



Actual Site

DOLLAR GENERAL®

5167 SAN BLAS ST | MILTON, FL 32583

CORPORATE GUARANTEE
ABSOLUTE NNN

EXCLUSIVELY LISTED BY**PRIMARY CONTACT****MARK McLOONE**

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BROKER OF RECORD

Brian Brockman
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**INTRODUCTION**

Retail Investment Group is pleased to be the exclusive listing brokerage for this **Dollar General** in **Milton, Florida**. This offering is located within the Pensacola Metropolitan Statistical Area with over 500,000 residents as of 2020.

This opportunity features a **long-term absolute NNN** lease with nearly **9 years remaining**.

The building is **±9,100 square feet** on a **±0.99 acre parcel** and was built in **2017**.

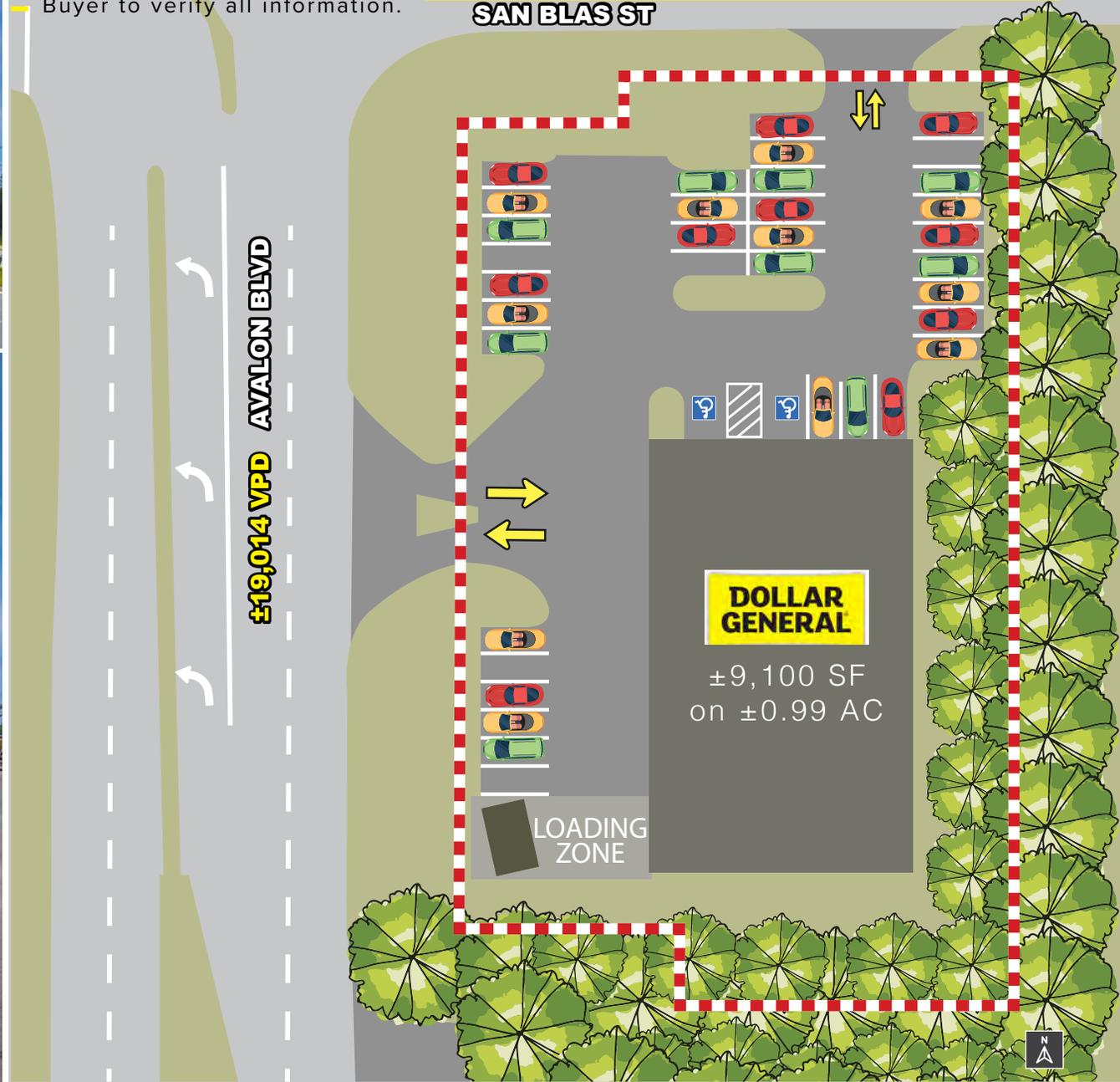
DOLLAR GENERAL**\$1,766,940**
PRICE**5.85%**
CAP RATE**\$103,366**
NOI**±9,100 SF**
BUILDING SIZE**±0.99 AC**
LAND SIZE**2017**
YEAR BUILT**EXECUTIVE SUMMARY****ADDRESS** 5167 San Blas St
Milton, FL 32583**LEASE TYPE** Absolute NNN**LEASE EXPIRATION** June 30, 2032**LESSEE** Dollar General**GUARANTOR** Dollar General**OPTIONS** (4) 5-Year Options to Extend**INCREASES** 10% in the Option Periods**ROFR** N/A**PROPERTY HIGHLIGHTS**

- Absolute NNN lease with ZERO landlord responsibilities
- Investment grade tenant with corporate guarantee from Dollar General
- Florida is an income tax free state
- Located on Avalon Blvd with over 19,000 VPD and just north of I-10 with more than 60,000 VPD
- Strong demographics with population exceeding 165,000 within 10 miles
- Nearby retailers McDonald's, RaceWay, Oval Office Pub & Grub, North Florida Auto Brokers, Red Roof Inn & Suites and more
- Located about 15 minutes from Pensacola with an estimated population of 53,678 as of 2021
- Corporately guaranteed lease by Dollar General (NYSE:DG), one of the largest brick and mortar retailers in the United States





PARCEL LINE IS APPROXIMATE
Buyer to verify all information.





2023 POPULATION
OF NEARLY
23,000
WITHIN 5-MILES



2023 AVG HH INCOME
OF OVER
\$77,000
WITHIN 5-MILES



2023 HOUSEHOLDS
OF NEARLY
9,000
WITHIN 5-MILES



Avalon Blvd

Del Monte St



±19,014 VPD



Mist Works

TomThumb

NORTH FLORIDA
AUTO BROKERS



±60,414 VPD





DOLLAR GENERAL

UNIVERSITY of WEST FLORIDA

PSC PENSACOLA STATE COLLEGE

PENSACOLA INTERNATIONAL AIRPORT

CHOCTAW NAVY OUTLYING FIELD

FACEWAY
±60,414 VPD

Red Roof
WAFFLE HOUSE

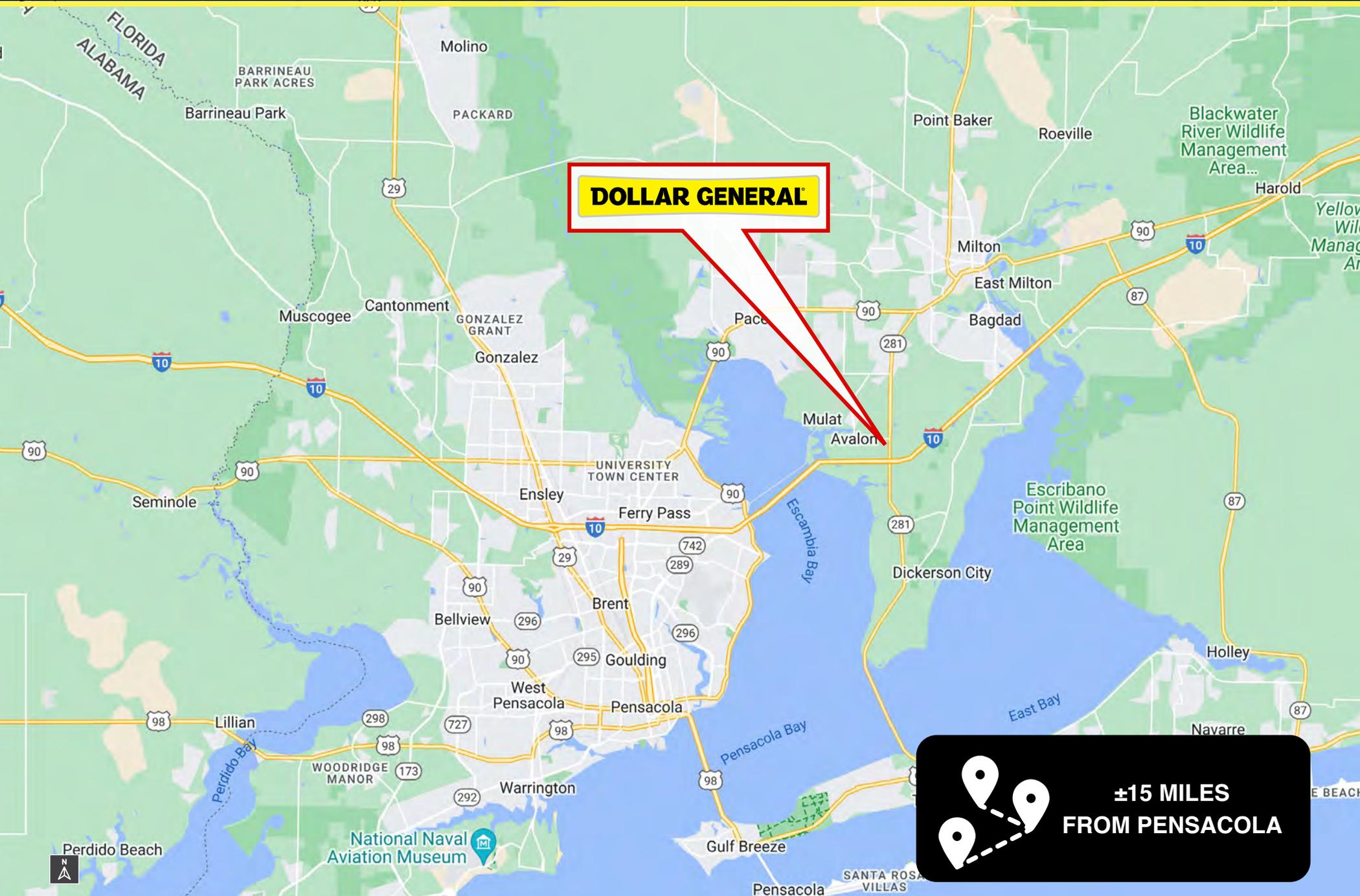
Loves
DQ

POPULATION OF OVER
500,000
WITHIN THE PENSACOLA METROPOLITAN STATISTICAL AREA.

APPROXIMATELY
12 MILES
FROM THE PENSACOLA INTERNATIONAL AIRPORT

NAS PENSACOLA/FORREST SHERMAN FIELD





DOLLAR GENERAL

±15 MILES
FROM PENSACOLA

DOLLAR GENERAL**DG**
NYSE**±18,190**
LOCATIONS**±47**
U.S. STATES**±163,000**
EMPLOYEES**DG.COM**
WEBSITE**TENANT PROFILE**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. As of February 25, 2022, Dollar General had 18,190 stores in 47 states throughout the United States, 1,709 of which were in Texas. In the fiscal year 2021, Dollar General's net sales amounted to approximately 34.22 billion U.S. dollars.

In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.



QUICK FACTS

2020 POPULATION

±10,197

2020 MSA POPULATION

±511,502

COUNTY

SANTA ROSA

TOTAL AREA

±5.86 SQ MI**ABOUT MILTON, FL**

Milton is a city in and the county seat of Santa Rosa County, Florida. As of 2020, the population of the city of Milton was 10,197. Milton is located within the Pensacola Metropolitan Statistical Area. Milton is located in the geographic center of Santa Rosa County, it is bordered by Pace to the west, and Navarre to the South.

The Pensacola metropolitan area is the metropolitan area centered on Pensacola, Florida. As of 2020, the population of the MSA was 511,502. The five incorporated cities within the MSA are Pensacola, Milton, Gulf Breeze, Century and Jay. In addition, several unincorporated census-designated places account for a great number of the population. Most notable is Navarre; its population makes it the second largest community in the metro area, only behind Pensacola.



DEMOGRAPHICS



POPULATION	3 Miles	5 Miles	10 Miles
2023 Population Est	5,728	22,948	165,311
2028 Population Proj	6,163	24,554	171,612



INCOME	3 Miles	5 Miles	10 Miles
2023 Avg HH Income	\$90,596	\$77,169	\$76,159
2023 Med HH Income	\$72,488	\$68,469	\$59,805



HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2023 Households Est	2,238	8,819	65,301
2028 Households Proj	2,410	9,443	67,680



DAYTIME DEMOS	3 Miles	5 Miles	10 Miles
2023 Employees	765	6,375	69,281
2023 Businesses	765	6,375	8,779

**2023 POPULATION
OF OVER
165,000
WITHIN 10-MILES**

**2023 DAYTIME EMPLOYEES
OF OVER
69,000
WITHIN 10-MILES**

TRAFFIC COUNTS (2022)



I- 10 @ Avalon Blvd E	±60,414 VPD
Avalon Blvd @ San Pablo St N	±19,014 VPD

Source: Costar 20223

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**Retail Investment Group****480.429.4580 | retail1031.com****CONFIDENTIALITY DISCLAIMER**

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This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

*Actual Site*