



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar General  
85 NE 901th Avenue  
Branford, FL 32008



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale Newly Built Dollar General Located at 85 NE 901th Avenue in Branford, FL. This is a Rare Absolute Triple Net (NNN) Dollar General With No Landlord Responsibilities Situated in an Ideal Target Market For Dollar Stores, Providing For a Secured Investment.

## OFFERING SUMMARY

PRICE	\$1,809,600
CAP	5.00%
NOI	\$90,480
PRICE PER SF	\$198.86
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	85 NE 901th Avenue Branford, FL 32008
COUNTY	Dixie
BUILDING AREA	9,100 SF
LAND AREA	1.19 AC
YEAR BUILT	2021





DOLLAR GENERAL

# HIGHLIGHTS

- Rare Absolute Triple Net (NNN) Dollar General With No Landlord Responsibilities
- New 2021 Construction
- Corporate Guarantee From Investment Grade Tenant
- Tenant Responsible For All Expenses Including: Roof, Structure, Common Area Maintenance and Insurance
- Large 1.19 Acre Lot With Excellent Visibility
- New Store Format With Focus on Grocery and Produce
- Hard Corner Location With Access to Both Hwy 340 and State Road 349
- Ideal Dollar General Demographics
- Closest Dollar Store Competition is Over 8.5-Miles Away





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

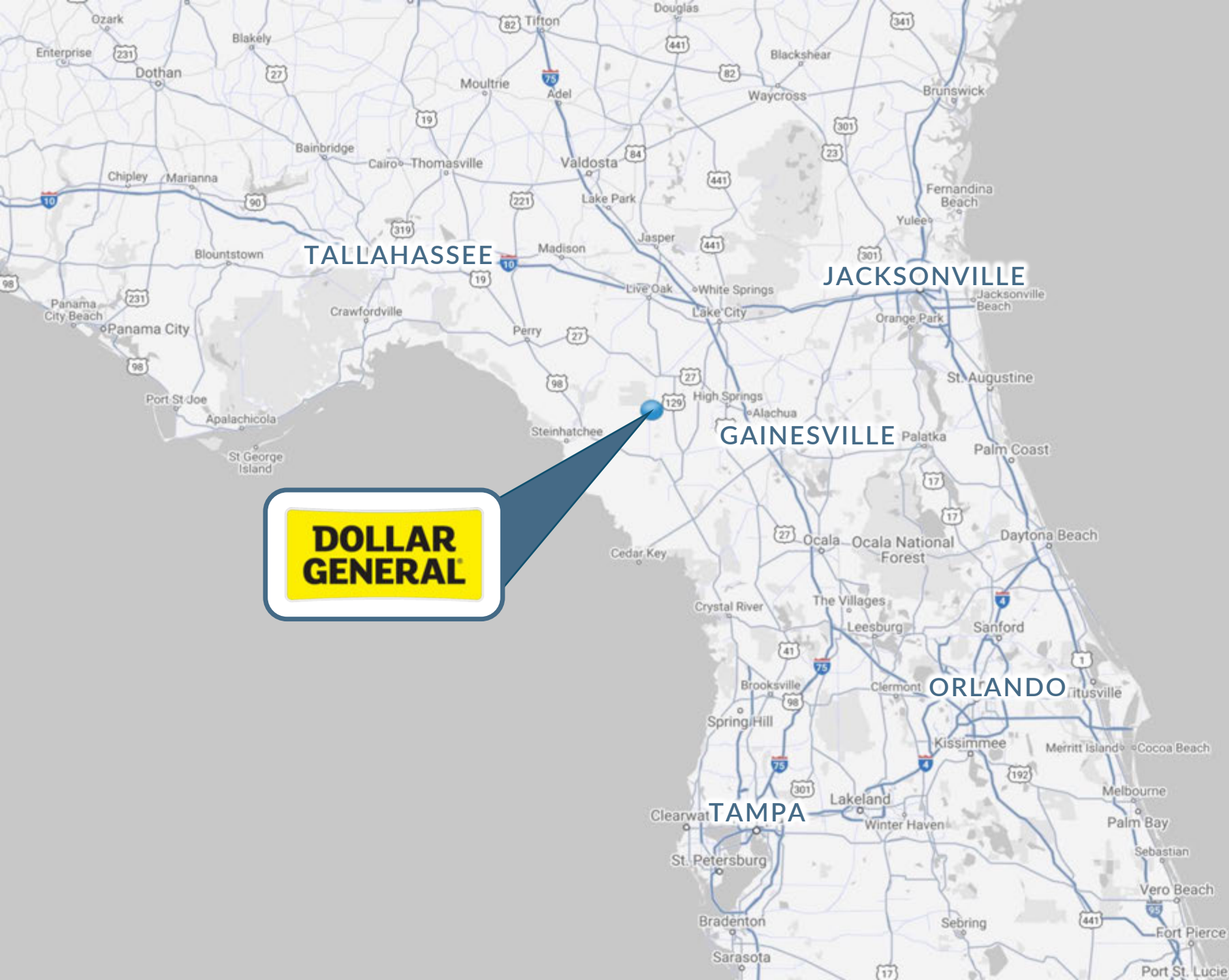
TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	May 1, 2021
LEASE EXPIRATION	May 30, 2036
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Discount Retailer
PROPERTY TAXES	Tenant's 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	N/A

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
9,100 SF	\$90,480	\$9.94









TALLAHASSEE

JACKSONVILLE

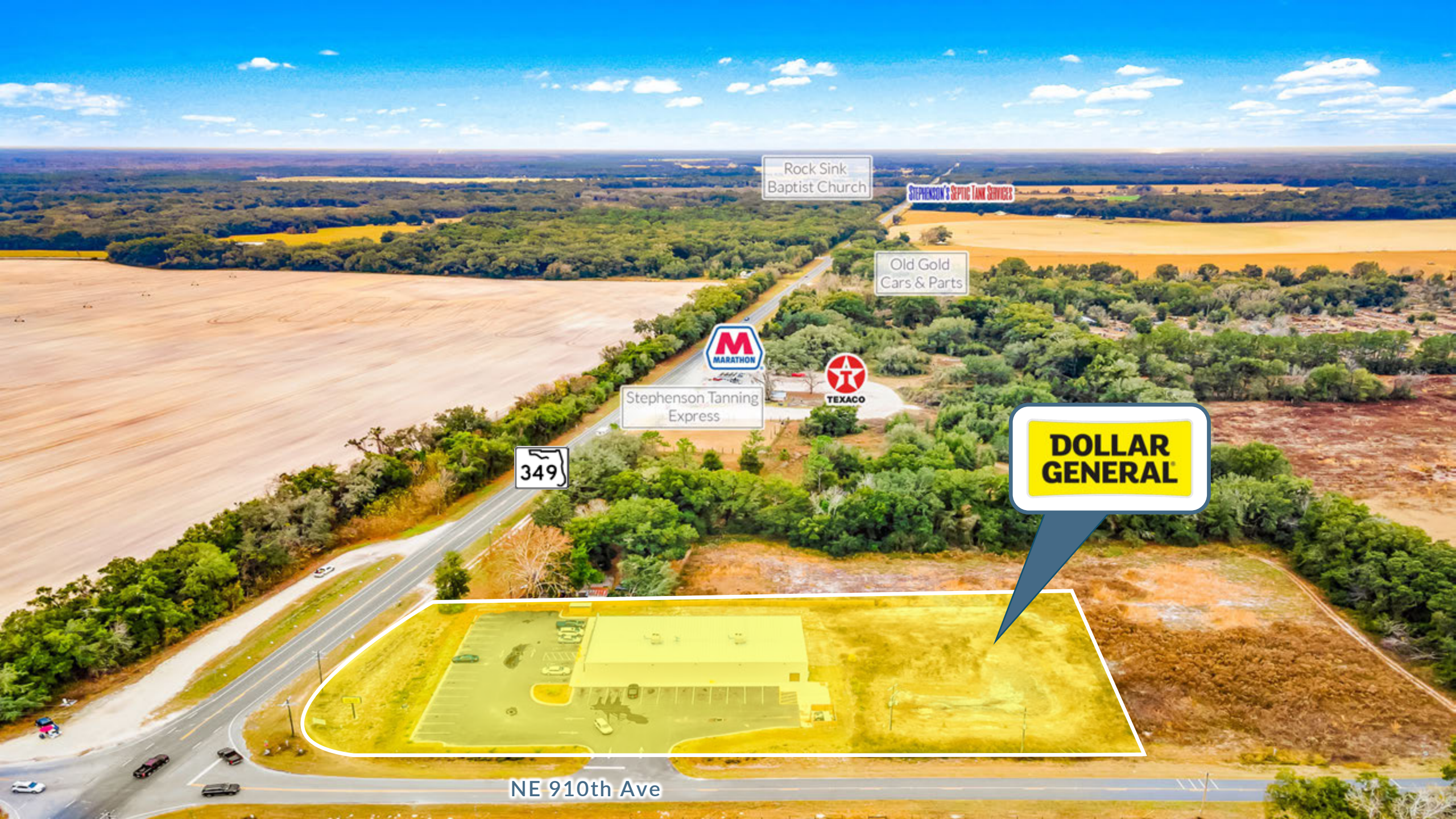
GAINESVILLE

**DOLLAR  
GENERAL**

ORLANDO

TAMPA





Rock Sink  
Baptist Church

STEPHENSON'S SEPTIC TANK SERVICES

Old Gold  
Cars & Parts



Stephenson Tanning  
Express



**DOLLAR  
GENERAL**



NE 910th Ave



**DOLLAR  
GENERAL**



349

129

**Do it  
Best**

**FAMILY DOLLAR**

**DOLLAR GENERAL**





## BRANFORD | SUWANNEE COUNTY | FL

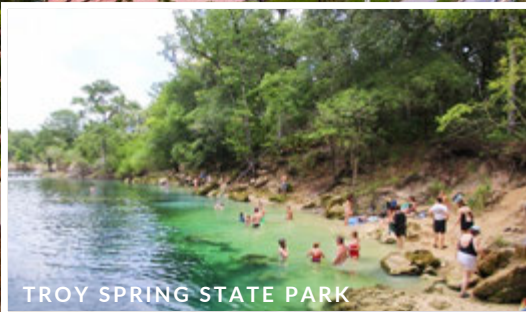
Branford is a town in Suwannee County, Florida. Branford is a small town on the Suwannee River near the intersection of US-Highways 27 and 129. State Road 349 intersects with US-27 just west of Sanford and continues south all the way to Suwannee on the Gulf of Mexico. According to the United States Census Bureau, the town has a total area of 0.8 square miles all land. The Town of Branford had a population of 681 as of July 1, 2021. The town is about 45 minutes northwest of Gainesville and the University of Florida. Gainesville is the county seat of Alachua County, Florida, and the largest city in North Central Florida. It is the principal city of the Gainesville metropolitan area, which had a population of 339,247 in 2020.

The largest industries in Branford, FL are Educational Services, Health Care & Social Assistance, and Retail Trade. Suwannee County is well-positioned to be a leader in economic development. Top employers in the county include Pilgrim's Pride, Advent Christian Village and Shands of Live Oak. Proximity to Gainesville is beneficial to the town of Branford. The major sectors for jobs are education, government, healthcare, retail; professional, scientific and technical services; construction and accommodation and food services. Agriculture is also one of the region's primary industries. Greater Gainesville (Alachua County) is home to many startups with over 160 high growth enterprises. Gainesville's largest employers are the University of Florida, the Shands Healthcare System and city government. Other employers include VA Medical Center, Alachua County School Board and City of Gainesville.

On the Suwannee River, Branford Springs within the town is a popular diving spot. Bob's River Place on the Suwannee is a popular privately owned recreation area that is the favorite swimming place for this part of Florida. Troy Spring State Park is another popular location for recreation in Branford. It is the location of a beautiful freshwater spring that feeds the Suwannee River. People come from all over the world to enjoy the great outdoors and enjoy the music festivals in Suwannee County. Just under an hour away, Gainesville provides various attractions that include: Florida Museum of Natural History, Curtis M. Phillips Center for the Performing Arts, Gainesville Raceway, Civic Media Center, the Acrostown Repertory Theatre and the Gainesville Community Playhouse.



UNIVERSITY OF FLORIDA



TROY SPRING STATE PARK

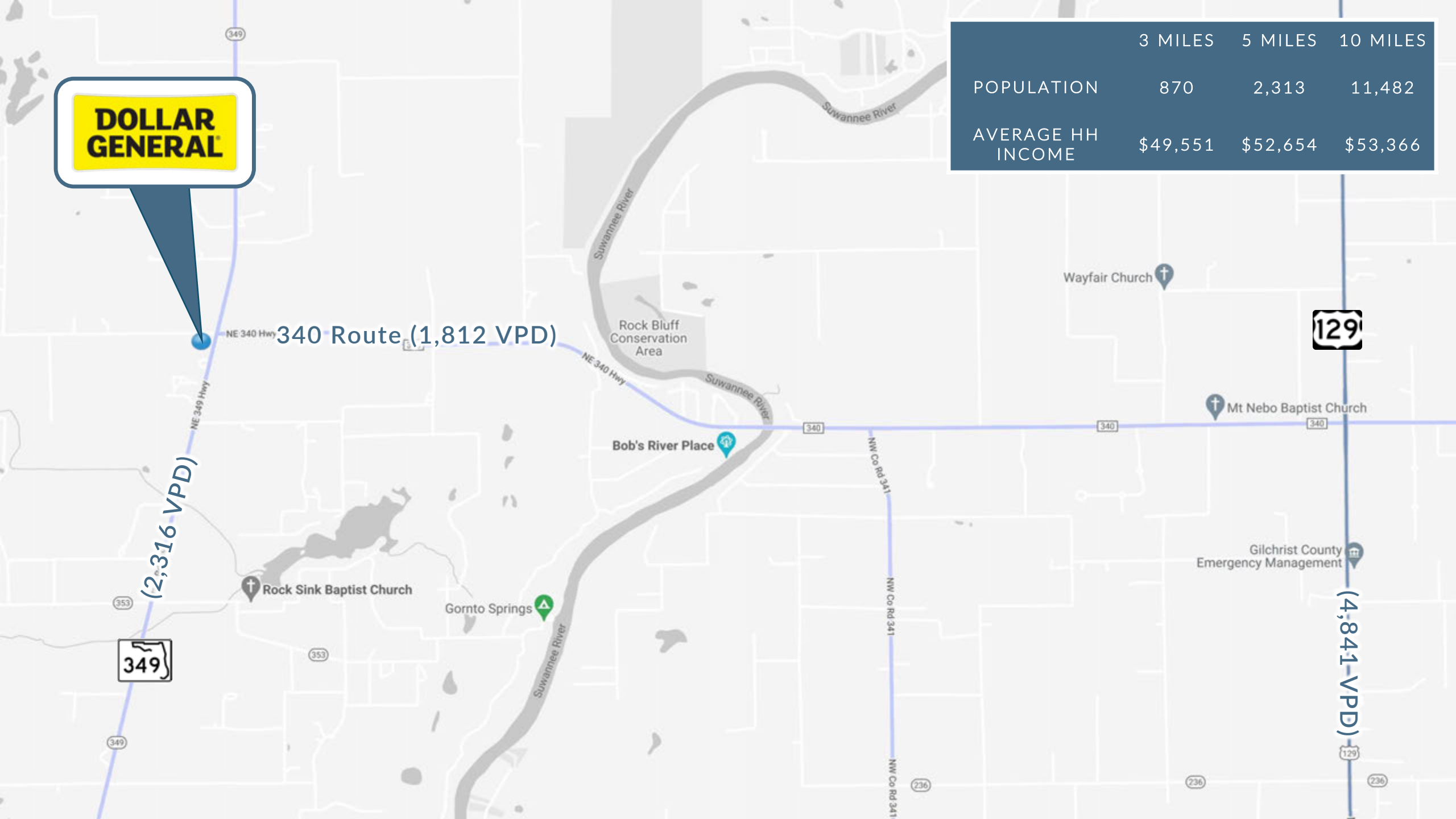


GAINESVILLE, FL





	3 MILES	5 MILES	10 MILES
POPULATION	870	2,313	11,482
AVERAGE HH INCOME	\$49,551	\$52,654	\$53,366



340 Route (1,812 VPD)

129

(4,841 VPD)

349

(2,316 VPD)



# TENANT PROFILE

Dollar General Corporation (NYSE: 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 17,683 stores in 46 states as of July 30, 2021. During the year, we completed 2,780 real estate projects, including the opening of our 17,000th store and the launch of our new pop shelf concept, while also delivering the 31st consecutive year of same-store sales growth. In addition, the Company is reiterating its plans to execute 2,900 real estate projects in fiscal year 2021, including 1,050 new store openings, 1,750 store remodels, and 100 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  
17,683



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](http://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.





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