

# DOLLAR GENERAL

4709 W TRAPNELL RD | PLANT CITY, FL 33566



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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# INVESTMENT HIGHLIGHTS

- Absolute NNN - Zero Landlord Responsibilities
- Investment Grade Dollar Store with “BBB” Credit Rating
- Long Term Lease (11+ Years)
- Recession Resistant Tenant – Dollar General has proven to be extremely profitable in recession and pandemic environments.
- ±79,501 within a 5–Mile Radius (Above Average Population Density)



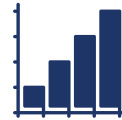
# DOLLAR GENERAL

## INVESTMENT SUMMARY

TENANT	Dollar General
PROPERTY ADDRESS	4709 W Trapnell Rd
CITY	Plant City
STATE	FL
LOT SIZE	±1.78 AC
YEAR BUILT	2018



**\$2,704,000**  
LIST PRICE



**5.00%**  
CAP RATE



**\$135,180**  
ANNUAL RENT



**±9,026 SF**  
GLA



**2018**  
YEAR BUILT

## FINANCIAL SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	±15 Years
LEASE COMMENCEMENT DATE	1/27/2019
LEASE EXPIRATION DATE	1/26/2034
TERM REMAINING ON LEASE	±11.6 Years
INCREASE	10% in Options
OPTIONS	Four, 5-Year Options



## ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP
1/27/19 - 1/26/2034	\$11,265.00	\$135,180.00		5.00%
1/27/34 - 1/26/2039 (Option 1)	\$12,391.50	\$148,698.00	10.00%	5.50%
1/27/39 - 1/26/2044 (Option 2)	\$13,630.65	\$163,567.80	10.00%	6.05%
1/27/44 - 1/26/2049 (Option 3)	\$14,993.72	\$179,924.58	10.00%	6.65%
1/27/49 - 1/26/2051 (Option 4)	\$16,493.09	\$197,917.04	10.00%	7.32%

### DEBT QUOTE

**Chad Plumly**  
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**LTV:** 65% **RATE:** 4.29% **AMORTIZATION:** 30 Years

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.







# TENANT PROFILE

## COMPANY NAME

Dollar General

## OWNERSHIP

Public

## YEAR FOUNDED

1939

## INDUSTRY

Discount Retail

## HEADQUARTERS

Goodlettsville, TN

## NO. OF LOCATIONS

±16,750

## NO. OF EMPLOYEES

±113,400

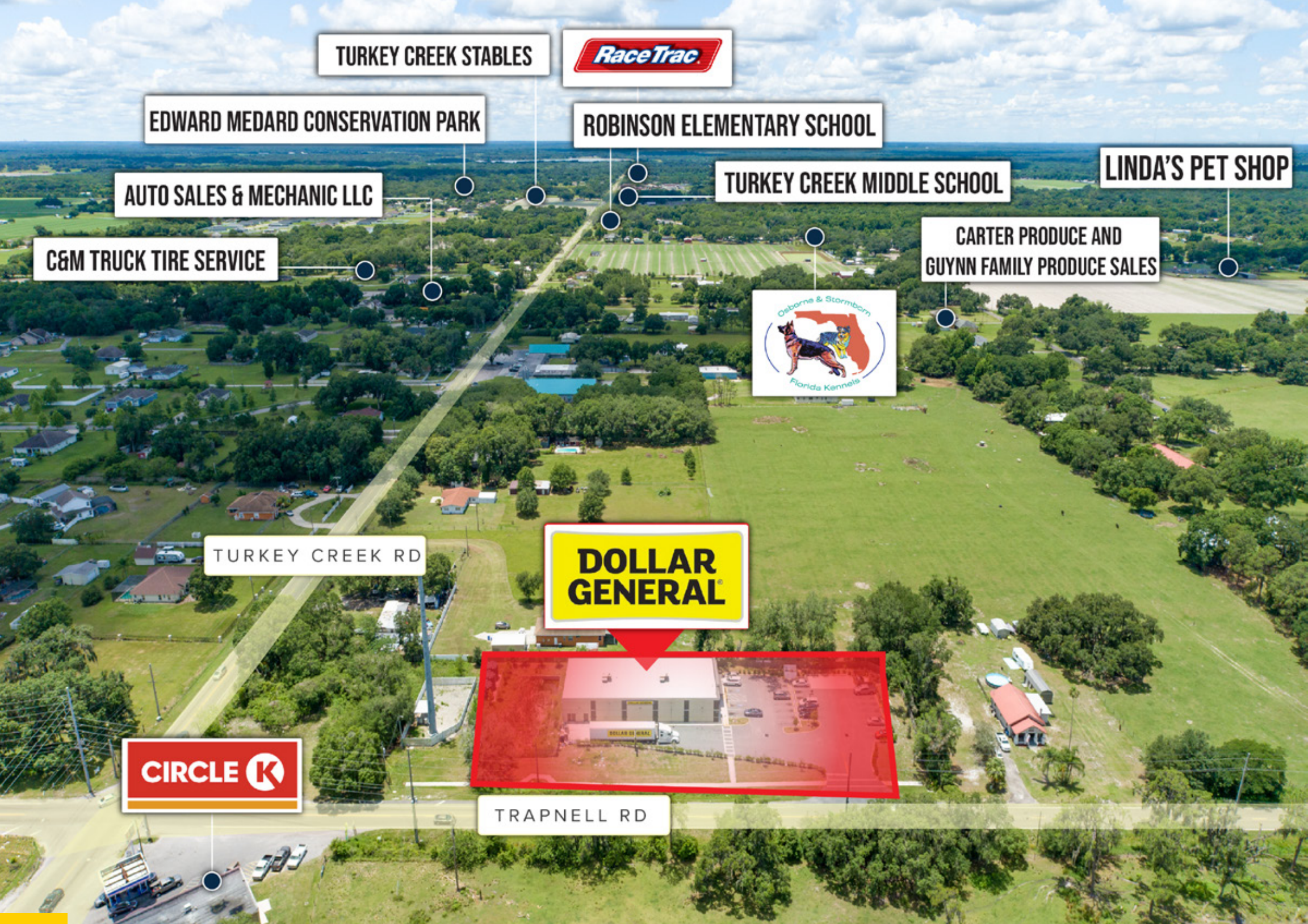
# DOLLAR GENERAL

Dollar General is the fastest-growing retailer which currently boasts roughly 16,750 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

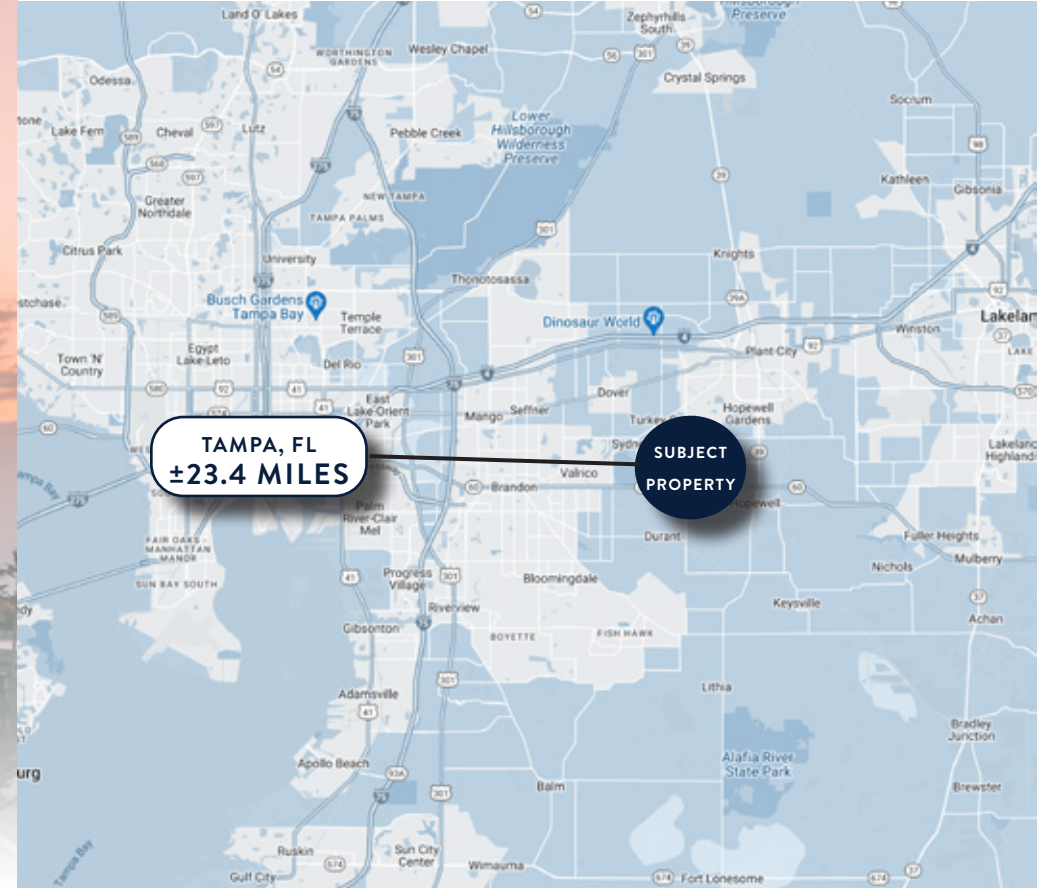
With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.











## PLANT CITY, FL

Plant City is known for its suburban streets and close-knit community. Flocked with citrus groves, strawberry fields, nursery farms, and pastures, this historic city is a peaceful reprieve from big city living. Situated on Florida's west coast, Plant City is just 23 miles northeast of Downtown Tampa where you'll discover restaurants, shops, attractions, and bayfront views. Holding true to its name, Plant City is home to numerous fields and pastures filled with plants and crops—but the most important pastures to the residents of Plant City are no other than the ones that grow their beloved strawberries. This diverse suburb is home to the Florida Strawberry Festival, an 11-day community event celebrating the strawberry harvest in Eastern Hillsborough County. Discover entertainment, livestock shows, rides, games, and the festival's famous strawberry shortcake at this locally celebrated event!

Residents appreciate Plant City's local charm and small businesses, such as Parkesdale Farm Market, a family-owned establishment with acres of fruits and vegetables, greenhouses, and its own fresh market. In fact, it's the largest strawberry, citrus, and produce market in the state of Florida.

### DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2022 Estimate	5,677	22,259	79,501
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2022 Estimate	1,845	7,439	27,389
INCOME	1 Mile	3 Mile	5 Mile
Est. Average Household Income	\$104,064	\$91,197	\$75,249



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **4709 W Trapnell Rd, Plant City, FL 33566** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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