



DOLLAR GENERAL - FLORIDA NEW DEVELOPMENT - RELOCATION STORE

11110 FL-20, BRISTOL, FL 32321

\$2,802,640
4.7% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

BRISTOL, FL

\$2,802,640 | 4.7% CAP

- New Development Dollar General - Relocation Store With Upgraded Construction
- Absolute NNN - Requiring Zero Landlord Responsibilities
- Larger Store Prototype Developed to Accommodate Higher Projected Sales
- Situated on Main Thoroughfare Through Bristol, FL Generating Over 10K VPD Directly in Front of Subject Property
- Located Only 44 Miles West of Tallahassee - the State Capital of Florida With an MSA Population of 197K Residents
- Healthy 5 Mile Demographics With 8,231 Residents
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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CODY CRIST

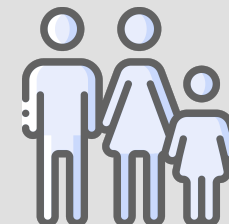
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$131,724
Rent Per SF:	\$12.38
Projected Rent Commencement Date:	11/18/21
Lease Expiration Date:	11/30/2036
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.69 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$263.41

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/18/2021 - 11/30/2036	\$131,724	\$12.38	4.70%
Four (4), 5-Year Options 10% Increase	12/1/2036 - 11/30/2041	\$144,896	\$13.62	5.17%
	12/1/2041 - 11/30/2046	\$159,386	\$14.98	5.69%
	12/1/2046 - 11/30/2051	\$175,325	\$16.48	6.26%
	12/1/2051 - 11/30/2056	\$192,857	\$18.13	6.88%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT & HVAC

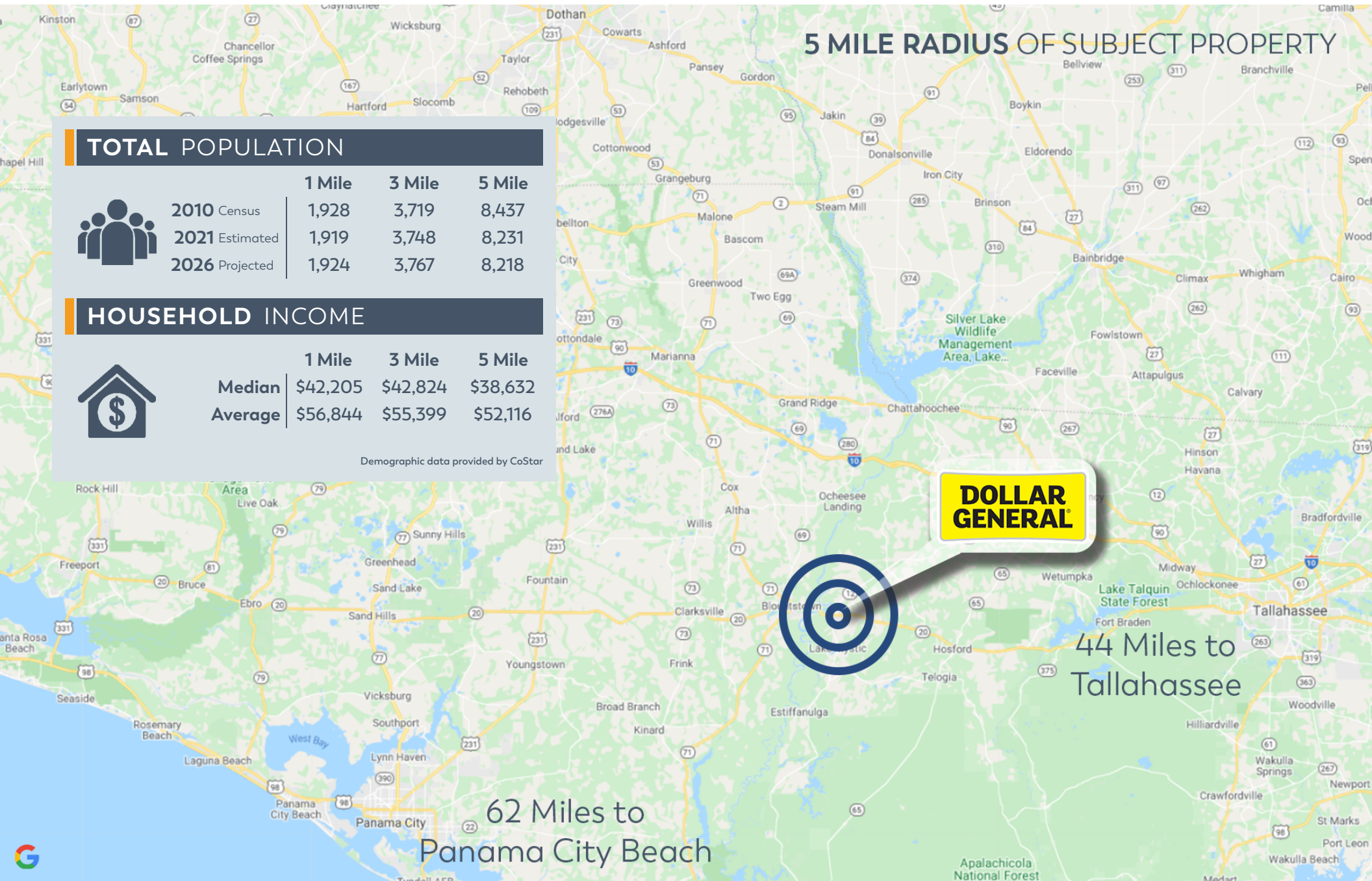
PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

ROOF & STRUCTURE

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.





Google

Under
Construction

**DOLLAR
GENERAL**



Actual Property

Under
Construction

**DOLLAR
GENERAL**



Actual Property

Under
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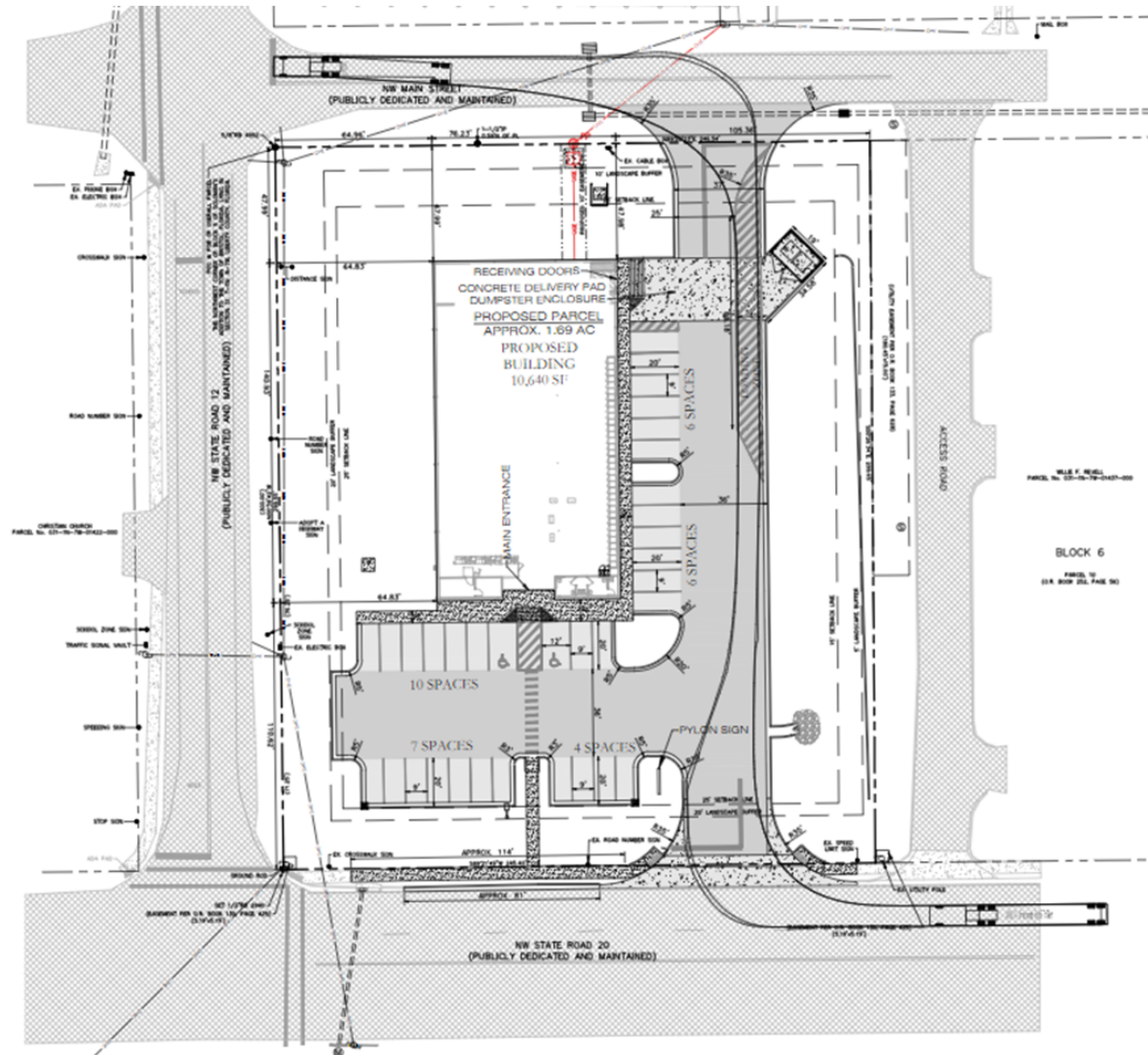
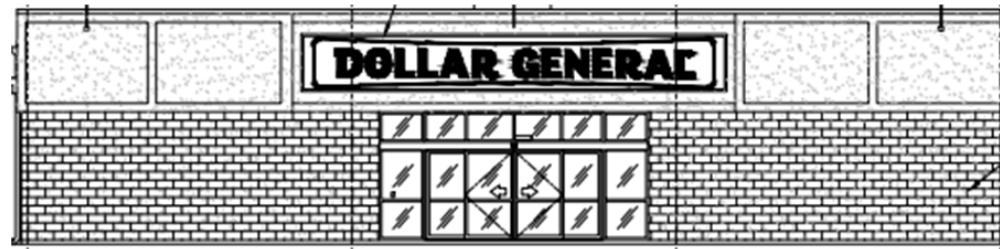
**DOLLAR
GENERAL**



Actual Property

SITE RENDERING & PLAN

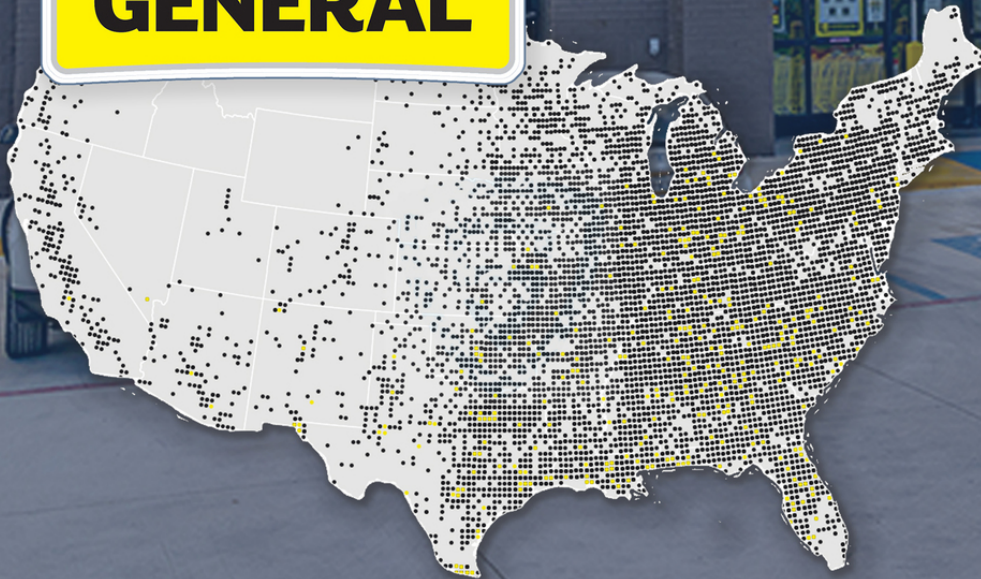
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Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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BROKER OF RECORD

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