

DOLLAR GENERAL



Dollar General - Available Individually or Part of Five-Property Portfolio

2549 – 2557 S. Broad St. | Hamilton, NJ

OFFERING HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- New construction (2018) Dollar General store located in Hamilton, Mercer County, New Jersey
- Essential business which stayed open during COVID lockdown
- Corporate guarantee (S&P Rated BBB) Investment Grade Credit
- 3–5-year renewal options with 10% increases at each option
- Rare 15-year original lease term
- Large site – 3.01 acres
- Immediately adjacent to I-295
- Next door to 275,000 SF Independence Plaza anchored by Regal Cinemas, Dollar Tree, Ollie's Bargain Outlet, not to mention other area retailers including McDonald's, Bank of America, Wendy's, Chase Bank, Walgreens, and Dunkin' Donuts
- Excellent demographics with over 214,000 people within 5 miles and over \$91,000 average annual household income within 1 mile

DOLLAR GENERAL

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CAFIERO TEAM



Cap Rate
5.25%



Price
\$2,657,000



Increases
10% @ Each
Option



NOI
\$139,500

Rent Dates	Annual Rent	Increase	Cap Rate
6/15/2018 - 6/14/2033	\$139,500	-	5.25%
Option 1 6/15/2033 - 6/14/2038	\$153,450	10.00%	5.50%
Option 2 6/15/2038 - 6/14/2043	\$168,795	10.00%	6.05%
Option 3 6/15/2043 - 6/14/2048	\$185,675	10.00%	6.66%

DOLLAR GENERAL

PROPERTY DETAILS – DOLLAR GENERAL



PROPERTY DESCRIPTION

Rentable Square Feet	7,500 SF
Parcel Size	3.01 AC
Block	2414
Lot	1.01
Year Built	2018
Number of Stories	1 Story
Parking	34 Spaces
Parking Ratio	4.53/ 1,000 SF
Traffic Count	20,042 Vehicles/ Day

THE OFFERING

Property Address	2549 South Broad Street, Hamilton Township, NJ 08610
Type of Ownership	Fee Simple
Lease Types	NN
Lease Term Remaining	11.25 Years
Lease Commencement	6/15/2018
Lease Expiration	6/14/2033
Increases	10% @ Each Option
Options	(3) 5 Year
Guarantor	Dolgencorp, LLC
Renewal Notice Timing	180 Days Prior to Expiration of the Lease



2018
Year Built



34
Spaces



20,042 ADT
S Broad St.

TENANT OVERVIEW

DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

PUBLIC
OWNERSHIP

1932
FOUNDED

16,278+
LOCATIONS

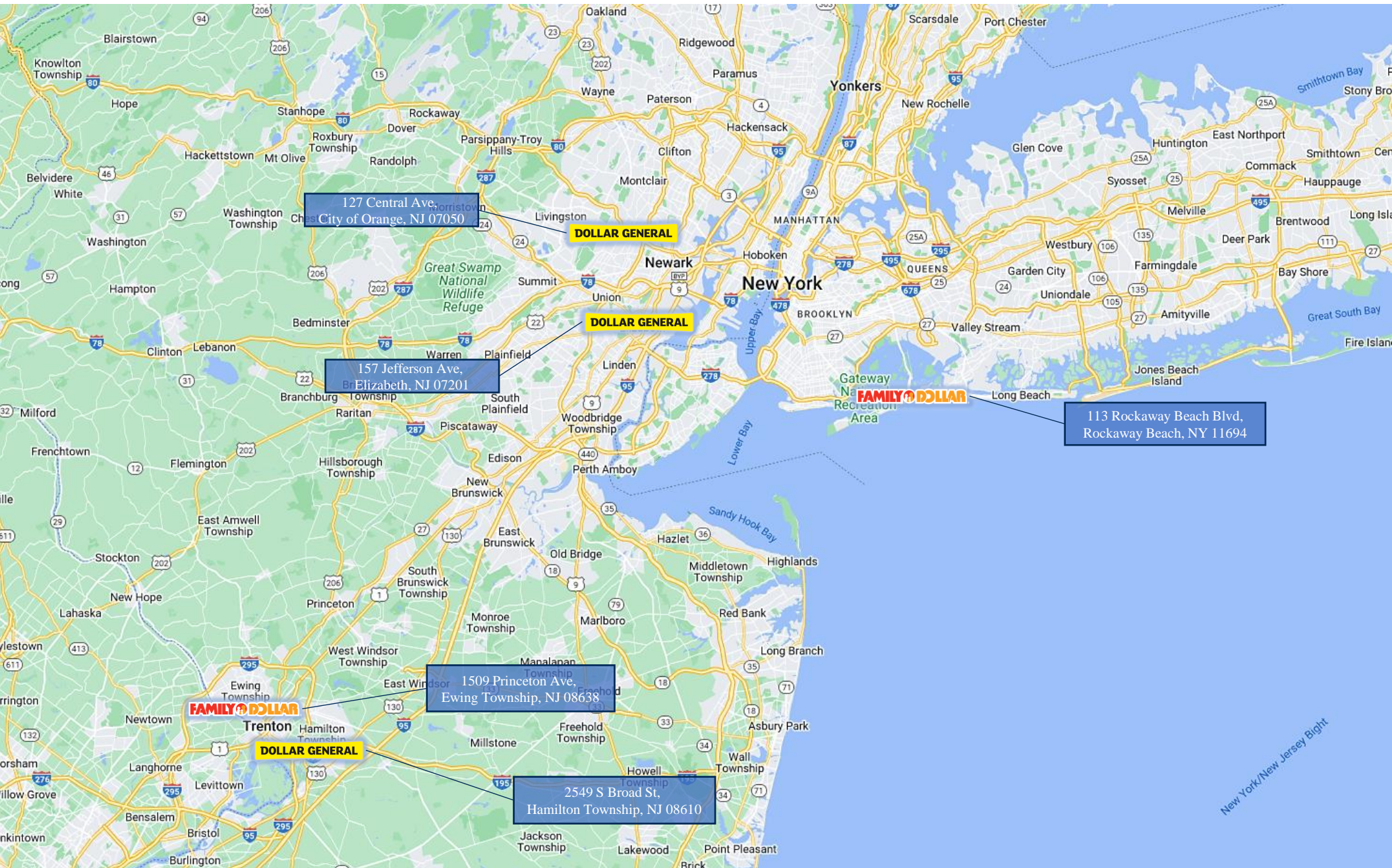
Tenant Summary

Tenant Trade Name	Dollar General Corporation
Ticker Symbol	(NYSE: DG)
Net Sales	\$27.8 Billion
Headquarters	Goodlettsville, TN
Website	DollarGeneral.com

OFFERING SUMMARY

Property Name	Property Address	Square Footage	Net Operating Income (NOI)	Cap Rate	Lease Expiration Date	Years Remaining	Price
Family Dollar	113 Rockaway Beach Blvd, Rockaway Beach, NY 11694	9,000 SF	\$197,999	5.75%	01/31/2027	4.75 Years	\$3,443,000
Family Dollar	1509 Princeton Ave, Ewing Township, NJ 08638	8,728 SF	\$128,000	5.75%	04/30/2028	6 Years	\$2,226,000
Dollar General	2549 S Broad St, Hamilton Township, NJ 08610	7,500 SF	\$139,500	5.25%	06/14/2033	11.25 Years	\$2,657,000
Dollar General	127 Central Ave, City of Orange, NJ 07050	7,500 SF	\$168,000	5.25%	08/31/2028	11.25 Years	\$3,200,000
Dollar General	157 Jefferson Ave, Elizabeth, NJ 07201	8,620 SF	\$165,000	5.50%	05/31/2029	7 Years	\$3,000,000
TOTALS		41,348 SF	\$798,499	5.25%			\$14,526,000

PROXIMITY MAP



New York/New Jersey Bight

DOLLAR GENERAL®

2549







SURROUNDING AREA – DOLLAR GENERAL

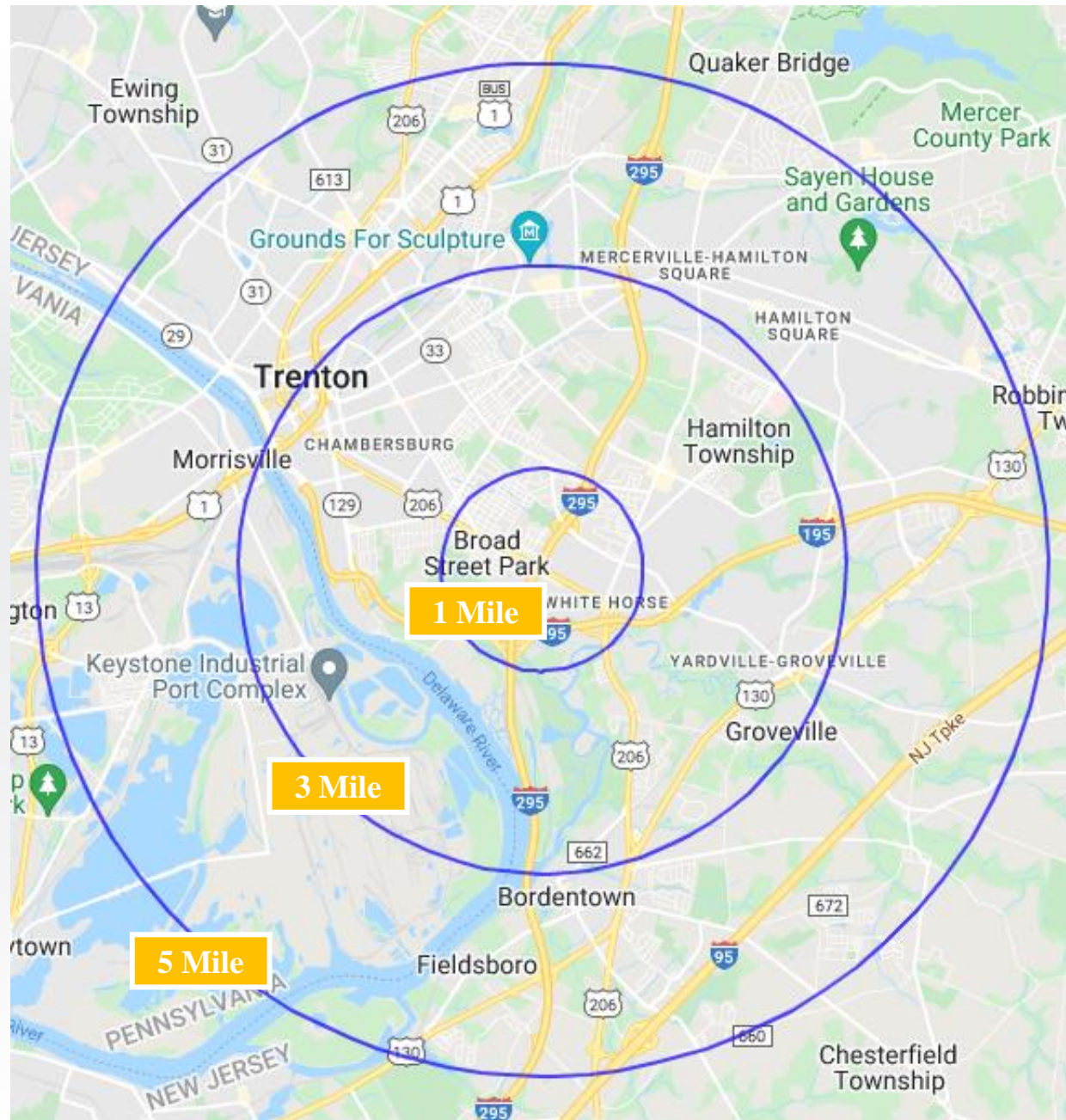


PROPERTY OUTLINE – DOLLAR GENERAL



S Broad St.
20,042 Vehicles/ Day

DEMOGRAPHICS – DOLLAR GENERAL



Daytime Population

84,339

3 Mile Radius



Average HH Income

\$80,477

3 Mile Radius

POPULATION

1 Mile	3 Miles	5 Miles
11,478	105,015	214,586

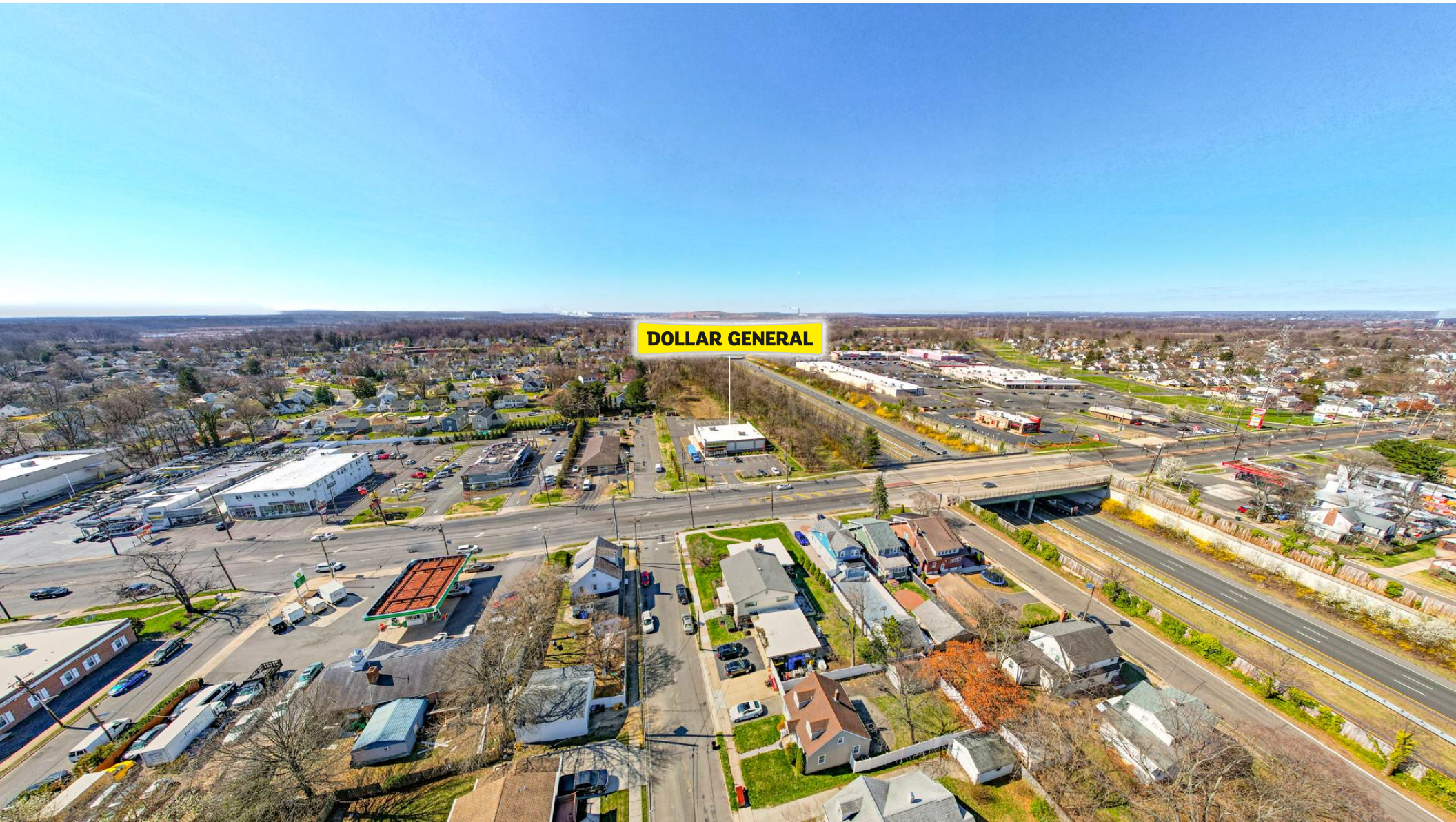
HOUSEHOLD

1 Mile	3 Miles	5 Miles
4,433	38,582	79,756

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$91,879	\$80,477	\$88,195

PANORAMIC – DOLLAR GENERAL



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Marcus & Millichap
CAFIERO TEAM

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