



OFFERING MEMORANDUM

DOLLAR GENERAL - DENSE FL LOCATION

1525 9TH AVE E, BRADENTON, FL 34208

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**DOLLAR
GENERAL**

BRADENTON, FL

\$1,996,842 | 5.7% CAP

- Dollar General Recently Executed a 5 Year Extension Showing Strong Commitment to the Site
- NN Lease Requiring Minimal Landlord Responsibilities
- Newly Renovated Parking Lot
- Dense 5-Mile Demographics of 202K+ With an Impressive Growth Rate of 15.79% Between 2010-2021
- Excellent Visibility on 9th Ave E With 20K+ VPD
- Located Near Multiple National Credit Tenants Including Starbucks, Chick-fil-a, and Dunkin' Donuts
- Subject Property is 46 Miles From Tampa - The Third-Largest City in Florida With an MSA Population of 3.1 Million Residents

EXCLUSIVELY MARKETING BY:

DYLAN O'HARA

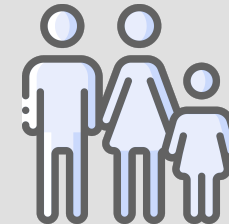
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$113,820
Rent Per SF:	\$12.63
Rent Commencement Date:	7/27/2009
Lease Expiration Date:	7/31/2030
Lease Term Remaining:	8+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	9,014 SF
Land Area:	1.29 AC
Year Built:	2009
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$221.53

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Extended Term	7/27/2009-7/31/2030	\$113,820	\$12.63	5.70%
Three (3), 5-Year Options 10% Increase	8/1/2030-7/31/2035	\$125,208	\$13.89	6.27%
	8/1/2035-7/31/2040	\$137,724	\$15.28	6.90%
	8/1/2040-7/31/2045	\$151,500	\$16.81	7.59%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

REIMBURSED/PAID BY TENANT

Taxes: Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within 45 days after receipt of Landlord's paid receipt for such taxes. In the event Landlord fails to submit a bill to Tenant within 12 months after the date Landlord pays such taxes, Tenant shall not be obligated to reimburse Landlord. Tenant shall pay any taxes imposed upon the personal property of Tenant. In addition, Tenant agrees to pay any sales tax on rents paid by Tenant hereunder or other so-called "rent tax" (such as, by way of example, the Florida sales tax on rent).

Insurance: This property is part of Tenant's national insurance program.

PARKING LOT

PAID BY LANDLORD

Tenant will reimburse Landlord for the following maintenance and repair costs: maintenance of grassed and landscaped areas including irrigation systems, if any; maintenance of any fencing required to be erected pursuant to Exhibit N, if any; illuminating the Parking Areas; cleaning, snow removal, repair (excluding capital expenditures), maintenance and striping of the Parking Areas; and light pole repairs (collectively, the "Permitted Costs"). In the event a repair is such that it can be capitalized as an expense, such repair shall not be included in Permitted Costs. Such Permitted Costs shall be paid based on a monthly estimate of \$300.50. Tenant is responsible for light bulb replacement in the Parking Areas.

ROOF & STRUCTURE

PAID BY LANDLORD

Landlord shall maintain, repair, and replace, at its sole cost and expense, all structural and exterior aspects of the Demised Premises; the roof, gutters and downspouts; the building walls, storefront, facade and canopy; all exterior utility lines and facilities; and all electrical lines serving the pylon sign.

HVAC

PAID BY TENANT

Tenant will maintain, repair and replace the HVAC equipment at its expense; provided; however, in the event of a replacement of the HVAC equipment within the last 2 years of the term of this Lease, the replacement cost will be amortized over ten (10) years and Tenant shall be responsible for an amount equal to (i) the number of months remaining in the ten divided by 120, multiplied by (ii) the cost of the replacement of the HVAC equipment.

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	9,560	73,042	174,839
2021 Estimated	11,113	81,984	202,461
2026 Projected	12,358	87,537	216,381

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	16.24%	12.24%	15.79%
2021 - 2026	11.20%	6.77%	6.87%

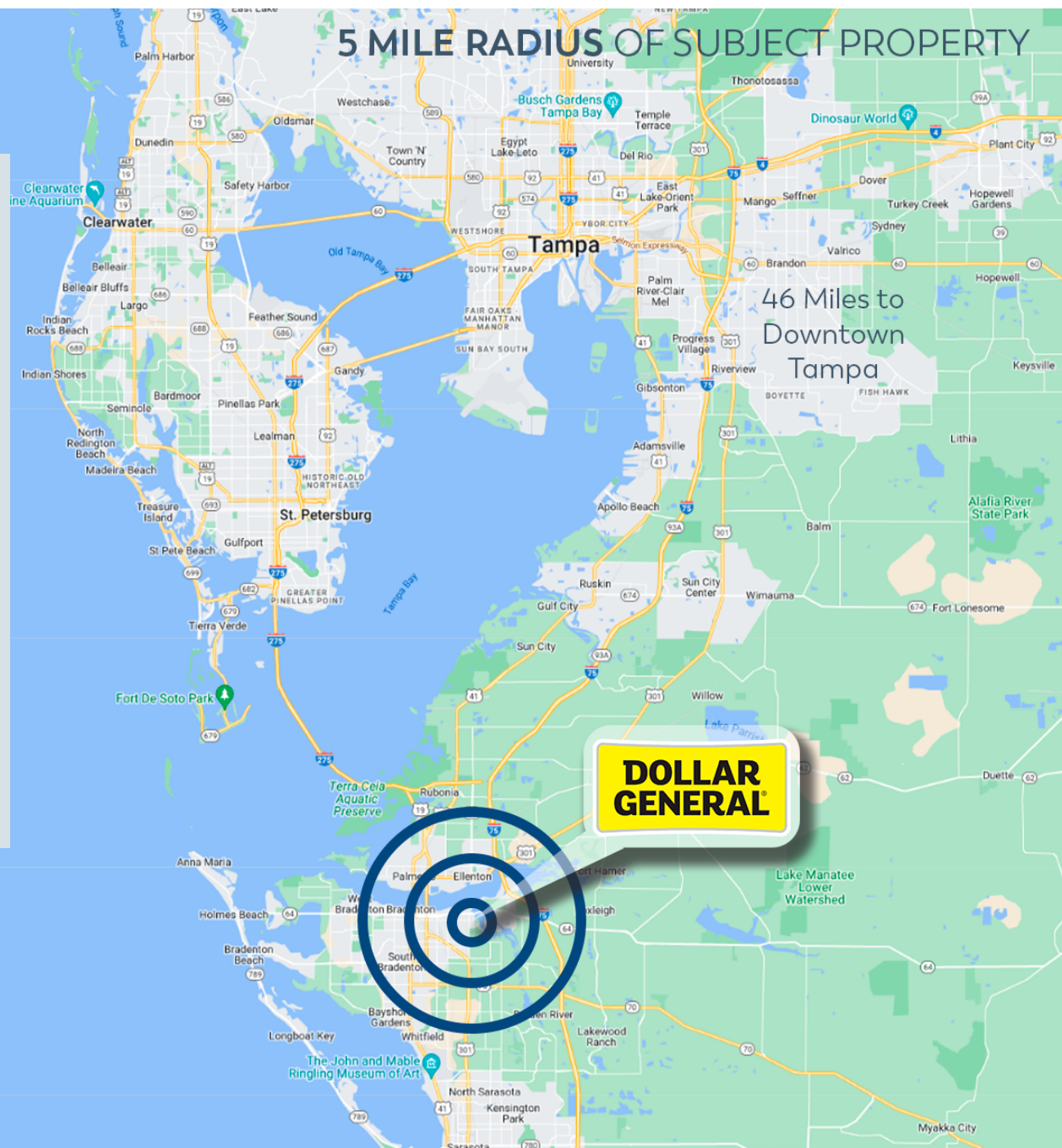
HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$40,078	\$45,902	\$50,384
Average	\$51,034	\$64,720	\$68,793

Demographic data provided by CoStar

5 MILE RADIUS OF SUBJECT PROPERTY





TAMPA

Tampa is the second-largest city in the state of Florida. The city is home to 20 corporate headquarters with over \$1 billion in annual revenue, eight of which are Fortune 500 companies. Aside from being the economic hub of western Florida, Tampa has a thriving tourism industry with over 30 million tourists annually. Attractions like Busch Gardens, the Florida Aquarium, ZooTampa at Lowry Park, and the sprawling beaches on the Gulf of Mexico draw in visitors from around the globe. Tampa is home to the Tampa Bay Rays, Tampa Bay Lightning, and the reigning Superbowl Champions, the Tampa Bay Buccaneers. Not only an exciting place to visit, Tampa has become a very desirable place to live due to the lack of income tax, sunny weather, and endless amount of things to do.

20.53%
Population Growth Since 2010



2,911,000+
2021 Total Population



\$87,818
2021 Average Household Income





Map data © 2022 Google Imagery © 2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

RETAIL MAP

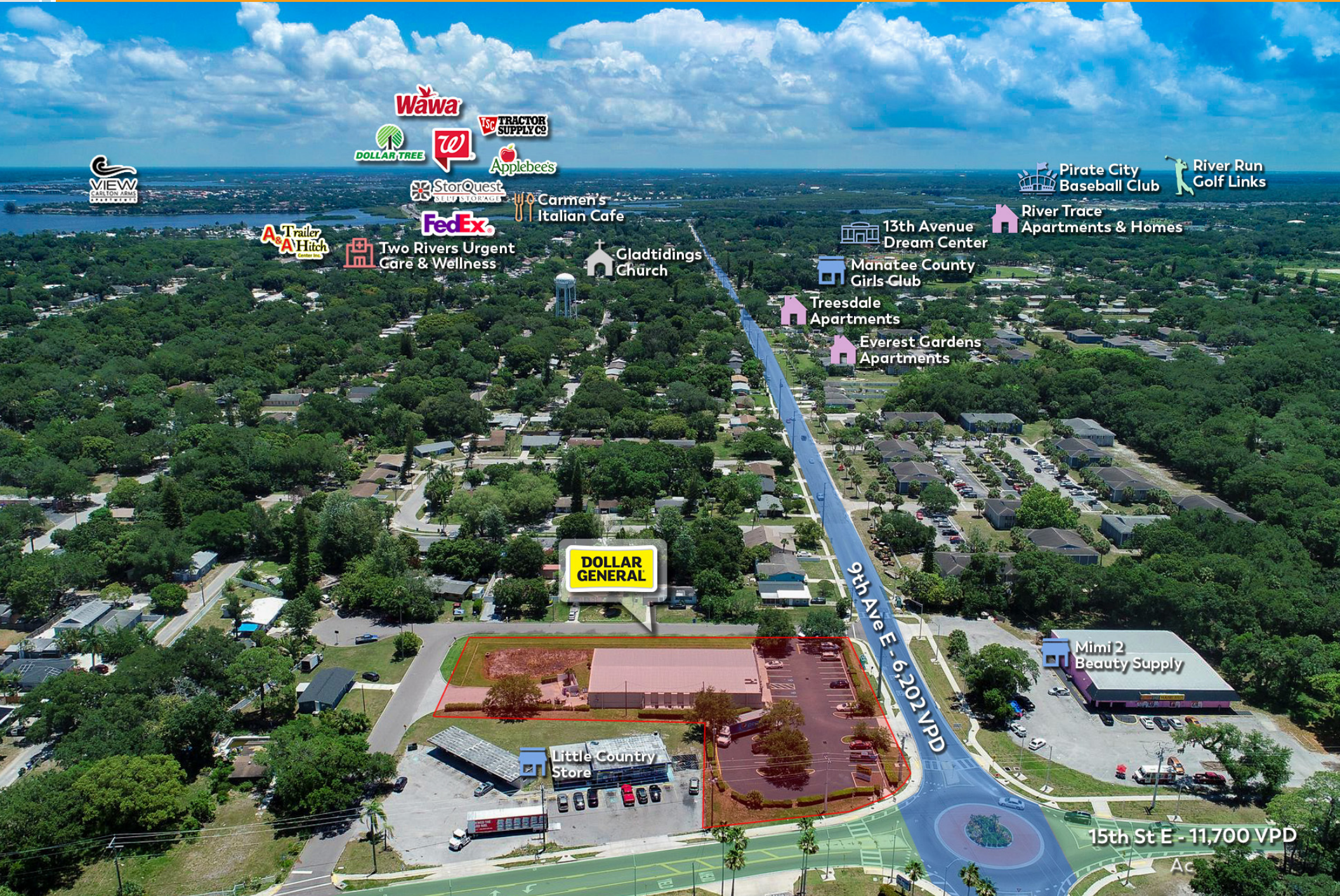
1525 9TH AVE E | BRADENTON, FL



RETAIL MAP

1525 9TH AVE E | BRADENTON, FL



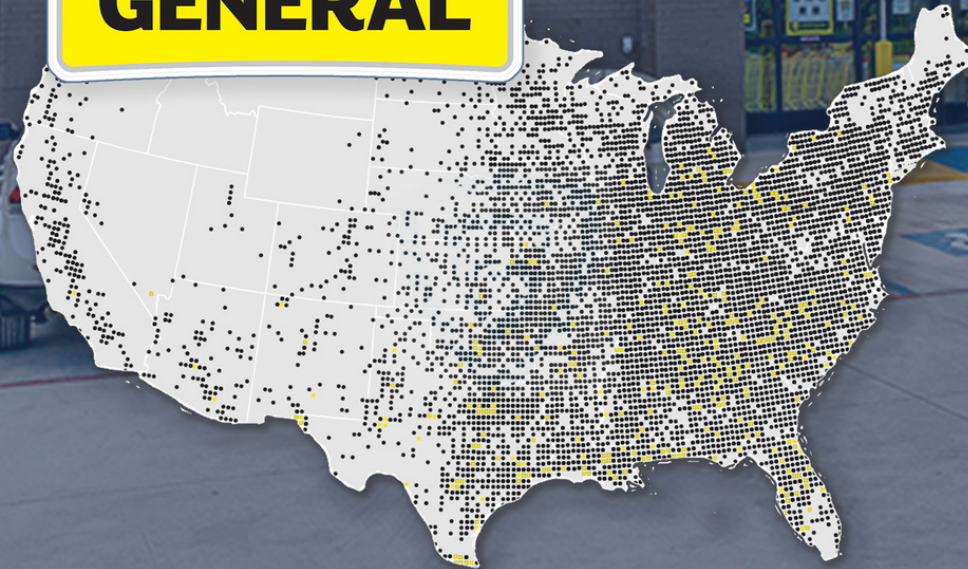




Actual Property



**DOLLAR
GENERAL®**



**82 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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Actual Property



REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Naples, Inc

FL #BK3327646

Actual Property