



OFFERING MEMORANDUM

Actual Property

UPGRADED CONSTRUCTION FLORIDA DOLLAR GENERAL

1110 1ST AVE S, STEINHATCHEE, FL 32359

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR
GENERAL**

STEINHATCHEE, FL

\$2,373,000 | 5.5% CAP

- New Development Florida Dollar General - Store Open and Paying Rent
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- 14+ Years Remaining on Current Term
- 4-Sided Stucco/Masonry Construction
- Large 1.4 Acre Parcel
- Built in Customer Base - Directly Across the Street from Steinhatchee Elementary School
- Desirable Income Tax-Free State of Florida
- Lease Guaranteed by Dollar General - Investment Grade Credit Tenant

EXCLUSIVELY MARKETED BY:

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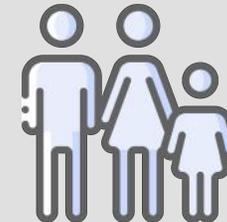
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$130,515
Rent Per SF:	\$12.27
Rent Commencement Date:	8/9/2022
Lease Expiration Date:	8/31/2037
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Store



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



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.28 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$223.03

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	8/9/2022-8/31/2037	\$130,515	\$12.27	5.50%
Five (5), 5-Year Options 10% Increase	9/1/2037-8/31/2042	\$143,567	\$13.49	6.05%
	9/1/2042-8/31/2047	\$157,923	\$14.84	6.65%
	9/1/2047-8/31/2052	\$173,715	\$16.33	7.32%
	9/1/2052-8/31/2057	\$191,087	\$17.96	8.05%
	9/1/2057-8/31/2062	\$210,196	\$19.76	8.86%



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



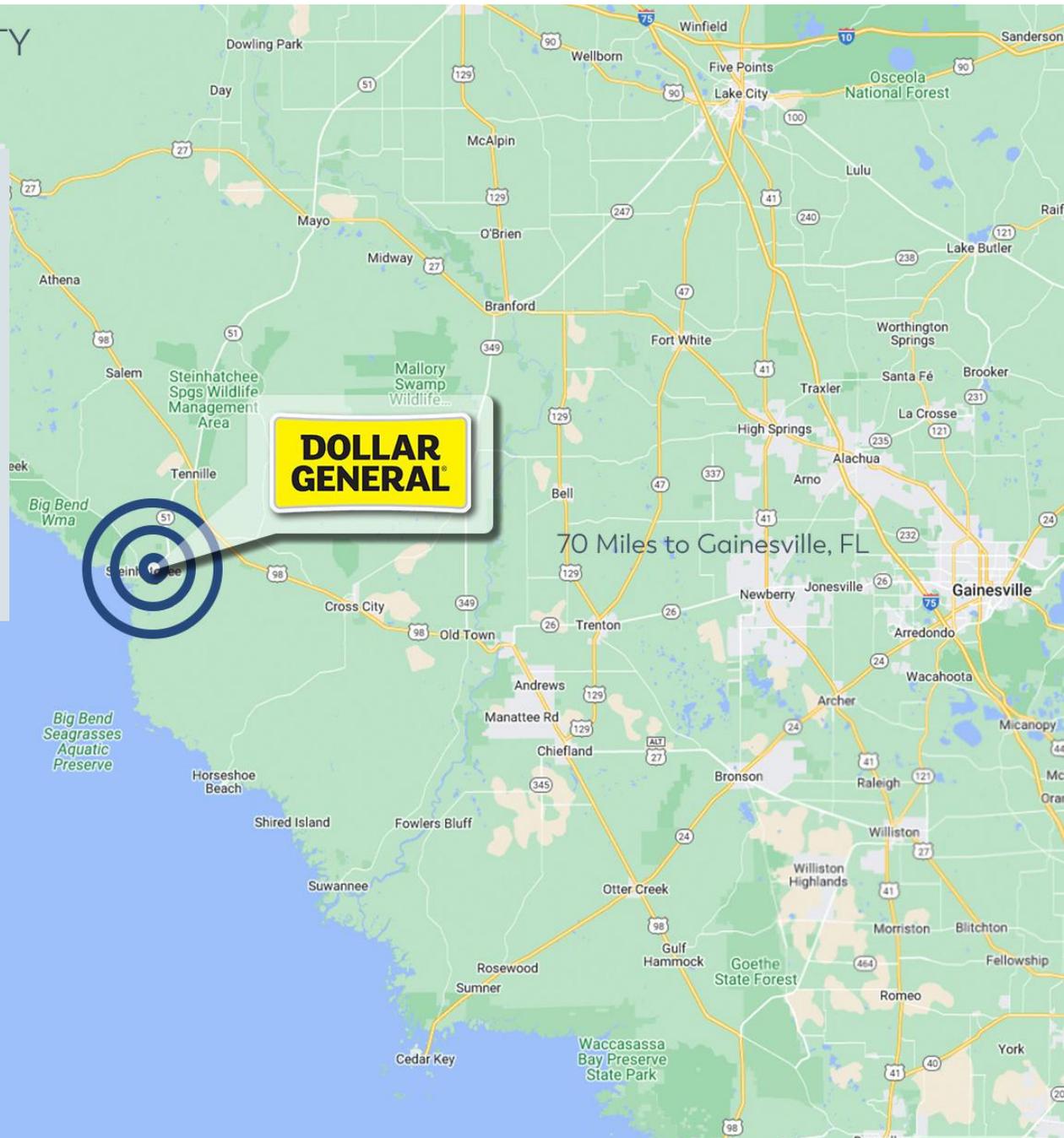
	3 Mile	5 Mile	10 Mile
2010 Census	1,546	1,686	1,815
2022 Estimated	1,593	1,737	1,871
2027 Projected	1,569	1,711	1,846

HOUSEHOLD INCOME



	3 Mile	5 Mile	10 Mile
Median	\$38,216	\$39,890	\$40,587
Average	\$52,484	\$56,507	\$57,827

Demographic data provided by CoStar



70 Miles to Gainesville, FL





1,900 VPD

DOLLAR GENERAL

WU
WESTERN UNION

SunCo Storage

Salty Sunset RV

Good Time Charters

Friendship Chapel Church Of God

Paradise Properties and RV Camping, LLC

Rebecca's Shucking Shack

MARATHON SUBWAY

Steinhatchee Landing Resort

Steinhatchee Marina at Deadman Bay

Maddie's Market

Steinhatchee Village RV Park

First Baptist Church of Steinhatchee

Steinhatchee School

FAMILY DOLLAR

Good Times Motel & Marina

Fiddler's Restaurant and Resort

Steinhatchee River Inn and Marina

Fiddlers Rest RV Park

Steinhatchee River Club

SUNOCO



Actual Property



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Actual Property



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**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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BROKER OF RECORD

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