



TRINITY
REAL ESTATE INVESTMENT SERVICES



NNN DOLLAR GENERAL - UPGRADED CONSTRUCTION

360 LAUREL RD E, NOKOMIS, FL 34275

\$2,615,520
5.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

NOKOMIS, FL

\$2,615,520 | 5.0% CAP

- Upgraded Construction Florida Dollar General With 10+ Years Remaining on Current Term
- Absolute NNN Lease – No Landlord Responsibilities
- Dense Demographics – 57,000+ Residents Within 5 Miles of Subject Property
- Affluent Community With an Average Household Income of Over \$109,000+
- Strong Retail Corridor – Less Than 1 Mile From A Publix Anchored Shopping Center and Nearby Tenants Include Aldi, CVS, Walgreens, and Starbucks

EXCLUSIVELY MARKETED BY:

BRAD MOTLEY

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PROPERTY DETAILS:

Building Area:	7,545 SF
Land Area:	1.06 AC
Year Built:	2017
Guarantor:	Dollar General Corporation (NYSE: DG)

LEASE OVERVIEW:

Remaining Lease Term:	10+ Years
Rent Commencement:	12/1/2017
Lease Expiration:	12/31/2032
Base Annual Rent:	\$130,776
Lease Type:	Absolute NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Four (4), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



SARASOTA

Sarasota is a city on the southwest coast of Florida. The area is known for its beaches, resorts, and The Sarasota School of Architecture. Located in Sarasota County with an MSA population of 833,716 Residents. This county is made of 3 larger cities; Sarasota, Bradenton, and North Port. Sarasota is a hot spot for tourism making \$3.6 billion in tourism revenue a year.

\$94,355
2021 Average Household Income



57,787
2022 Total Population



1.32%
Annual Population Growth



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	5,232	28,452	55,405
2022 Estimated	5,321	28,968	57,203
2027 Projected	5,566	30,044	59,855

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	1.70%	1.81%	3.25%
2022 - 2027	4.60%	3.71%	4.64%

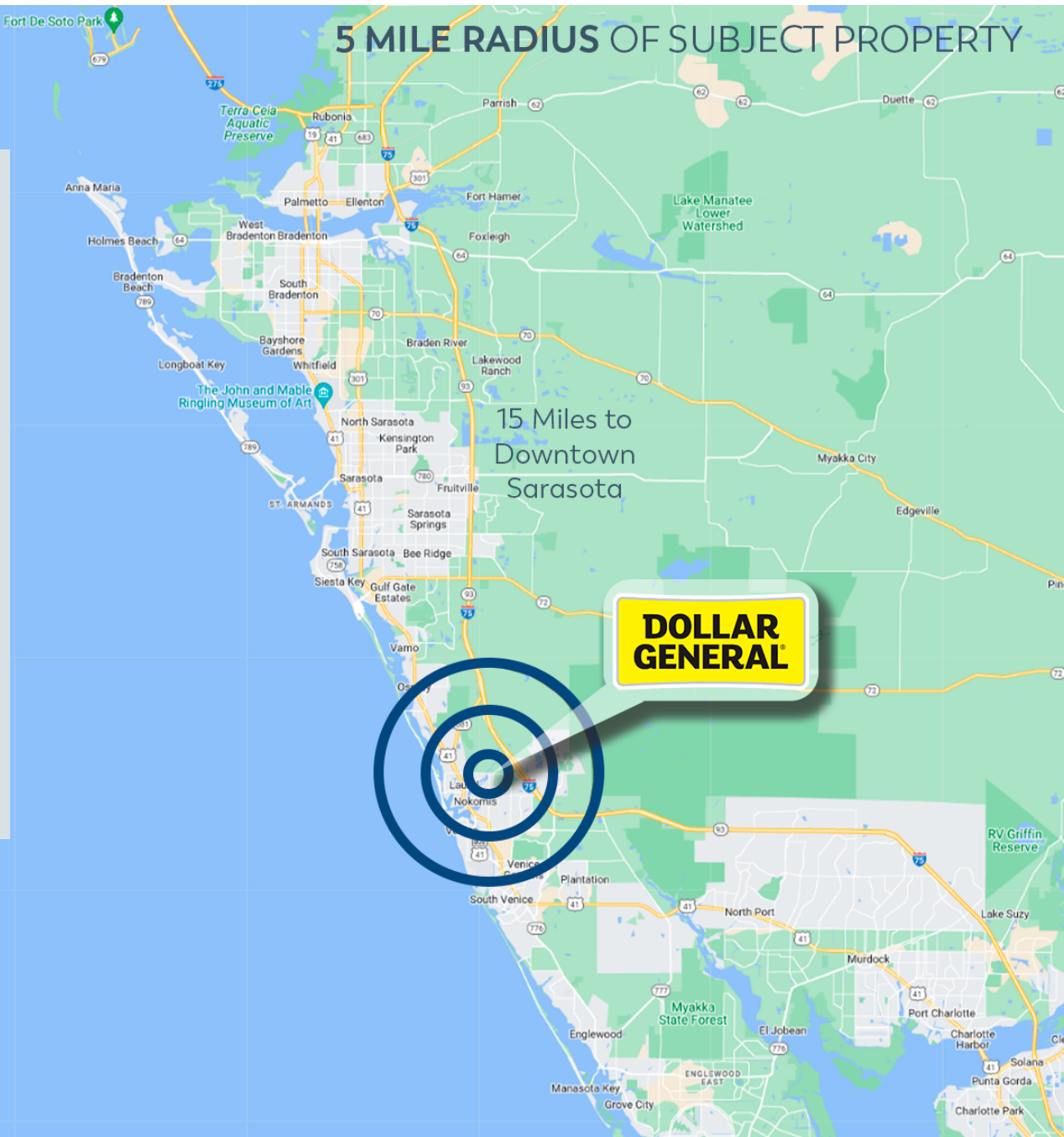
HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$64,277	\$68,320	\$74,056
Average	\$98,588	\$98,589	\$109,226

Demographic data provided by CoStar

5 MILE RADIUS OF SUBJECT PROPERTY





RETAIL MAP

360 LAUREL RD E | NOKOMIS, FL



Actual Property

RETAIL MAP

360 LAUREL RD E | NOKOMIS, FL



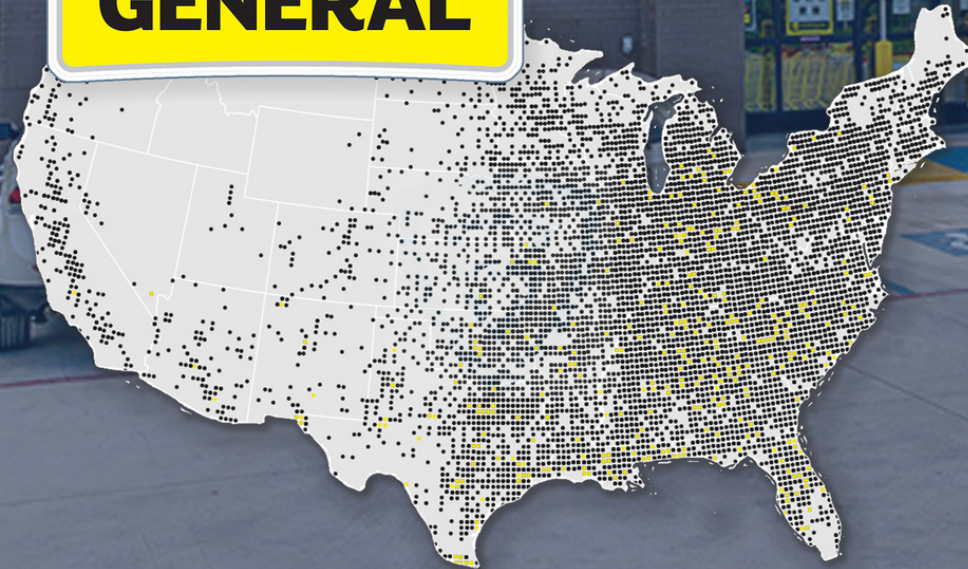
Actual Property



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



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