

ACTUAL SITE



**DOLLAR GENERAL®**

**\$1,750,000 | 5.71% CAP RATE**

210 DUBLIN ST  
MACHIAS, ME





REPRESENTATIVE PHOTO

## OFFERING SUMMARY

Atlantic Capital Partners has been engaged to offer a free-standing, Absolute NNN Leased, corporately guaranteed Dollar General. The subject property features 9,100 square feet of retail space and 28 parking spaces. Ideally located in a residential community, the subject property has built in demand as it will service the immediate surrounding residents as their local mini grocery and convenience store.

## INVESTMENT HIGHLIGHTS

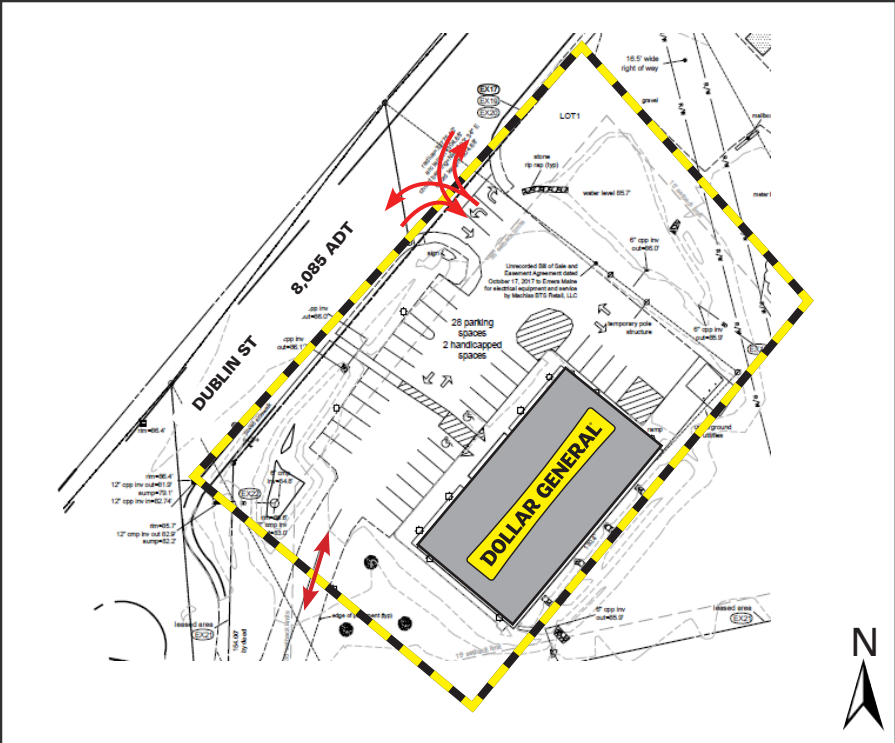
- Absolute NNN 15-Year Lease - Zero Landlord Responsibilities
- Corporate Guaranty (17,000+ Stores)
- E-Commerce + Pandemic + Recession Resistant Tenant - Sales Increased During Covid
- Highly Desirable, Growing & Proactive Brand
- 2017 Construction with Warranties in Place
- Ideal Dollar Store Demographics + Customers

## LEASE SUMMARY

PROPERTY	Dollar General
LOCATION	210 Dublin St, Machias, ME 04654
BUILDING SIZE (GLA)	± 9,100 SF
LAND SIZE	± 2.02 Acres
YEAR BUILT	2017
TENANT/GUARANTOR	Dollar General/Dollar General Corporation
RENT TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
RENT COMMENCEMENT	11/1/2017
CURRENT RENT	\$99,926

RENT SCHEDULE	Term	Rent
BASE TERM	11/1/2017 - 10/31/2032	\$99,926
1ST EXTENSION TERM	11/1/2032 - 10/31/2037	\$109,919
2ND EXTENSION TERM	11/1/2037 - 10/31/2042	\$120,900
3RD EXTENSION TERM	11/1/2042 - 10/31/2047	\$133,002
4TH EXTENSION TERM	11/1/2047 - 10/31/2052	\$146,302

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4,146

PEOPLE WITHIN A 5 MILE RADIUS

\$51,430

AVERAGE HOUSEHOLD INCOME  
IN A 5 MILE RADIUS

8,085

ADT ON DUBLIN ST





- Year 1 Rent: \$99,926
- 9,100 SF Building
- October 2032 Lease Expiration
- 10% Escalations Each Renewal Option
- Zero Landlord Responsibilities
- Four (4), Five Year Options

## INVESTMENT HIGHLIGHTS

- **Passive Income** - Absolute NNN Lease | No Landlord responsibilities | New Construction
- **Strong Corporate Guaranty** - Dollar General was ranked #91 on the Fortune 500 2021 list, a jump from their ranking of 112 in 2020 | Over 17,000 locations in 46 states | Included on Fortune's 2020 World's Most Admired Companies
- **E-Commerce + Pandemic + Recession Resistant Tenant** - Dollar General Sales increased 21.6% and same-store sales increased 16.3% from 2019 to 2020 | Classified as Essential Business
- **Growing & Proactive Brand** - Dollar General plans to execute 2,980 real estate projects in 2022, which include 1,110 new stores (up from 1,050 last year) along with 1,750 remodels and 120 store relocations.

- **Brand Recognition** - 75% of Americans live within 5 minutes of a Dollar General | Dollar General is the nation's top dollar store
- **Fills a Market Gap** - No other Dollar Store lies within a 4.7 mile drive of this Dollar General
- **Ideal Demographics for Dollar Store** - Average Household Income of \$45,467 within a 3-mile radius
- **High Demand Concept** - Throughout the course of the Covid-19 pandemic, investor demand in the dollar store sector increased to record levels | The net lease dollar store sector will continue to be active as investors are attracted to the strong credit tenants that this asset class provides

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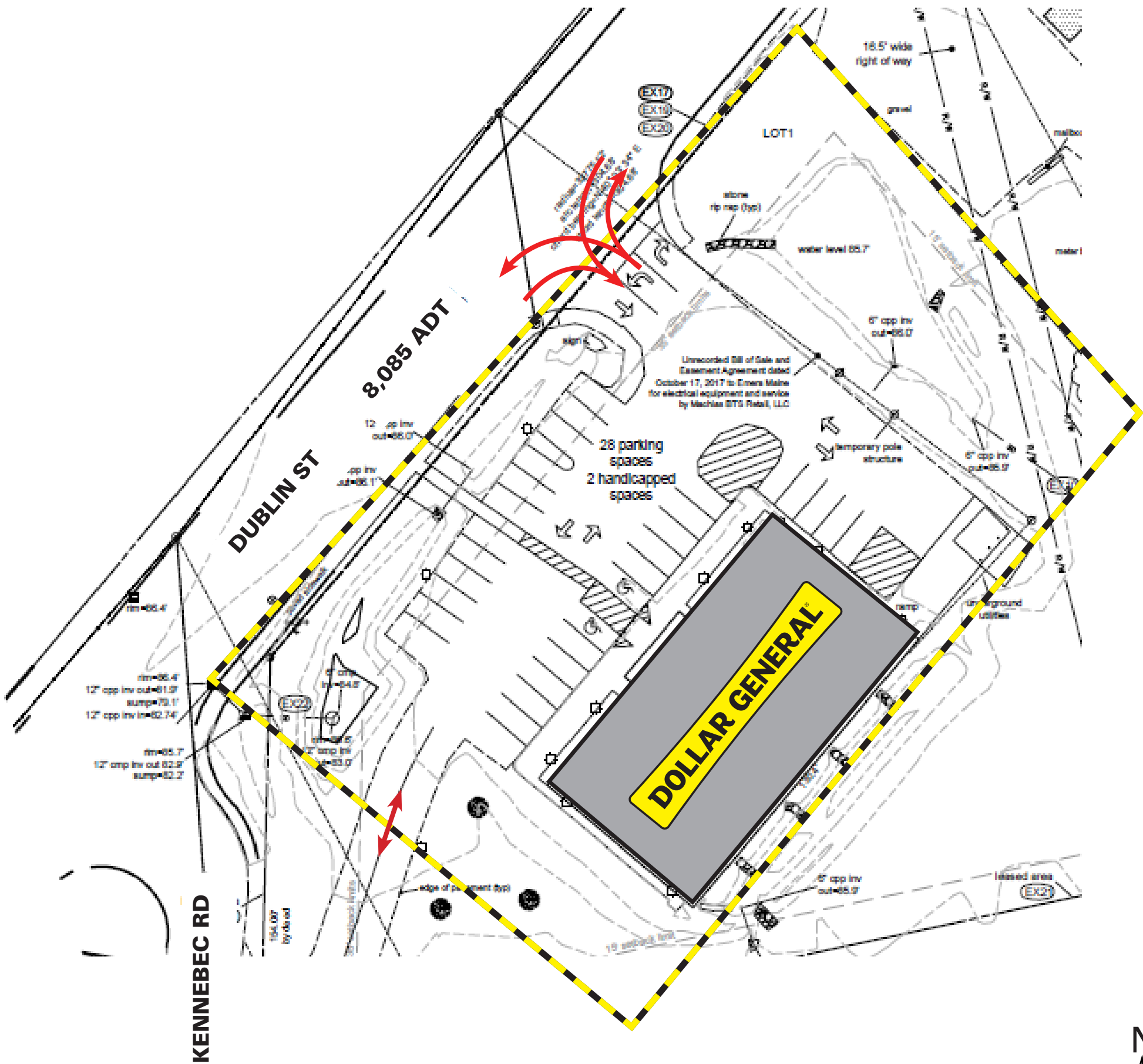
**DOLLAR GENERAL**



PROPERTY DESCRIPTION

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OPTION 2	11/1/2037 - 10/31/2042	\$120,900
OPTION 3	11/1/2042 - 10/31/2047	\$133,002
OPTION 4	11/1/2047 - 10/31/2052	\$146,302
ROFR	None	

ASKING PRICE: \$1,750,000  
CAP RATE: 5.71%



# ABOUT DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers save time and money 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 everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of July, 2021. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.

Net Sales for Dollar General increased 21.6% and same-store sales increased 16.3% from 2019 to 2020. Net income grew to \$2.7B and cash flow from operations were \$3.9B, an increase of 73.2%. Dollar General has shown no signs of giving up its spot as the largest “small box” discount retailer in the United States, opening over 900 stores in 2019, over 1,000 in 2020, and planned to open an additional 1,050 in 2021.



## DOLLAR GENERAL QUICK FACTS

FOUNDED	1939
ANNUAL REVENUE	\$33.7B (2021)
OWNERSHIP	Public (NYSE: DG)
# OF LOCATIONS	17,000+
HEADQUARTERS	Goodlettsville, TN



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2021 POPULATION	700	2,568	4,146

2021 POPULATION (%) BY RACE	1 MILE	3 MILES	5 MILES
WHITE	92.00%	93.69%	94.38%
BLACK	2.00%	1.17%	1.18%
HISPANIC ORIGIN	3.00%	3.19%	2.87%
AM. INDIAN & ALASKAN	1.29%	1.21%	0.96%
ASIAN	1.14%	1.05%	0.99%
HAWAIIAN & PACIFIC ISLAND	0.00%	0.00%	0.02%
OTHER	0.57%	0.47%	0.43%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	272	1,174	1,863
2021 HOUSEHOLDS	268	1,162	1,855
OWNER OCCUPIED	138	669	1,241
RENTER OCCUPIED	129	493	614

2021 HOUSEHOLDS BY HOUSEHOLD INC:

AVG HOUSEHOLD INCOME	\$44,587	\$45,467	\$51,430
MEDIAN HOUSEHOLD INCOME	\$32,376	\$32,342	\$38,247

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
< \$25,000	112	482	636
\$25,000 - 50,000	60	266	475
\$50,000 - 75,000	44	177	331
\$75,000 - 100,000	29	131	202
\$100,000 - 150,000	20	87	159
\$150,000 - 200,000	1	10	25
\$200,000+	2	10	28







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**PRIMARY DEAL CONTACTS**

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ME LICENSE: # BA917369

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