic in Front of Location - 33,000+ Vehicles Per Day
- Ideally Positioned Next Door to Large Publix Anchored Retail Strip

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

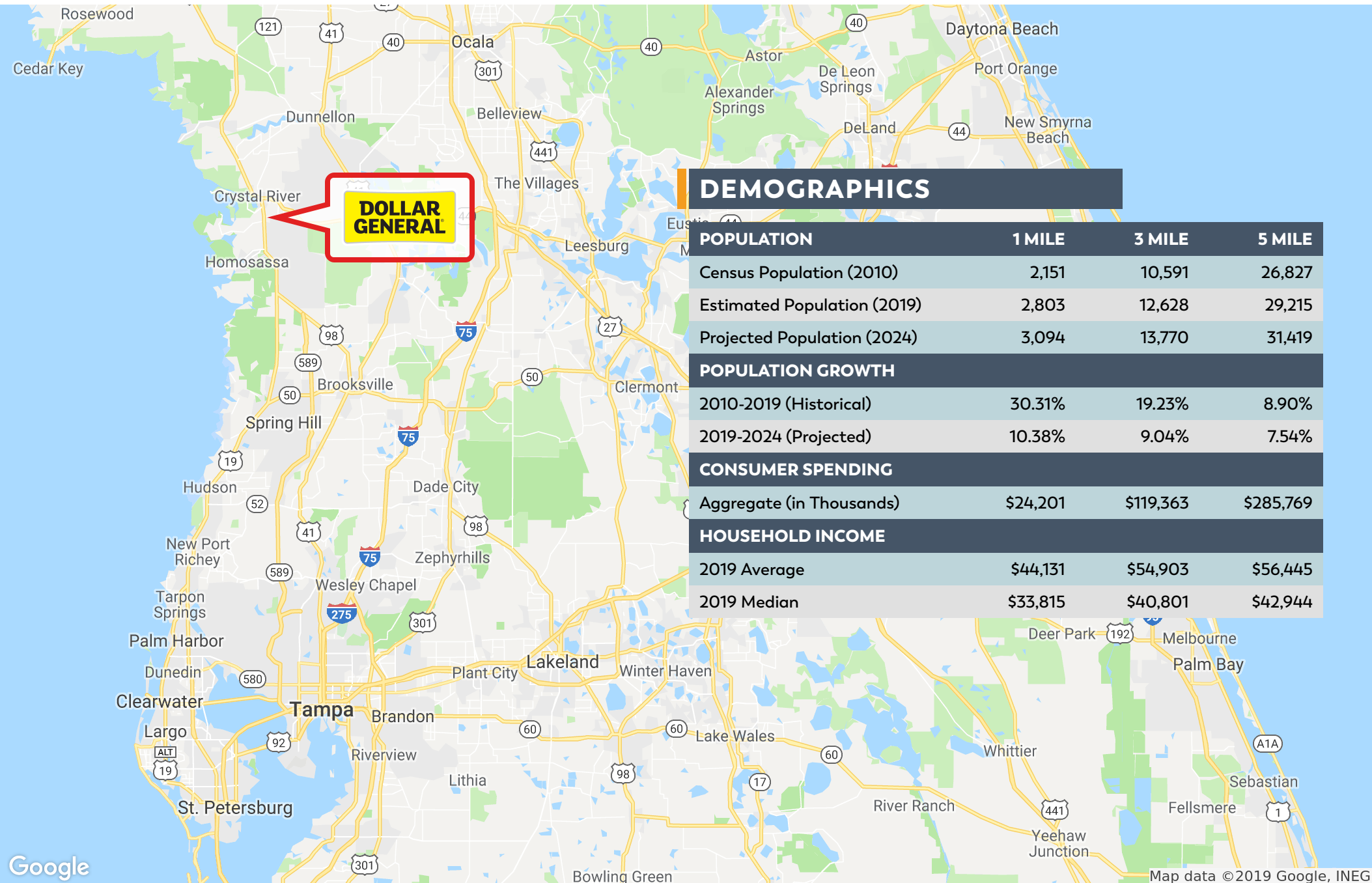
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

Building Area:	8,000 SF
Land Area:	1.36 AC
Year Built:	2001
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$86.62

LEASE OVERVIEW:

Remaining Lease Term:	5 Years
Rent Commencement:	9/1/2001
Lease Expiration:	7/31/2024
Base Annual Rent:	\$55,440
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	Two (2), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord



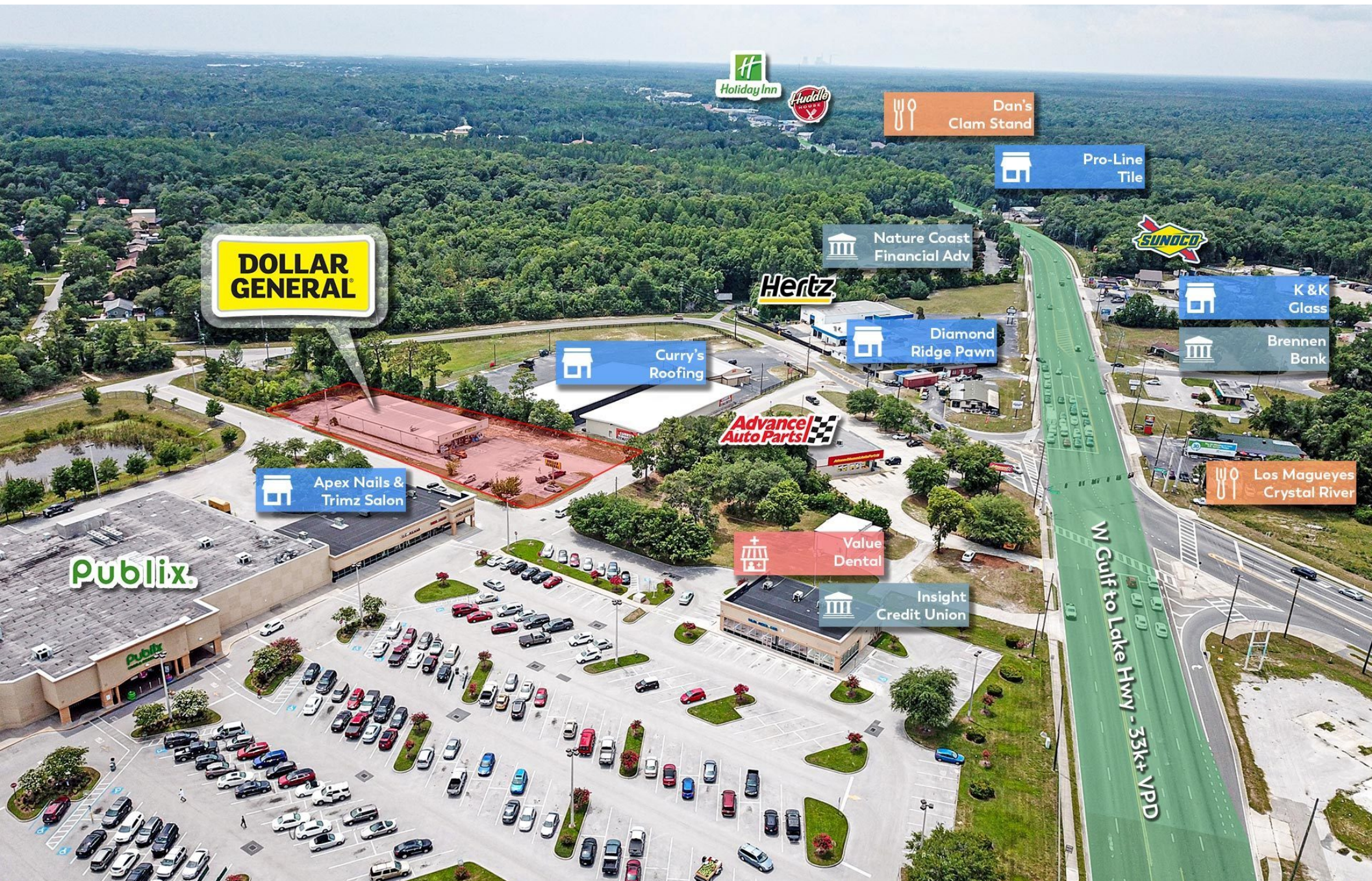
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	2,151	10,591	26,827
Estimated Population (2019)	2,803	12,628	29,215
Projected Population (2024)	3,094	13,770	31,419
POPULATION GROWTH			
2010-2019 (Historical)	30.31%	19.23%	8.90%
2019-2024 (Projected)	10.38%	9.04%	7.54%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$24,201	\$119,363	\$285,769
HOUSEHOLD INCOME			
2019 Average	\$44,131	\$54,903	\$56,445
2019 Median	\$33,815	\$40,801	\$42,944











Actual Property

TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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BROKER OF RECORD

JEFFREY TERWILLINGER

SVR Realty

FL Lic#: BK3122117

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