



Dollar General #30293
503 Church Street
Snow Hill, Maryland 21863

DOLLAR GENERAL®

Rent Commencement: May 2025
Term: 15 Years
Corporate Guarantee
NNN Lease



Howard H. Crossan
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RETAIL DEVELOPMENT AND MANAGEMENT

The information contained here-within this document is believed to be reliable, although Oxford Chase Development, Inc. makes no warranty or representation of the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



SUMMARY INFORMATION

DOLLAR GENERAL®



FEATURES

- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Excellent Visibility & Access
- ❖ Only One other Grocery Store in this Trade Area

Location: 503 Church Street
Snow Hill, Maryland 21863

Rent Commencement: May 2025

Sale Price: Contact Howard Crossan

Cap Rate: Contact Howard Crossan

Original Term: 15 Years

Options: Five (5) – Five (5) year optional terms
5% increase in each optional year

Lease Type: NNN

Building/Lot Size: 12,480 Sq. Ft./ 2.789 +/- acres

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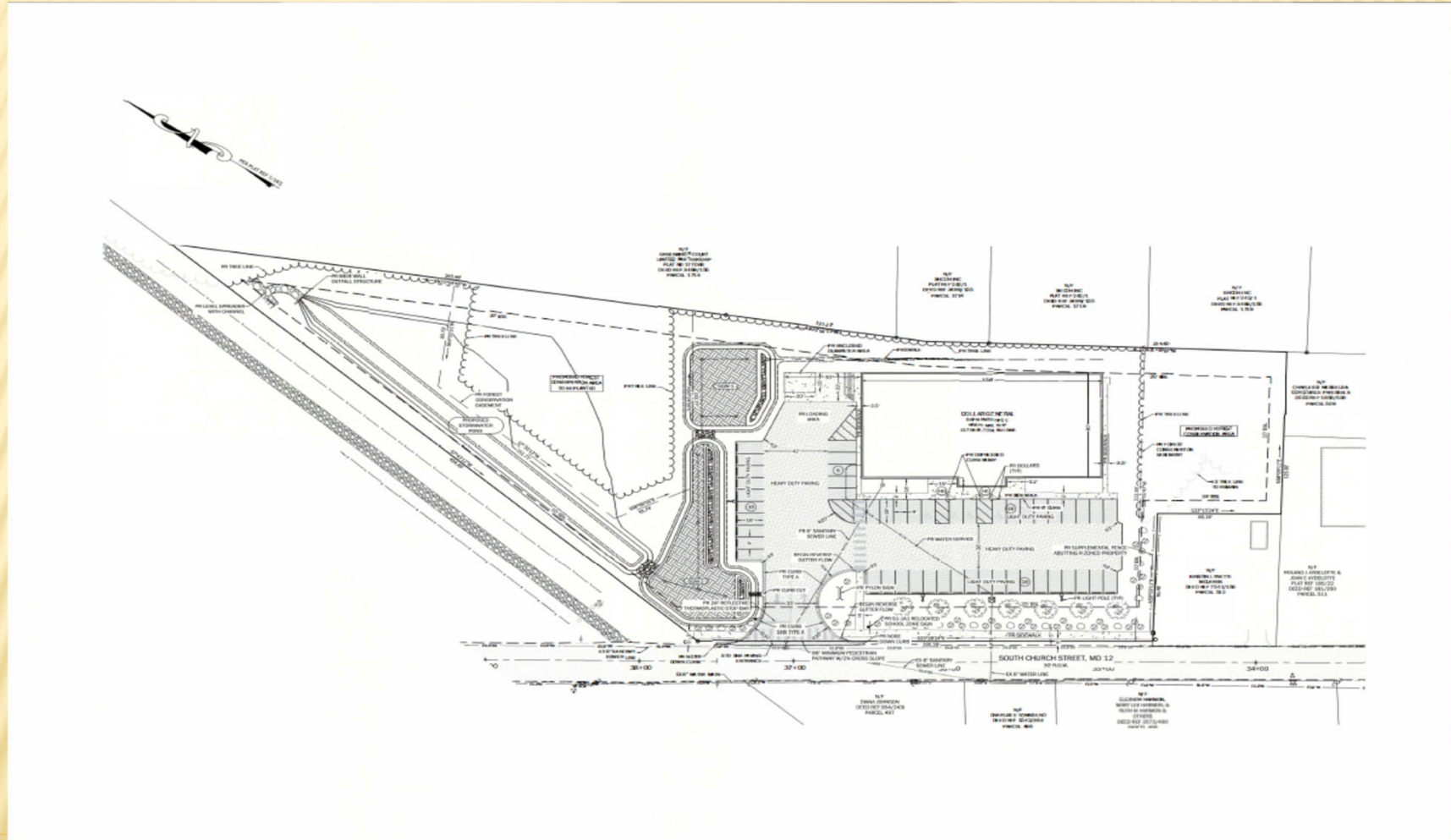
38.163043
-75.385836

Aerial Site



FINAL SITE PLAN

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DEMOGRAPHICS

DOLLAR GENERAL®

2016	One Mile	Three Miles	Seven Miles
Population	264	3,007	4,168
Average Income	\$51,999	\$49,166	\$60,319

The area of Snow Hill is a small farming community along the Pocomoke River and is also the county seat for Worcester County. Church Street is a direct road leading into Downtown Snow Hill. Downtown Snow Hill is surrounded by quaint boutiques, hair salons, restaurants, and coffee shops. The Government center is located just a mile from this location. The only grocery store in town is a Food Rite/Gas Station which is dated. There is no other "Grocery" store/market to fully serve this community.

The site is next to a high school and about a half mile from the elementary and middle school. Church Street is accessible from Rt. 113 for both north and southbound traffic due to a stoplight. All other roads coming into town from Rt. 113 are blocked by metal barriers keeping traffic heading northbound from crossing into Show Hill. There is also a convenient walking trail adjacent to this site allowing walking access to the neighborhood behind the high school. The site has excellent visibility and full ingress and egress going east and west.

There is a great need for a full service market in this area.

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LEASE ABSTRACT

DOLLAR GENERAL®

Guarantor	Corporate (NYSE:DG)
Credit	S & P Baa2
Taxes	Tenant Reimbursement
Insurance	Tenant Responsibility
Maintenance/Cam	Tenant Responsibility
HVAC	Tenant Responsibility
Parking Lot	Tenant Responsibility
Roof & Structure	Tenant Responsibility
Utilities	Tenant Responsibility
Lease Term	15 Years (Commencing 1 st Quarter 2024)
Optional Terms	5 - 5 Year
Increase in Options	10%

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Tenant Summary

DOLLAR GENERAL®

DOLLAR GENERAL DETAILS

Annual Sales	\$37.8 Billion (FY 2022)
Credit Rating	Baa2
Founded	1939
Locations	18,700 (1,039/2022)
Employees	170,000 (+)
Distribution Centers	18 (10 Fresh Dist. Ctrs.)
Symbol	NYSE: DG

Corporate Office

100 Mission Ridge
Goodlettsville, TN 37072
www.dollargeneral.com

Dollar General is the largest discount retailer in the United States by number of stores with over 18,700 neighborhood stores in 47 states and Mexico. Dollar General helps shoppers save time and money by offering quality private and national branded items that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

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