



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General

450019 State Road 200
Callahan, FL 32011

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,100 SF Dollar General at 450019 State Road 200 in Callahan, FL. This Opportunity Includes Over 5 Years Remaining on a Triple Net (NNN) Lease With a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,900,000
CAP	6.75%
NOI	\$128,165
PRICE PER SF	\$208.79
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	450019 State Road 200 Callahan, FL 32011
COUNTY	Nassau
BUILDING AREA	9,100 SF
LAND AREA	1.02 AC
BUILT	2010



HIGHLIGHTS

- Over 5 Years Remaining on a Triple Net (NNN) Lease
- Strong Corporate Guarantee From Dollar General
- Strategically Located in a Heavy Retail Area and Near the Corner of Hwy 200 and S Kings Rd Which See a Combined Traffic Count of 25,308 VPD
- Population of 11,618 Residents Making an Average Household Income of \$78,427 Within a 5-Mile Radius
- Growth in Population is Expected to Increase 10% By 2024
- Nearby Schools Include: Sonshine Christian Academy, Callahan Elementary and West Nassau High School Which Serves Over 2,500 Students and Staff
- Callahan is at the Crossroads of Highways 200 and 23; Hwy 23 Runs South Into Jacksonville Which is Located Only 30 Minutes Away
- Jacksonville is the Most Populous City in Florida and in the Southeastern U.S. With a Population of Over 1.5 Million People
- Nearby Tenants Include: Walgreens, USPS, O'Reilly Auto Parts, Winn-Dixie, McDonald's, CVS, Taco Bell, Wells Fargo, AutoZone, T-Mobile and Burger King



LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	September 12, 2010
LEASE EXPIRATION	September 30, 2025
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Each Option
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,100 SF

\$128,165

\$14.08



DOLLAR GENERAL

Amhurst
Oaks

DOLLAR GENERAL

UFHealth
UNIVERSITY OF FLORIDA HEALTH

Hair
Center



Winn-Dixie

O'Reilly
AUTO PARTS

ATLANTIC
SELF STORAGE

Callahan
Automotive Center

Callahan
Barbers

Sweet As Cyn
Bakery & Cafe

Masonic
Lodge

Sonshine Christian
Academy

Iron Works
Gym

BURGER
KING

Walgreens

M
MARATHON

Callahan
Fire Department

S Kings Rd

Royal
Inn

McDonald's

Rainbow Tire & Service

BROOKS
Rehabilitation

200

23

CVS
pharmacy

West Nassau
High School

Callahan
Elementary



Cochrane's
Collision Center

Royal
Inn

Sonshine Christian
Academy

Masonic
Lodge

Sweet As Cyn
Bakery & Cafe

Callahan
Barbers

S Kings Rd



Iron Works
Gym



DOLLAR GENERAL

Callahan
Automotive Center



1st Ave

DOLLAR GENERAL

ANYTIME
FITNESS



Winn-Dixie
Great Clips

O'Reilly
AUTO PARTS



Walgreens

1st Ave

ACE



Flash
Foods

S Kings Rd



WELLS
FARGO

AutoZone

SUBWAY

metro
by T-Mobile

CVS pharmacy

Red BURRITO

Hardee's



TACO
BELL



Advance
Auto Parts

Badcock & more
HOME FURNITURE

CALLAHAN | NASSAU COUNTY | FLORIDA

Callahan is a town in Nassau County in Florida. It is located adjacent to Duval County. The town's population was 1,353 residents at the 2018 estimate census. The city is located 20 miles from Jacksonville. Jacksonville is a seaport city and the seat of Duval County, Florida. With an estimated 903,889 residents as of 2018, Jacksonville is the most populous city in both the state of Florida and the southeastern United States. It is estimated to be the 12th most populous city in the United States and is the largest city by area in the contiguous United States. Callahan is located in the Jacksonville Metropolitan Area which has a population of 1,573,606 and is the 40th largest in the U.S. and fourth largest in the state of Florida. The city is situated on the banks of the St. Johns River, in the First Coast region of North Florida, about 25 miles south of the Georgia state line and 340 miles north of Miami.

Due to the cities proximity, Jacksonville's economy affects Callahan's. Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Jacksonville has a sizable deep-water port, which helps make it a leading port in the U.S. for automobile imports, as well as the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, insurance, and other industries. Jacksonville is the cultural, commercial and financial center of North Florida. A major military and civilian deep-water port, the city's riverine location supports two United States Navy bases and the Port of Jacksonville, Florida's third largest seaport. The two U.S. Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay, form the 3rd largest military presence in the United States.

Jacksonville is only a 20 minute drive away from Callahan. In Jacksonville, you can experience a different side of Florida, combining both relaxation and adventure, and allowing you to choose just how active you want to be. Enjoy the city's 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods, vibrant street arts scene, creative coastal cuisine, delicious craft beer, vibrant nightlife and so much more! Throughout the year, many annual events of various types are held in Jacksonville. The Florida-Georgia game (also known as the "World's Largest Outdoor Cocktail Party"), the annual college football game between the rival Florida Gators and Georgia Bulldogs has been held in Jacksonville since 1933 and brings thousands of fans. Lonely Planet ranked Jacksonville on its list of the world's "10 Best Value Destinations for 2018," because of how many unique fun-filled activities there is to do.



JACKSONVILLE DEEP-WATER PORT



NASSAU COUNTY COURTHOUSE





DOLLAR GENERAL

	3 MILES	5 MILES	10 MILES
POPULATION	4,998	11,618	20,536
AVERAGE HH INCOME	\$72,929	\$78,427	\$80,625

D O L L A R G E N E R A L

TENANT PROFILE

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and 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, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operated 16,368 stores in 45 states as of February 28, 2020 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
16,368+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

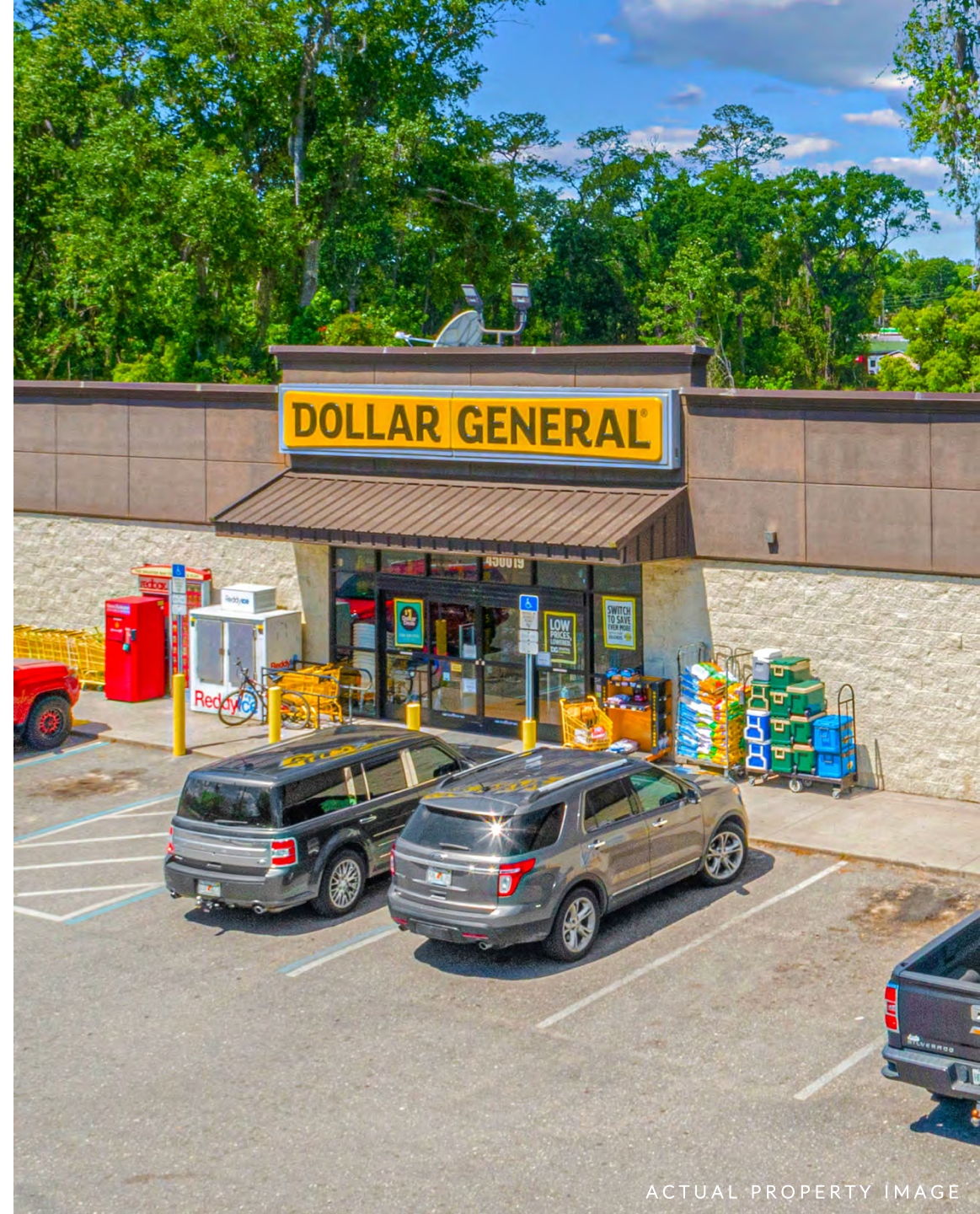
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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