

DOLLAR GENERAL INVESTMENT OPPORTUNITY



QUALITY PROPERTIES
CalDRE License
No.: 01527289

5964 CR 542, AUBURNDALE, FL 33823

Investment Highlights

Price:	\$2,198,538
Cap Rate:	5.48%
NOI:	\$120,660
Expenses:	Absolute NNN
Property Type:	Retail/Commercial
Building Size:	+/- 9,002 SF
Land:	+/- 1.32 AC
Lease Commence:	April, 1, 2014
Option Periods:	Three (3), Five (5) Year Options
Rent Increases:	10% Every Five (5) Years in Options
Foundation	Concrete Block
Parking:	Ample
% Leased:	100%
Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation



The subject is located in Auburndale, FL. This Dollar General is positioned on a main intersection, at the corner of Thornhill and K-ville Highway (CR 542). Auburndale is located within Polk County, and is 45 miles east of Tampa, and 55 miles southwest of Orlando. Auburndale is a quiet city with a hometown quality, and is steadily growing community.

INVESTMENT HIGHLIGHTS:

- Absolute NNN Lease - Zero Landlord Responsibilities
- Dollar General Corporation Carries an S&P Credit Rating of "BBB"
- Upgraded Architecture (Brick & EIFS Stucco)

TRAFFIC COUNT

Cross Street	Cross Street Dist.	Count Year	Avg Daily Volume
Foxhollow Dr W	0.02 S	2020	7,432
Quailwood Dr	0.01 SW	2020	9,039

HOUSEHOLD BY INCOME

	1 Mile	5 Mile	10 Mile
2021 Avg Household Income	\$63,688	\$62,373	\$69,124
2021 Median Household Income	\$44,017	\$47,283	\$52,220

POPULATION

Radius	1 Mile	5 Mile	10 Mile
2026 Projection	2,402	81,927	345,870
2021 Estimate	2,209	74,063	311,910
2010 Census	2,215	65,502	270,183
Growth 2021-2026	8.74%	10.61%	10.89%
Growth 2010-2021	-0.27%	13.08%	15.44%

7.25 Years Remaining Before Tenant Option to Extend

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15 Year NNN Lease

PLEASE DO NOT DISTURB OCCUPANTS