

UPGRADED COASTAL CONSTRUCTION DAYTONA BEACH DOLLAR GENERAL 1050 N DIXIE FWY, NEW SMYRNA BEACH, FL 32168

BRANSON BLACKBURN

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NEW SMYRNA BEACH, FL

\$2,414,450 | 5.75% CAP

- Daytona Beach MSA Dollar General
- Upgraded Coastal Construction Prototype
- Growing Populations 42,000+ Population Within 5 Miles of Subject Property
- 1 Acre Corner Lot Along N Dixie HWY 23,000+ Vehicles Per Day
- 8+ Years Remaining on Absolute NNN Lease
- Zero Landlord Responsibilities
- Surrounded by Strong Customer Base With Little Competition
- 13 Miles South of Daytona Beach Along Historic Hwy 1

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Rent Per SF: \$18.46

Rent Commencement Date: 5/4/2017

Lease Term Remaining: 8.5+ Years

Lease Type: Absolute NNN

Type of Ownership: Fee Simple



Base Annual Rent:

Lease Expiration Date:

As of April 2022, Dollar General Operates 18,200+ Stores in the Continental United States



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



\$138.831

5/31/2032

As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area: 7,520 SF

Land Area: 1.07 AC

Year Built: 2017

Guarantor: Dollar General Corporation (NYSE: DG)

Price Per SF: \$321.07

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	5/4/2017-5/31/2032	\$138,831	\$18.46	5.75%
Three (3), 5-Year Options 10% Increase	6/1/2032-5/31/2037	\$152,714	\$20.31	6.33%
	6/1/2037-5/31/2042	\$167,986	\$22.34	6.96%
	6/1/2042-5/31/20447	\$184,784	\$24.57	7.65%



TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

BREAKDOWN

PONSIB

PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

ROOF & STRUCTURE

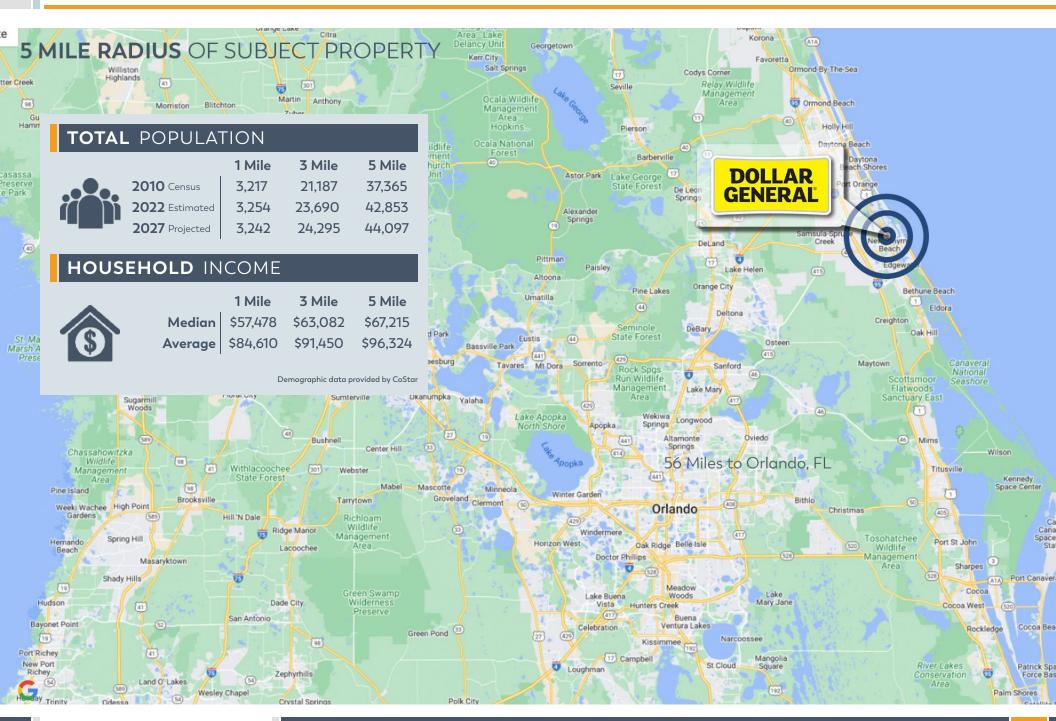
PAID BY TENANT

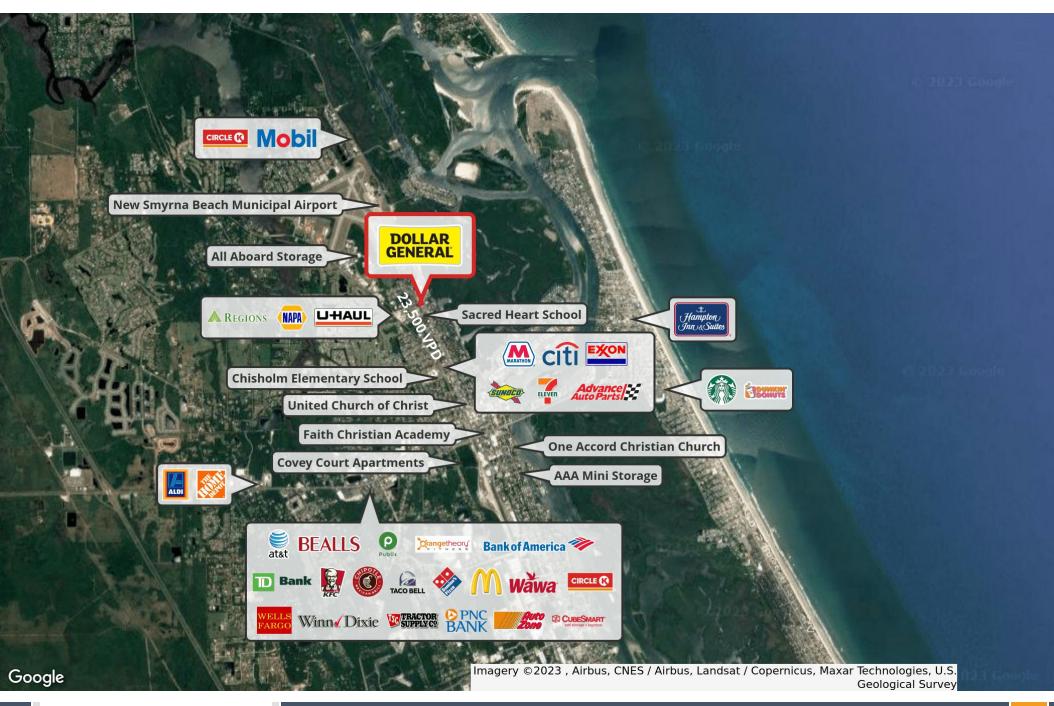
...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.













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