



CONFIDENTIAL OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

**FOR SALE \$1,132,634 Two Early Lease Extensions**

Dollar General Cap Rate 7.25%  
14823 NE Hwy 315, Fort McCoy, FL 32134 (Ocala MSA)

  
**Paradise  
Realty Inc**

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# EXECUTIVE SUMMARY



## INVESTMENT SUMMARY

NOI	\$82,116
Cap Rate	7.25%
Price / SF	\$119.35
Building Size	9,490 SF
Occupancy %	100.0%
Tenancy	Single
Lot Size	1.39 Acres



## LEASE SUMMARY

Lease Type	NN (Double Net)
Taxes / CAM / Insurance	Tenant Responsibilities
Roof / Structure	Landlord Responsibilities
Original Lease 10 yrs-Renewed Twice Early	20 Years
Term Remaining	3 Years
Commencement Date	Dec 11, 2007
Term Expiration	Dec 31, 2027
Options	3, Five-Year Options Remaining
Increases	10% Rent Increases at Options



Price  
\$1,132,634



Cap Rate  
7.25%



Lease Type  
NN (Double Net)

## INVESTMENT HIGHLIGHTS

- Tenant Renewed Twice Early Showing Commitment to the Location and Providing Long Term Stability to the Income Stream
- High Volume Store
- Excellent Visibility - Prominent Location Near the Intersection on NE HWY 315 & E Co Rd 316, the Main Intersection of Fort McCoy.
- Nearby Tenants Include: Circle K, USPS, Subway, BP Gas
- The Subject Property is 15 miles NE of Ocala (part of the Ocala MSA 61,000 residents) and 35 miles SE of Gainesville
- Centrally Located in the State of Florida - Easy Access From All Major Cities
- Large 1.39 Acre Lot
- Publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB
- Florida is an Income Tax Free State

## PROPERTY DESCRIPTION



### PROPERTY OVERVIEW

Paradise Realty Inc. is pleased to present this long term, NN lease, Build-to-Suit, Dollar General located in income tax free Florida. Built in 2007, there are 3 years remaining on the current term, with 3, five-year options with 10% rent increases at each option period. Dollar General extended the lease early twice showing the strength of this store and its commitment to the location. The current term expires Dec 31, 2027, providing long term stability to the income stream. Dollar General's Net Sales increased 5.0% to \$10.2 billion in Q3 2024 compared to \$9.7 billion in Q3 2023. Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.

This Dollar General is a high volume store. The subject property sits near the crossing of two major thruways, NE Hwy 315 and Hwy 316. It is situated next door to the local United States Postal Service building and is across the intersection from the Circle K / Subway and BP gas station.

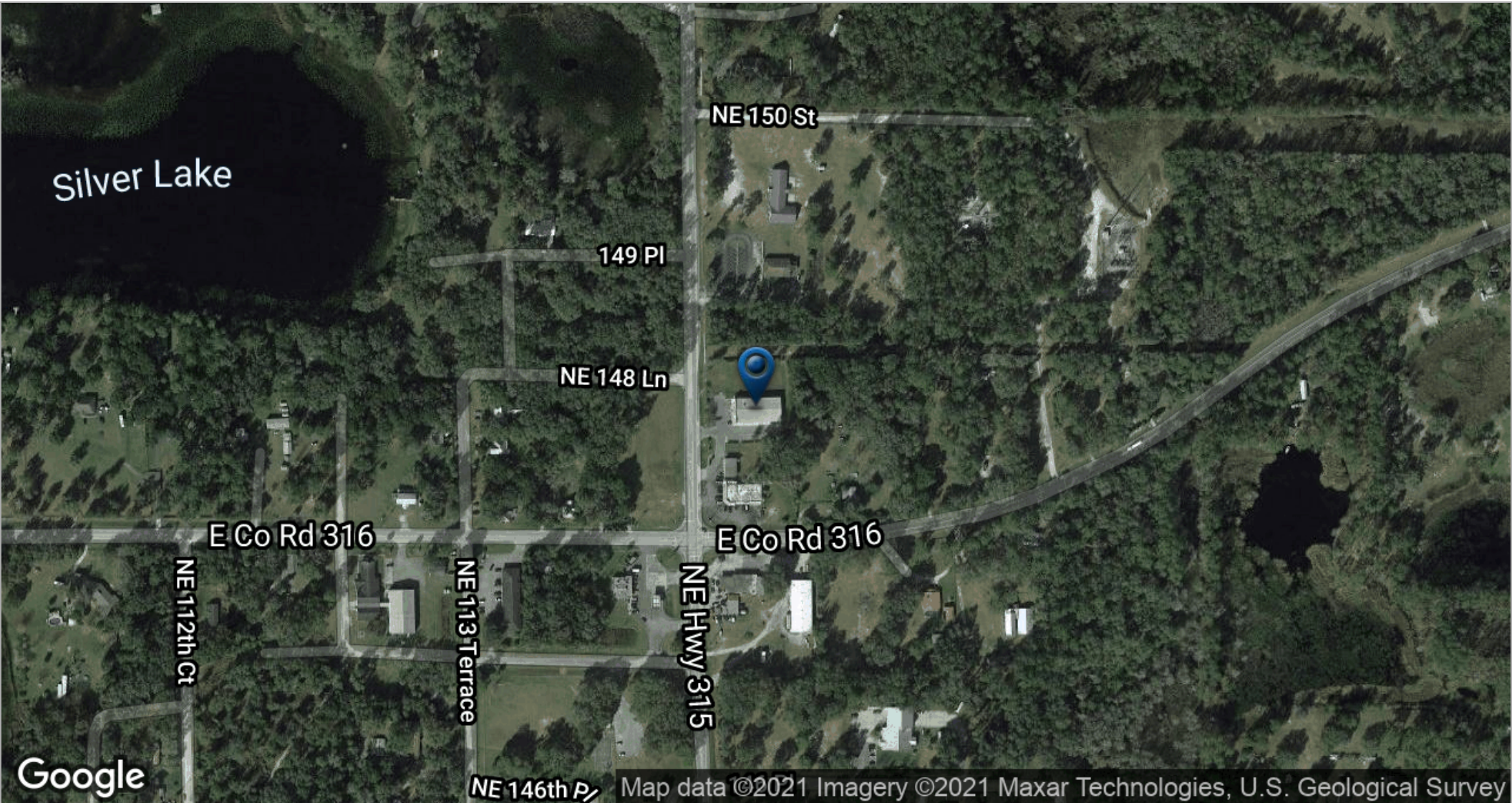
Dollar General is responsible for real estate taxes, insurance, minor repairs to HVAC, lighting, plumbing and parking lot maintenance. Dollar General reimburses landlord \$300/mo for landscaping and parking lot maintenance.

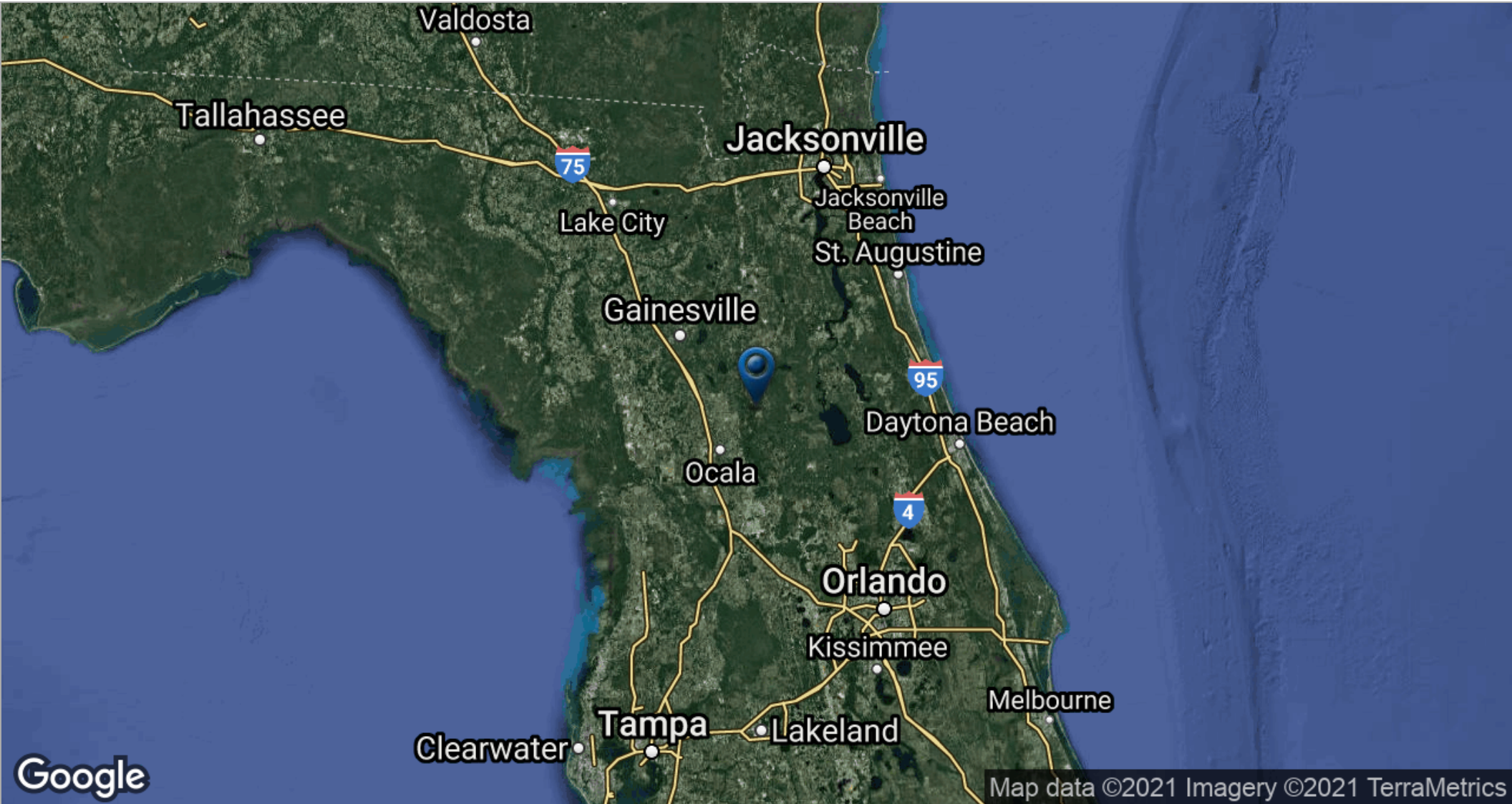
### LOCATION OVERVIEW

Fort McCoy-Anthony CCD's population according the the last census is 19,529. The town is known as a destination for its extensive hiking trails, floating rivers and airboat tours. The community is part of the Ocala Metropolitan Statistical Area of Marion County, Florida with a population of 409,959 and is the 4th fastest growing Metro area in the US. Fort McCoy sits Northeast of Ocala, a 12 mile drive.



# LOCATION MAP







## OVERVIEW

Tenant Trade Name: Founded:	Dollar General 1939
Tenant Credit Rating:	S&P BBB
Tenant Revenue:	\$38,700,000,000
Tenant Net Worth:	\$17,970,000,000
Tenant Headquarters:	Goodlettsville, TN
Tenant Number Of Employees:	186,000
Tenant Website:	DollarGeneral.com

## TENANT HIGHLIGHTS

- 20,345 stores as of December 2024
- Traded as: NYSE: DG
- Total assets: \$29.083 Billion (2024)

## TENANT DESCRIPTION

Dollar General is one of the largest dollar store chains in the US, offering deep discounts on a wide array of products. From a net lease point of view, Dollar General is appealing given its lower price points, respectable sales record, and corporate expansion strategy in a growing market segment. Higher cap rates and lower price points result in a larger pool of qualified buyers.

All Dollar General net leases have a corporate guarantee. Dollar General is a publicly traded company that started in 1939 by J.L. Turner in Kentucky. Dollar General offers a broad selection of merchandise, including consumables, seasonal, home products and apparel.

The stores generally feature a low-cost, no frills building with limited maintenance capital, low operating costs, and focused merchandise offering within a broad range of categories. 75% of the stores are located in towns of 20,000 or fewer people.



# DEMOGRAPHICS MAP & REPORT

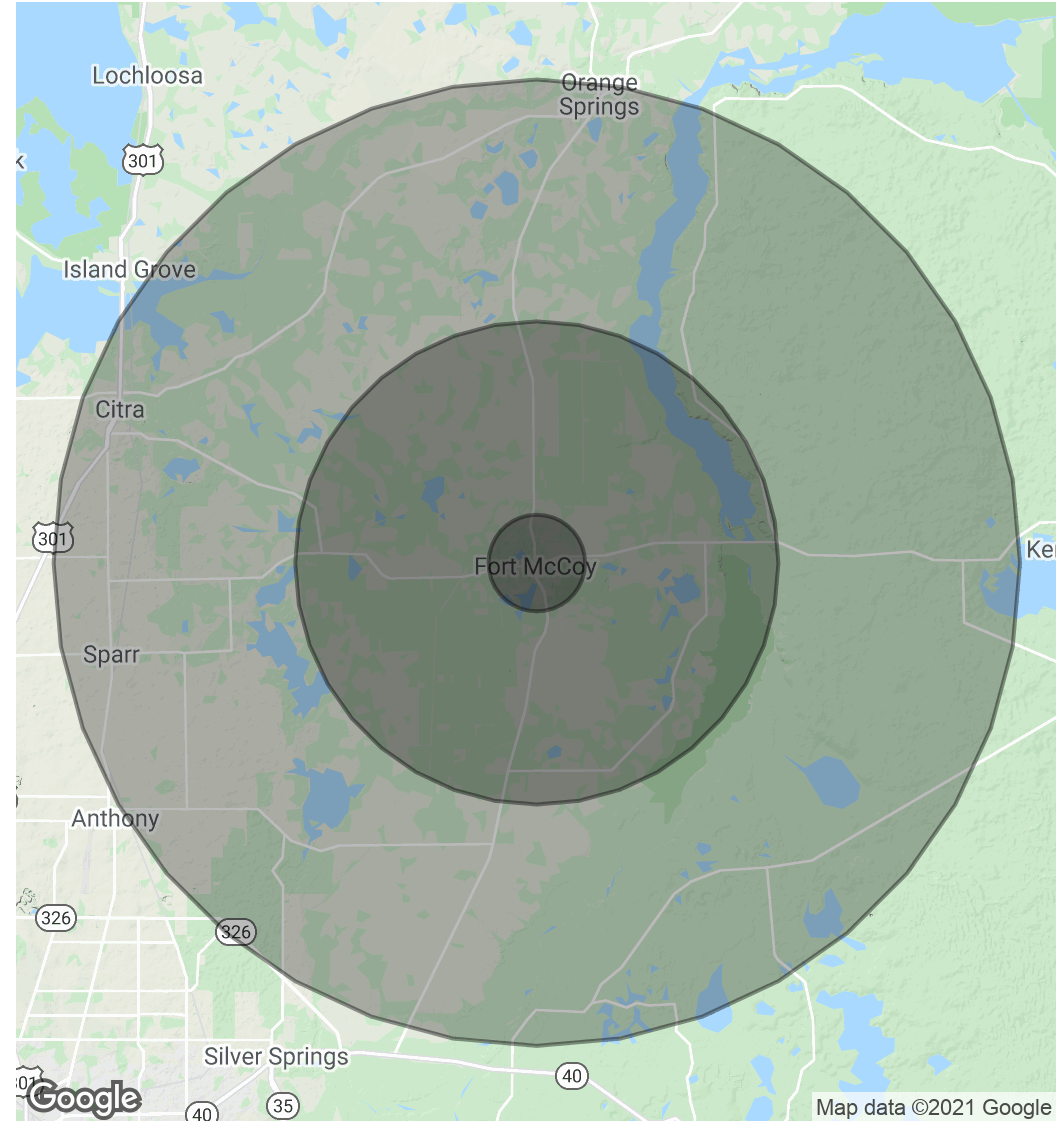


POPULATION	1 MILE	5 MILES	10 MILES
Population	553	3,889	17,597
Average age	47.4	46.8	44.8
Average age (Male)	47.9	47.4	44.7
Average age (Female)	46.3	45.7	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	57	1,494	6,639
# of persons per HH	2.6	2.6	2.7
Average HH income	\$45,904	\$46,238	\$47,156
Average house value	\$144,395	\$141,435	\$146,119

\* Demographic data derived from 2020 US Census



## CONTACT INFORMATION



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