



## OFFERING MEMORANDUM

Actual Property

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

**BRANSON BLACKBURN**  
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**DOLLAR  
GENERAL**

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 MARKETING BY:

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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$138,831
Rent Per SF:	\$18.46
Rent Commencement Date:	5/4/2017
Lease Expiration Date:	5/31/2032
Lease Term Remaining:	8.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



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



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

# LEASE ABSTRACT

1050 N DIXIE FWY | NEW SMYRNA BEACH, FL

## 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%



## RESPONSIBILITIES BREAKDOWN

### 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

#### 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.



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



2010 Census  
2022 Estimated  
2027 Projected

	1 Mile	3 Mile	5 Mile
2010 Census	3,217	21,187	37,365
2022 Estimated	3,254	23,690	42,853
2027 Projected	3,242	24,295	44,097

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$57,478	\$63,082	\$67,215
Average	\$84,610	\$91,450	\$96,324

Demographic data provided by CoStar

**DOLLAR  
GENERAL**

56 Miles to Orlando, FL









Actual Property









Actual Property



# TENANT OVERVIEW

1050 N DIXIE FWY | NEW SMYRNA BEACH, FL



**DOLLAR  
GENERAL®**



**84 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$48.65B**  
Market Cap



**18,770+**  
Locations



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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## REAL ESTATE INVESTMENT SERVICES

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