

DOLLAR GENERAL®

\$2,337,000 | 5.00% CAP RATE

1478 MAINE STREET
POLAND, MAINE



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 10,566 square feet of retail space and 35 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.

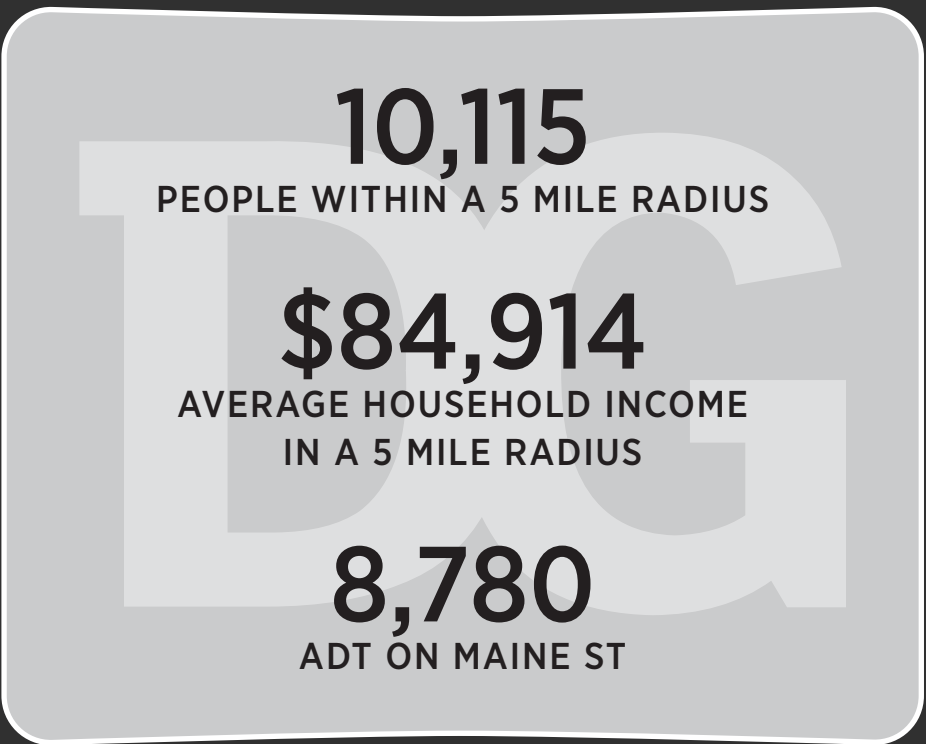
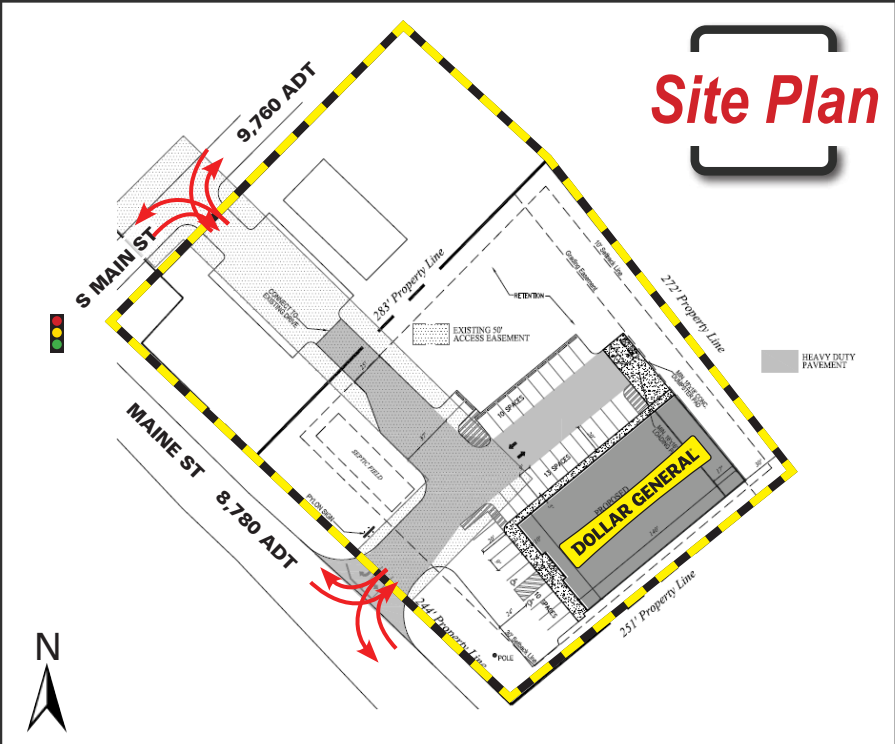
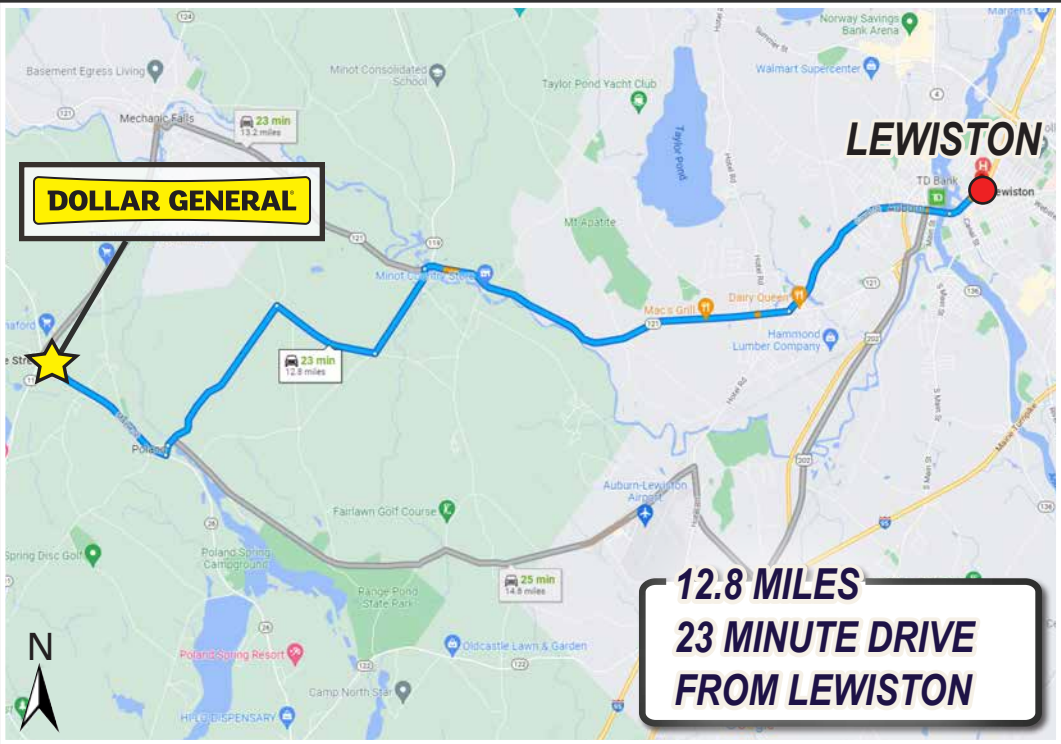
INVESTMENT HIGHLIGHTS

- 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
- 2022 Construction with Warranties in Place
- Ideal Dollar Store Demographics + Customers

EXECUTIVE SUMMARY

PROPERTY	Dollar General	
LOCATION	1478 Maine Street, Poland, ME	
BUILDING SIZE (GLA)	± 10,566 SF	
LAND SIZE	± 1.58 Acres	
YEAR BUILT	2022	
TENANT/GUARANTOR	Dollar General/DOLLAR GENERAL CORPORATION	
LEASE TYPE	Absolute NNN	
LANDLORD RESPONSIBILITIES	None	
ESTIMATED RENT COMMENCEMENT	8/20/2022	
CURRENT RENT	\$116,850	
RENT SCHEDULE	Term	Rent
BASE TERM	8/20/2022 - 8/20/2037	\$116,850
1ST EXTENSION TERM	8/20/2037 - 8/20/2042	\$128,535
2ND EXTENSION TERM	8/20/2042 - 8/20/2047	\$141,389
3RD EXTENSION TERM	8/20/2047 - 8/20/2052	\$155,528
4TH EXTENSION TERM	8/20/2052 - 8/20/2057	\$171,080
5TH EXTENSION TERM	8/20/2057 - 8/20/2062	\$188,188

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- Year 1 Rent: \$116,850
- 10,566 SF Building
- September 2037 Lease Expiration
- 10% Escalations Each Renewal Option
- Zero Landlord Responsibilities
- Five (5), Year Options

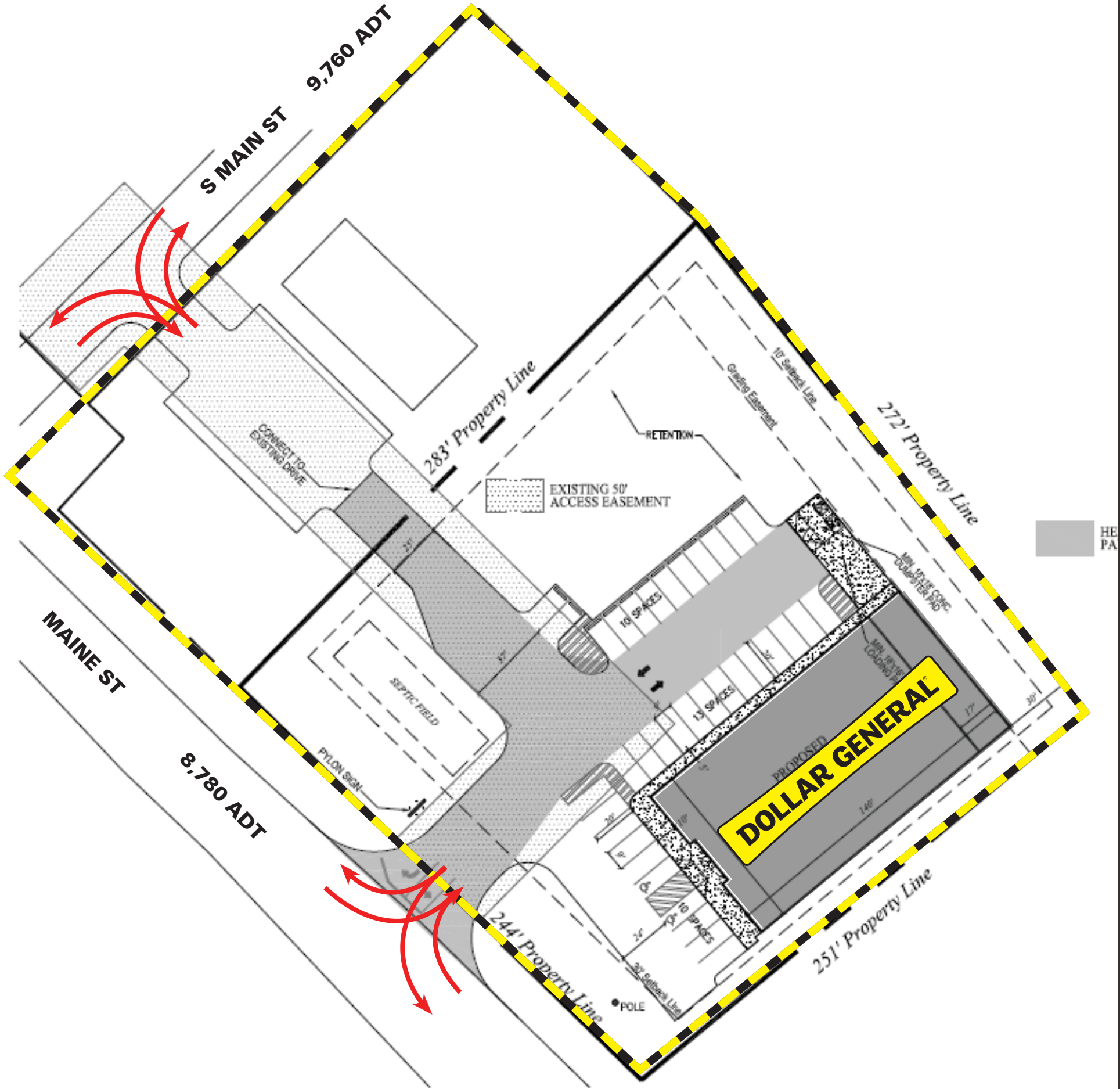
INVESTMENT HIGHLIGHTS

- **Passive Income** - Absolute NNN Lease | No Landlord responsibilities | New Construction
- **Incredibly 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's 2021 plans include remodeling 1,750 stores, relocating 100 stores, and opening 1,050 stores | Planned expansion of healthcare offerings to help establish itself as a health destination
- **Brand Recognition** - 75% of Americans live within 5 minutes of a Dollar General | Dollar General is the nation's top dollar store
- **Ideal Demographics for Dollar Store** - Average Household Income of \$85,298 within a 3-mile radius | \$84,914 within a 5-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

PROPERTY DESCRIPTION

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ROFR	None	

ASKING PRICE: \$2,337,000
CAP RATE: 5.00%



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 (2020)
OWNERSHIP	Public (NYSE: DG)
# OF LOCATIONS	17,000+
HEADQUARTERS	Goodlettsville, TN

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 POPULATION PROJECTION	469	5,116	10,115
2021 POPULATION	458	5,015	9,904
2010 POPULATION	432	4,823	9,521
ANNUAL GROWTH RATE 2021-2026	0.48%	0.40%	0.42%
ANNUAL GROWTH RATE 2010-2021	0.52%	0.35%	0.35%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	96.29%	96.09%	96.40%
BLACK	0.22%	0.48%	0.45%
HISPANIC ORIGIN	1.09%	1.00%	0.99%
AM. INDIAN & ALASKAN	0.44%	0.40%	0.36%
ASIAN	0.66%	0.50%	0.47%
HAWAIIAN & PACIFIC ISLAND	0.00%	0.00%	0.00%
OTHER	0.44%	0.32%	0.27%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	177	1,888	3,786
2021 HOUSEHOLDS	194	2,026	4,056
OWNER OCCUPIED	154	1,598	3,314
RENTER OCCUPIED	39	428	742

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVG HOUSEHOLD INCOME	\$70,609	\$85,298	\$84,914
MEDIAN HOUSEHOLD INCOME	\$63,076	\$74,814	\$69,227
<\$25,000	28	234	444
\$25,000 - \$50,000	52	396	885
\$50,000 - \$75,000	28	385	841
\$75,000 - \$100,000	48	467	808
\$100,000 - \$150,000	20	291	570
\$150,000 - \$200,000	17	172	330
\$200,000+	1	81	177



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