



DOLLAR GENERAL

EBRO, FLORIDA

OFFERING MEMORANDUM

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**DOLLAR
GENERAL®**

ADDRESS

5369 Captain Fritz Road
Ebro, FL 32437

PRICE

\$1,813,000

CAP RATE

6.25%

NOI

\$113,316

FINANCIAL OVERVIEW

PRICE	\$1,813,000
CAP RATE	6.25%
GROSS LEASABLE AREA	9,100 SF
YEAR BUILT	2020
LOT SIZE	3.14 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. July 2020
INCREASES	10% at Each Option
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$113,316	\$9,443
Option 1	\$124,648	\$10,387
Option 2	\$137,112	\$11,426
Option 3	\$150,824	\$12,569
Option 4	\$165,906	\$13,825

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease
- Investment Grade Credit Tenant, Rated BBB by S&P
- 10% Increases Every 5 Years Beginning in Each Option Period
- Brand New 2020 Construction
- Serving Over 25,000 Residents in Washington County
- Located at the Intersection of Two Major Thoroughfares, Direct Access to Panama City Beach and Tallahassee
- Just North of Panama City Beach with over 17 Million Visitors Annually
- Competition Void, Nearest Dollar Store is Over 14 Miles Away
- Underserved Retail Trade Area, High Need for Goods and Services
- Close Proximity to Northwest Florida Beaches International Airport
- Surrounded by State/National Forests and Designated Wildlife Hunting Areas Attracting Millions of Visitors Annually





**DOLLAR
GENERAL**

CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 15,000 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



15,000+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

CAPT FRITZ RD

OBIES ST

DOLLAR GENERAL

9,187 SF

PROPOSED
SWMF

ELEVATION
DOLLAR GENERAL



DEMOGRAPHICS

5369 CAPTAIN FRITZ ROAD, EBRO, FL 32437

POPULATION

	5-MILES	7-MILES	10-MILES
2010 Population	760	1,470	3,298
2019 Population	801	1,622	3,672
2024 Population	822	1,709	4,069

HOUSEHOLDS

	5-MILES	7-MILES	10-MILES
2010 Households	305	580	1,513
2019 Households	324	647	1,679
2024 Households	335	689	1,774

INCOME

	5-MILES	7-MILES	10-MILES
2019 Average Household Income	\$48,263	\$53,822	\$55,797

EMPLOYEES

	5-MILES	7-MILES	10-MILES
2019 Number of Employees In Area	391	775	1,382



31
MILES

PANAMA CITY, FL



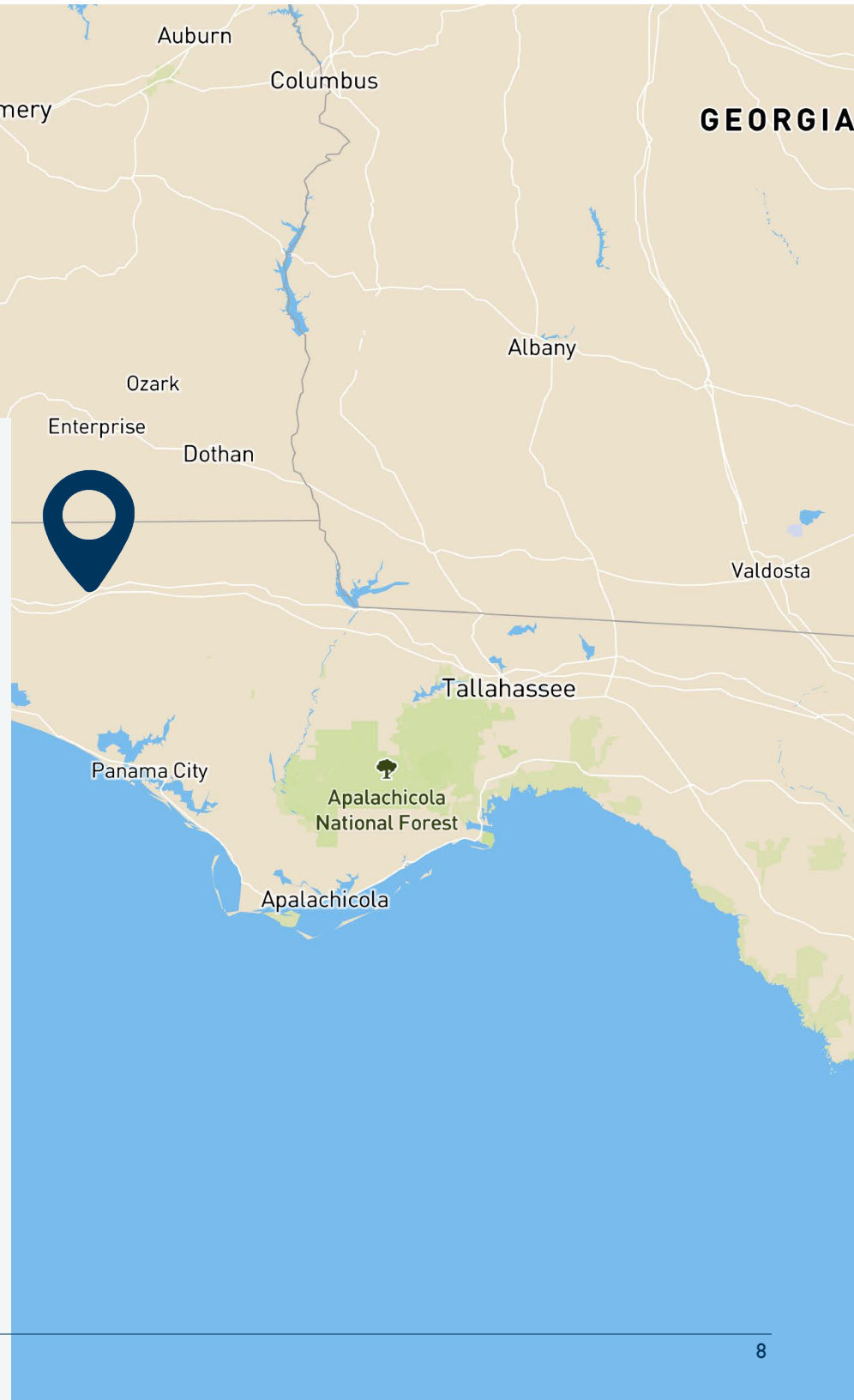
69
MILES

DOTHAN, AL



106
MILES

TALLAHASSEE, FL



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O F F E R I N G M E M O R A N D U M

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