



RETAIL PROPERTY FOR SALE

ACTUAL PROPERTY

**DOLLAR GENERAL**

**4904 US-17 92 W, Haines City, FL 33844**

*Exclusively Listed By:*

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# DOLLAR GENERAL

4904 US-17 92 W | Haines City, FL 33844

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## SALE PRICE

\$3,192,111

## CAP RATE

4.50%

### INVESTMENT SUMMARY

NOI:	\$143,645
Price / SF:	\$350.78
Building Size:	9,100 SF
Land Acreage:	1.88 Acres
Year Built:	2020

### LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Tenant
Original Lease Term:	15 Years
Term Remaining:	13.5 Years
Commencement Date:	11/2/2020
Term Expiration:	11/30/2035
Options:	(4) 5-Year Options
Increases:	10% in Each Option
Guarantor:	Dollar General Corporation

# EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHTS

- 13.5 Years Remaining on Absolute NNN Lease w/ No Landlord Obligations
- New 2020 Construction on 1.88 Acres - Surrounded by New Developments
- New State of the Art Facility Polk County Government Building Adjacent to Property
- Florida is a Tax Free Income State
- (4) 5-Year Options | 10% Rent Increase Every 5 Years at Each Option
- Traffic Counts in Excess of 20,000 VPD | 65,000+ Population in 5-Mile Radius
- Corporate Backed Lease | Investment Grade Credit S&P Rated "BBB" Rating
- Surrounded by National Tenants Including Walmart, Winn Dixie, Tractor Supply Co, Dollar Tree, Aldi, Walgreens, Burger King, McDonalds, Publix, and Many More.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	1,533	42,129	175,962
Total Households	809	17,359	68,123
Average HH Income	\$49,465	\$55,373	\$58,955


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**Polk County Government Center  
UNDER CONSTRUCTION**

**DOLLAR GENERAL**

**County Auto Auction of  
Central Florida**

 **20,000+**





Sweetwater Retirement Community  
460+ Homes

20,000+

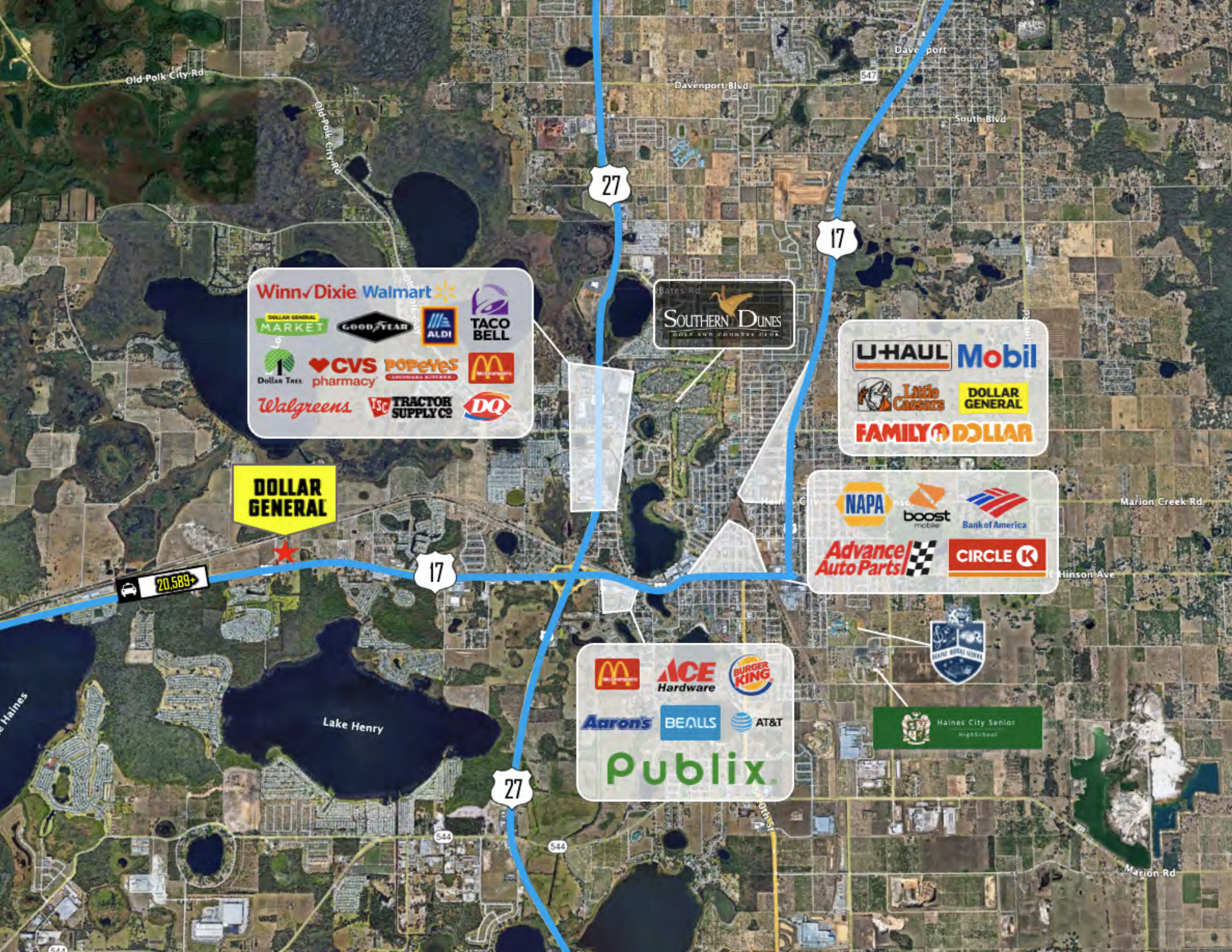
Polk County Government Center  
UNDER CONSTRUCTION

US-17

DOLLAR GENERAL

County Auto Auction of  
Central Florida





Winn/Dixie Walmart

DOLLAR GENERAL MARKET GOODYEAR ALDI TACO BELL

Dollar Tree CVS pharmacy POPETTES MCDONALD'S

Walgreens TRACTOR SUPPLY CO. DQ

SOUTHERN DUNES  
GOLF AND COUNTRY CLUB

U-HAUL Mobil

Little Caesars DOLLAR GENERAL

FAMILY DOLLAR

DOLLAR GENERAL

NAPA boost mobile Bank of America

Advance Auto Parts CIRCLE K

MCDONALD'S ACE Hardware BURGER KING

Aaron's BEALLS AT&T

Publix

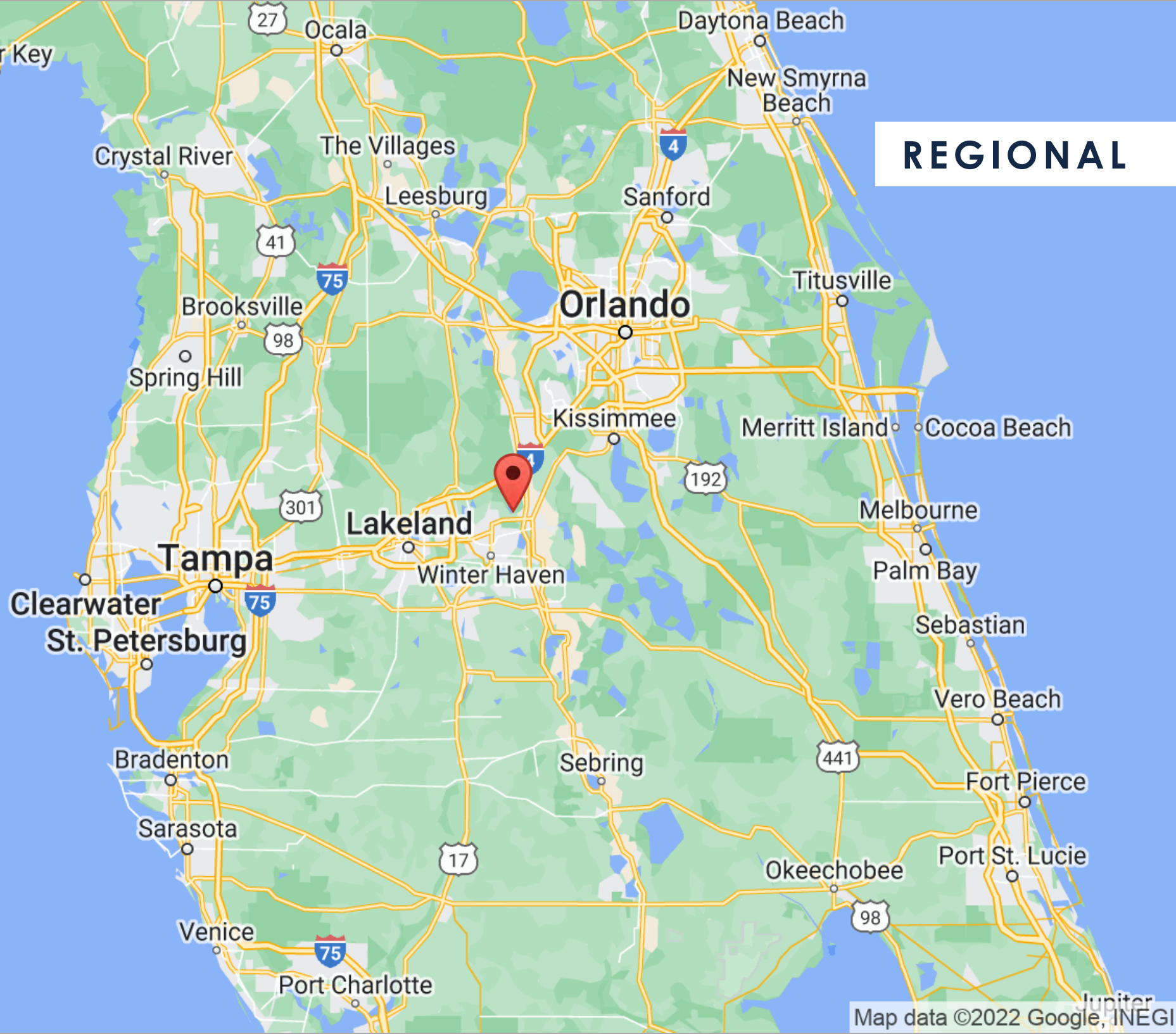
Haines City Senior High School



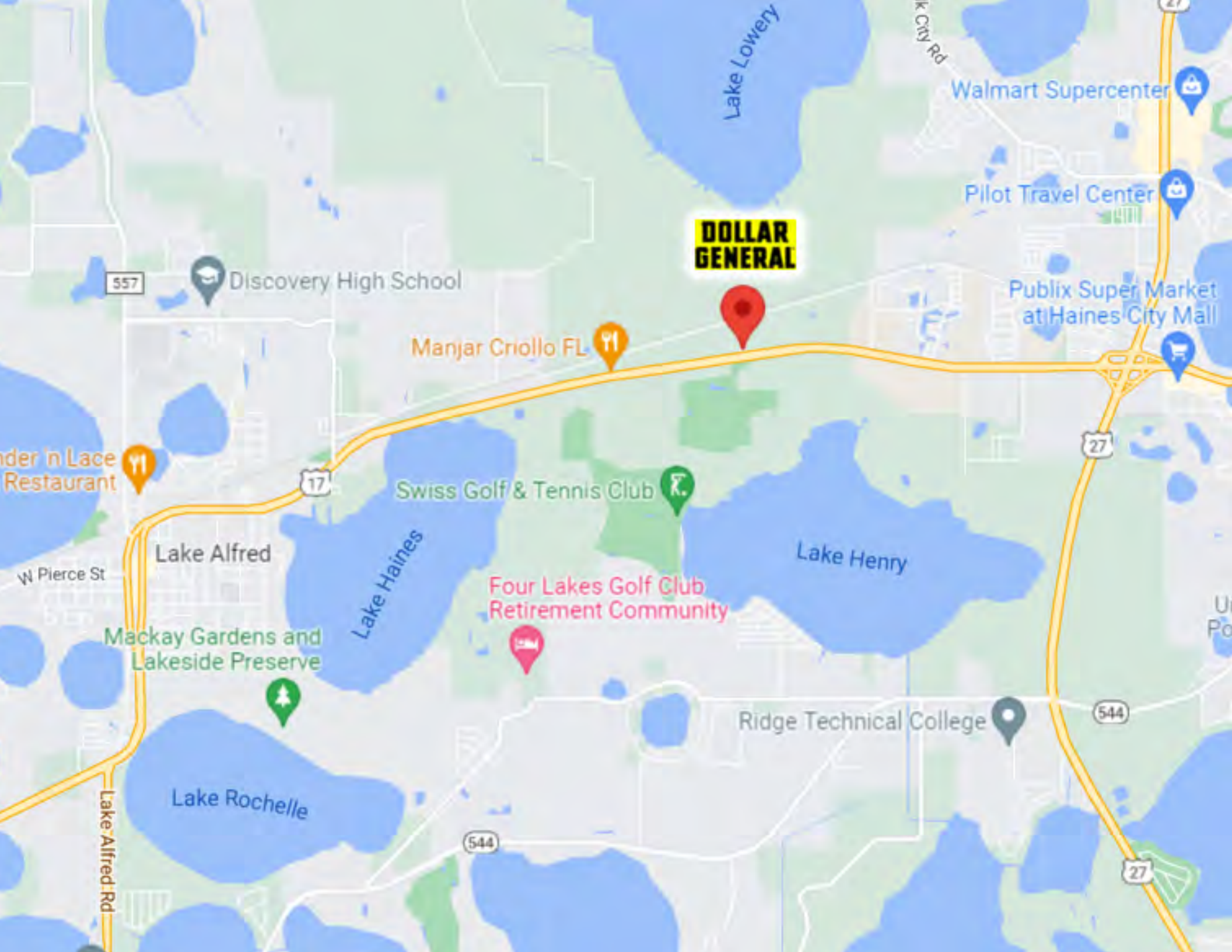




# REGIONAL





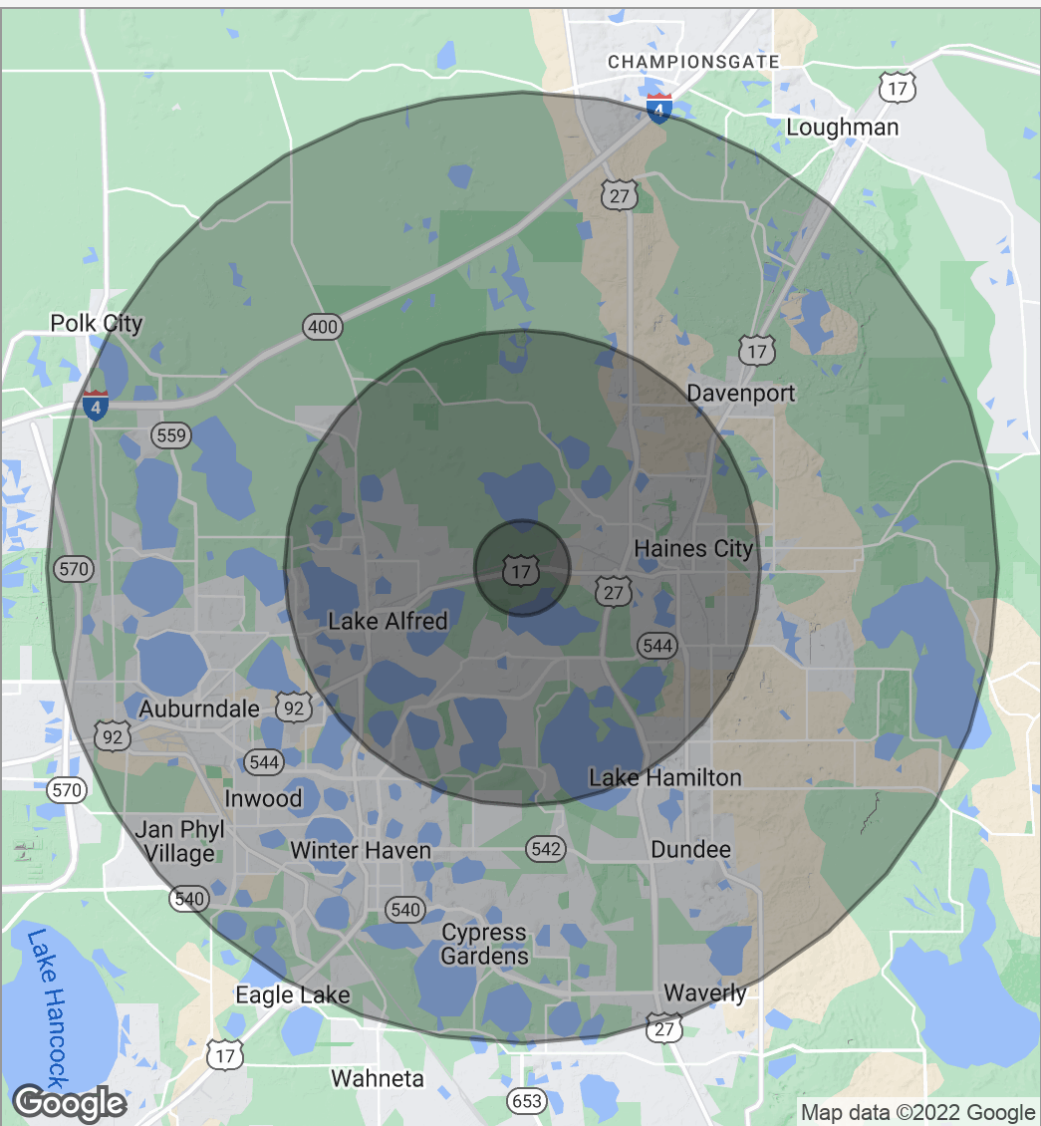




# DOLLAR GENERAL

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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,533	42,129	175,962
Median age	64.2	43.1	40.6
Median age (Male)	64.0	42.8	40.1
Median age (Female)	64.6	43.6	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	809	17,359	68,123
# of persons per HH	1.9	2.4	2.6
Average HH income	\$41,465	\$45,373	\$52,955
Average house value	\$157,783	\$151,569	\$171,685

*\* Demographic data derived from 2010 US Census*

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# DOLLAR GENERAL

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## TENANT PROFILES



### OVERVIEW

Company:	Dollar General
Total Revenue:	\$20.369 billion
Net Income:	\$1.165 billion
Net Worth:	16,278
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

### TENANT HIGHLIGHTS

- The company Cal Turner co-founded went public as DG Corporation in 1968
- In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
- In 2016, Dollar General announced plans to hire 10,000 new employees

### TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of August 2017, Dollar General operated over 16,500 stores in 45 of the 48 contiguous United States (the exceptions being three states in the Northwest: Idaho, Montana, and Washington).

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$21 billion in 2017.

Dollar General has its origins in Scottsville, Kentucky from James Luther "J.L." Turner and his son Cal Turner. James Turner's father died in an accident in 1902 when James was only 11. James had to quit school and never completed his education so he could work the family farm and help provide for his mother and siblings

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RETAIL PROPERTY FOR SALE

# DOLLAR GENERAL

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