

DOLLAR GENERAL

OFFERING MEMORANDUM

5283 Highway 231, Campbellton, FL 32426



Actual Store Photo

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Activity ID: ZAF0250356

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

EXCLUSIVELY LISTED BY

Ryan Nee

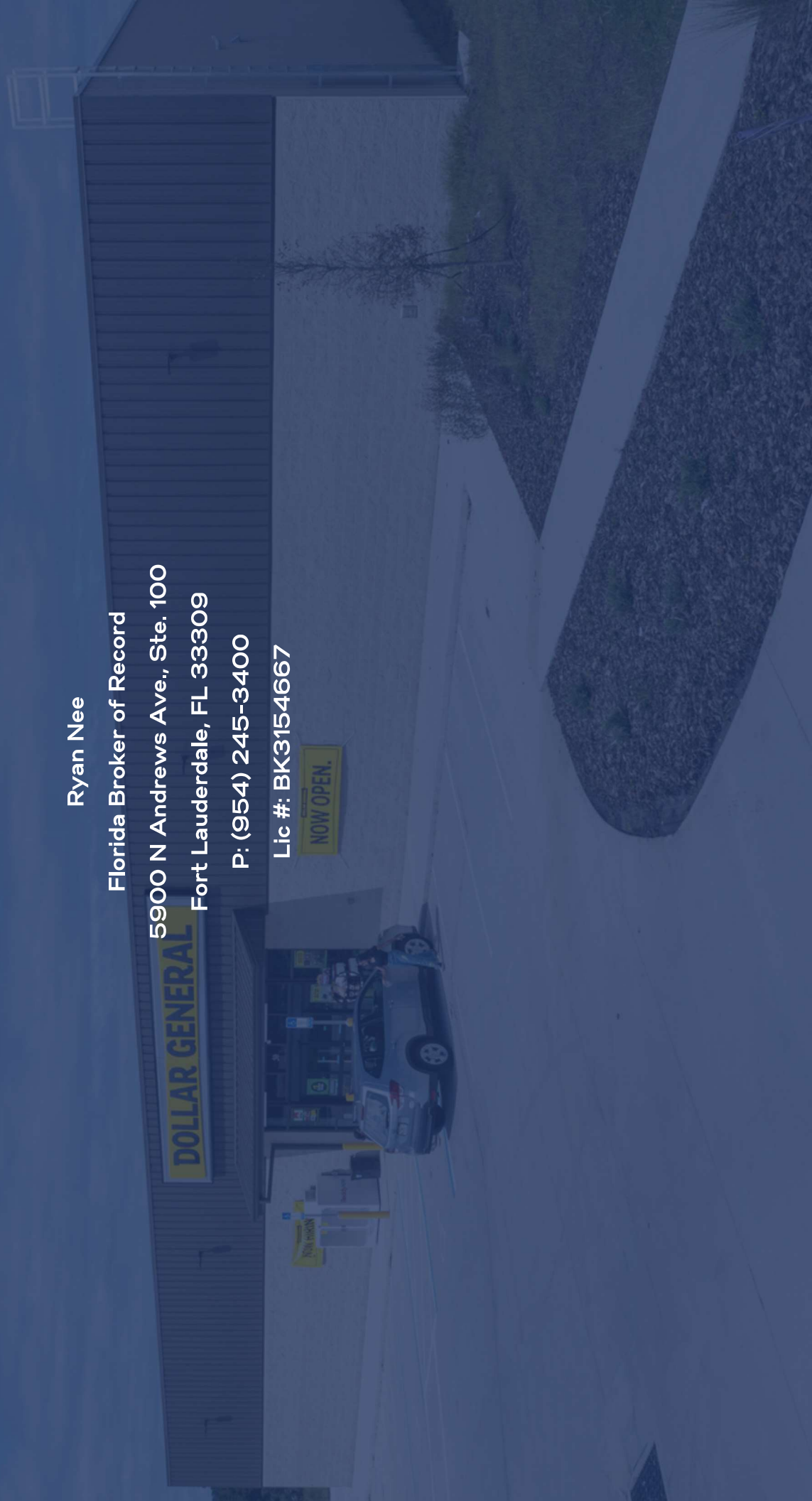
Florida Broker of Record

5900 N Andrews Ave., Ste. 100

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P: (954) 245-3400

Lic #: BK3154667



TENANT OVERVIEW



MARKET CAP

\$27B

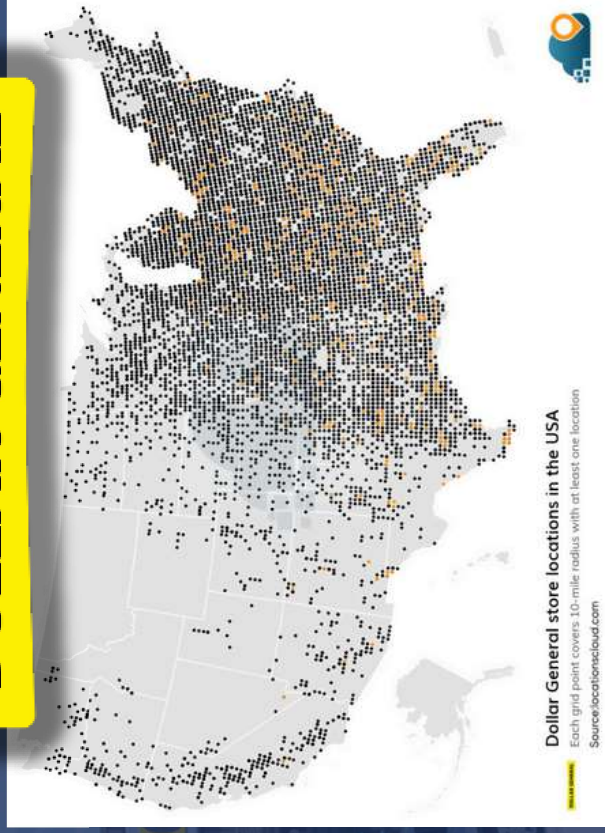
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DOLLAR GENERAL®



NET SALES 2023

\$38.7B

S&P RATING

BBB



REVENUE

\$7.8B



**1000+ NEW
STORES TO
OPEN IN 2024**

OFFERING SUMMARY



LIST PRICE

\$1,141,779

CAP RATE

7.25%

TERM REMAINING

4.5 Years

RENT SCHEDULE

Current	\$6,898.28	\$82,779	7.25%
Option 1	\$7,588.11	\$91,057	7.98%
Option 2	\$8,346.92	\$100,163	8.77%
Option 3	\$9,181.61	\$110,179	9.65%
Option 4	\$10,099.77	\$121,197	10.61%

OPERATIONAL

Lease Type	Absolute NNN
Guarantor	Dolgen. Corp
Lease Expiration	April 39, 2029
Building Size	9,100 Sq Ft
Lot Size	1.14 Acres

OVERVIEW

PROPERTY OVERVIEW

Marcus and Millichap is pleased to exclusively offer for sale the Dollar General located at 5283 Highway 231, Campbellton, Florida 32426 . The investment is being offered at \$1,141,779 which represents a 7.25% cap rate.

The subject property is a 9,100 square foot built-to-suit prototype that was constructed in 2014. There are currently more than 4.5 years remaining on the initial 15 year term, with four, five-year options remaining. The Absolute NNN lease structure requires zero landlord responsibilities. Tenant fully reimburses for real estate taxes and the store is part of Dollar General's National Insurance Program.

The site is positioned directly on the Highway 231 and FL State Road 2 intersection, which is a signalized intersection and sees a very healthy traffic count of more than 17,000 vehicles passing by daily. As the only Dollar General in the area, it is strategically placed on a four lane highway with a left turn lane and this store services both the immediate area as well as people traveling through the town. A competition void exists as this is the only Dollar General for several miles into the next town.

Located in the panhandle of Florida, approximately one hour north of Panama City, Campbellton is known for having highly rated public schools, with several schools in Jackson County rated as "A" grade. The area also hosts a farm and agricultural presence.

OVERVIEW

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease with 4.5 Years Remaining
 - 2014 Built-to-Suit Prototype Construction
- Four, Five-Year Options with 10% Rental Increases Remaining
 - Tenant Fully Reimburses for Real Estate Taxes
- Store is Part of Dollar General's National Insurance Program
- Positioned at the Signalized Intersection of Highway 231 and FL State Road 2
 - Located on a Four Lane Highway with a Left Turn Lane into the Store
- Site Sees Strong Traffic Counts of More Than 17,000 Vehicles Passing By Daily
 - Competitor Void: Only Dollar General Within Several Miles to the Next Town
 - Area Hosts a Farm and Agricultural Presence
 - Multiple "A" Rated Public Schools in the Area
- Approximately One Hour North of Panama City
 - Investment Grade S&P "BBB" Credit

AERIAL MAP



DEMOGRAPHICS

Population **1 Mile** **3 Miles** **10 Miles**

2024 Population 204 660 13,490

Household Income
Average \$45,184 \$49,436 \$64,022

Households
2024 Households 105 319 4,696

Housing
Median Home Value \$99,999 \$102,747 \$116,470

FINANCIAL ANALYSIS

THE OFFERING

Price \$1,141,779
 Capitalization Rate 7.25%
 Price/SF \$125.47

PROPERTY DESCRIPTION

Year Built 2014
 Gross Leasable Area 9,100 Sq Ft
 Type of Ownership Fee Simple
 Lot Size 1.14 Acres

LEASE SUMMARY

Tenant Dollar General
 Lease Guarantor Dolgen. Corp / OPEN.
 Lease Type Absolute NNN
 Rent Commencement 4/14/2014
 Lease Expiration 4/30/2029
 Renewal Options Four, Five-Year
 Term Remaining on Lease 4.5 Years

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Cap Rate
Current	\$6,898.28	\$82,779	7.25%
Option 1	\$7,588.11	\$91,057	7.98%
Option 2	\$8,346.92	\$100,163	8.77%
Option 3	\$9,181.61	\$110,179	9.65%
Option 4	\$10,099.77	\$121,197	10.61%

Annualized Operating Information

Rent	\$82,779
Real Estate Taxes	Fully Reimbursed
Insurance	Tenant Responsibility
CAM	Tenant Responsibility
Net Operating Income	\$82,779

EXCLUSIVELY LISTED BY

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