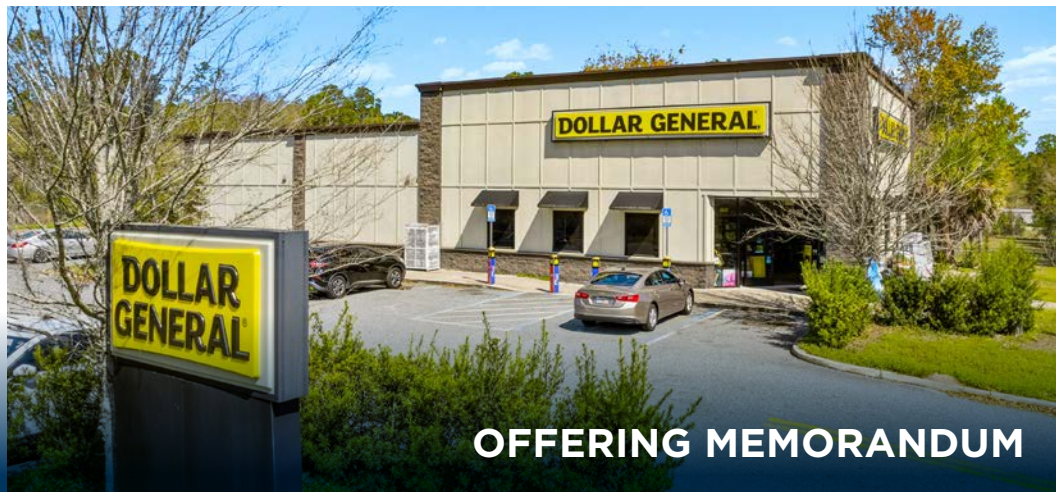


# DOLLAR GENERAL

PRIME LOCATION IN JACKSONVILLE MSA  
SINGLE TENANT ABSOLUTE NNN INVESTMENT

MIDDLEBURG, FL



# DOLLAR GENERAL

## PRIME LOCATION IN JACKSONVILLE MSA SINGLE TENANT ABSOLUTE NNN INVESTMENT

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# Investment Highlights



**Prime Corporate Dollar General Location - High Quality 2014 Construction with Excellent Curb Appeal**



**Corporate-Guaranteed Absolute NNN Lease with Zero Landlord Responsibilities**



**The Subject Property Boasts a Large ±1.56-Acre Lot**

## Corporate-Guaranteed Dollar General (NYSE: DG)

- ▶ **Absolute NNN Property with Zero Responsibilities** - Ideal for Investors Not Local to the Market
- ▶ **Dollar General Has Operated at this Location for 10+ Years**, Underscoring the Robustness of this Location
- ▶ Dollar General (NYSE: DG) is the Largest Dollar Store Brand in the United States, with more than **19,000 Stores in 48 States and Nearly 160,000 Employees**

## Strong Real Estate Fundamentals

- ▶ Located in the Greater Jacksonville MSA with a Population of over 1,605,848, Making it **One of the Most Populous Areas in Florida**
- ▶ Strategic Location with Excellent Visibility on a High-Traffic Thoroughfare with **±18,600 Cars Per Day**
- ▶ Close Proximity to the Area's Main Retail Corridor Which Includes Tenants such as **Walmart (Supercenter), Lowe's, Chick-fil-A, ALDI, Home Depot, and Many More**
- ▶ **Strong Retail Location that Benefits from its Family-Friendly Area:** Close Proximity to the Area's Major Schools Middleburg High School (1,700+ Students), Coppergate Elementary (500+ Students), and Including RideOut Elementary (500+ Students)



# Tenant Overview

## Dollar General

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of 2023, Dollar General operated over 19,000 stores nationwide. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf.



Dollar General Corporation has been delivering value to shoppers for over 75 years through its mission of Serving Others. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo



STOCK PHOTO



Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Type	Public
Traded As	NYSE: DG
Founded	1939
# of Locations	±19,000
Revenue	±\$38 Billion (2023)

# Financial Analysis

## Offering Summary

Property Name	Dollar General
Property Address	3102 County Road 220 Middleburg, FL 32068
Assessor's Parcel Number	04-05-25-008993-002-00
Year Built	2014
Gross Leasable Area (GLA)	±9,002 Square Feet
Lot Size	±1.56 Acres (±67,954 Square Feet)

## Pricing

Price	\$1,785,000
Cap Rate	6.00%
Price Per Square Foot	\$198.29

## Annualized Operating Data

Gross Potential Rent	\$107,077
Total Expenses	Absolute NNN
<b>Net Operating Income</b>	<b>\$107,077</b>

## Lease Information

Initial Lease Term	±15 Years
Lease Commencement Date	April 25, 2014
Lease Expiration Date	October 31, 2029
Lease Remaining	±6 Years
Lease Type	Absolute NNN
Increases	In Options
Options	Four, Five-Year @ 10%
Guarantee	Corporate



STOCK PHOTO

# Market Overview

Aerial Photo

SONIC PANDA EXPRESS TACO BELL planet fitness

State Road 21  
±86,500 Cars Per Day



Walgreens

Publix Walmart Checkers U-HAUL

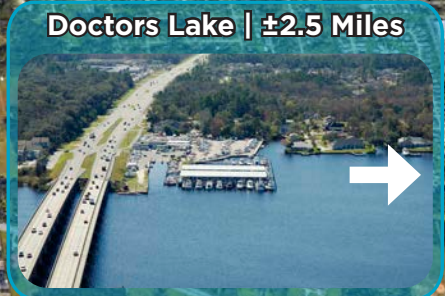
Plantation Crossing

GameStop WHATABURGER Great Clips IT'S GONNA BE GREAT

Winn-Dixie verizon Great Clips IT'S GONNA BE GREAT

LOWE'S ALDI Chick-fil-A Pep Boys

Walmart THE HOME DEPOT



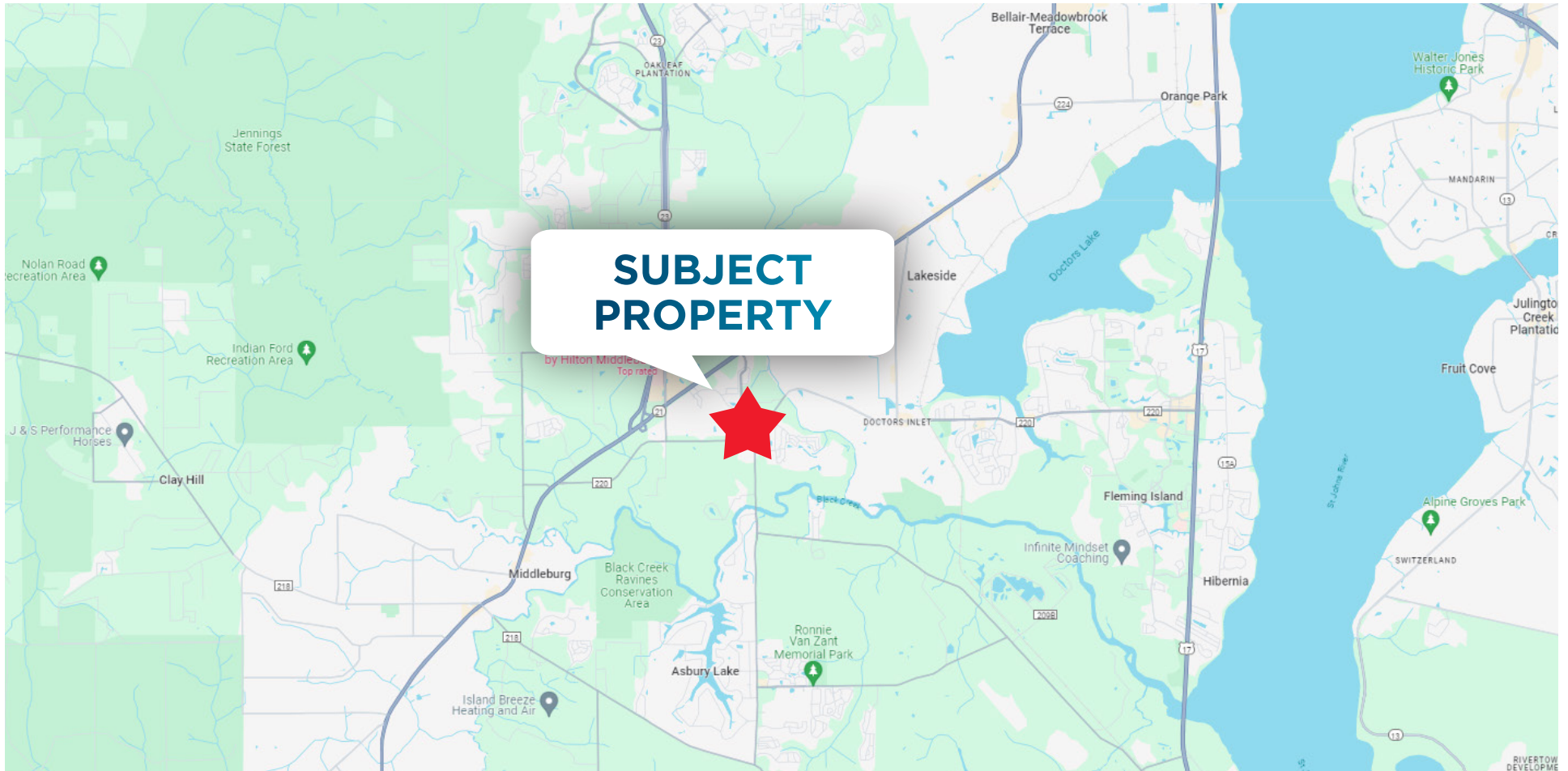
**SUBJECT PROPERTY**



Demographics - 5-Mile Radius  
Population: ±82,948  
Households: ±28,957  
Avg. HH Income: \$96,814

# Market Overview

## Regional Map



**±85,600 CARS**

PER DAY ON  
STATE ROAD 21



**±16 MILES**

TO DOWNTOWN  
JACKSONVILLE, FL



**±2.5 MILES**

TO DOCTORS  
LAKE

# Market Overview

## The City Of Middleburg, FL

Middleburg, Florida is a suburban community located southwest of Jacksonville in Clay County. It's known for its rural atmosphere, friendly community, and access to outdoor recreational activities.

Middleburg offers a mix of residential areas, including single-family homes and rural properties with spacious lots. The area has a range of amenities, including shopping centers, restaurants, and schools. Outdoor enthusiasts can enjoy activities such as boating, fishing, hiking, and camping in nearby parks and nature reserves. Middleburg provides a tranquil lifestyle while still being conveniently close to the larger urban center of Jacksonville.

In terms of amenities, Middleburg offers a range of shopping options, from big-box retailers to locally-owned boutiques. Dining options include familiar chain restaurants as well as cozy diners and cafes serving up homestyle cooking. The town also boasts a rich history, with landmarks like the Middleburg Historic District showcasing its heritage through well-preserved architecture and museums.

For families, Middleburg is a popular choice due to its excellent schools and safe neighborhoods. There are plenty of recreational opportunities for children, including sports leagues, community parks, and youth programs. Adults can enjoy leisure activities such as golfing, horseback riding, and exploring the numerous nature trails that wind through the area.

## City Highlights

- ▶ **Doctors Lake:** Doctors Lake is popular among boaters due to its calm waters and picturesque surroundings. Boaters can enjoy water skiing, wakeboarding, sailing, and leisurely cruises around the lake.
- ▶ **Middleburg Historic District:** History buffs can take a stroll through the charming streets of Middleburg's historic downtown, where they'll find well-preserved buildings dating back to the 19th century.
- ▶ **Downtown Jacksonville:** The city, boasting a mix of modern skyscrapers, historic landmarks, cultural attractions, and recreational spaces.



**Middleburg Historic District**



**Downtown Jacksonville**





# Market Overview

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	8,068	34,612	88,624
2022 Population	7,806	33,167	82,948
2010 Population	6,991	29,086	69,041
2000 Population	4,087	20,353	49,379

Households	1-Mile	3-Miles	5-Miles
2027 Households	2,743	12,124	31,173
2022 Households	2,626	11,513	28,957
2010 Households	2,349	10,087	24,081
2000 Households	1,347	6,946	17,023
2027 Owner Occupied Housing	77.4%	76.1%	79.9%
2027 Rent Occupied Housing	22.7%	23.9%	20.1%
2022 Owner Occupied Housing	77.4%	76.0%	79.8%
2022 Renter Occupied Housing	22.6%	24.0%	20.2%
2010 Owner Occupied Housing	77.9%	76.1%	79.7%
2010 Renter Occupied Housing	22.1%	23.9%	20.3%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	5.1%	4.5%	4.1%
\$ 15,000 - \$24,999	8.2%	6.6%	5.5%
\$ 25,000 - \$34,999	6.6%	7.1%	5.7%
\$ 35,000 - \$49,999	11.5%	12.5%	10.4%
\$ 50,000 - \$74,999	22.1%	21.6%	19.3%
\$ 75,000 - \$99,999	20.3%	20.2%	20.2%
\$100,000 - \$124,999	12.5%	12.2%	13.4%
\$125,000 - \$149,999	8.2%	6.6%	8.5%
\$150,000 - \$200,000	3.3%	5.0%	7.9%
\$200,000 to \$249,999	0.7%	1.6%	2.3%
\$250,000 +	1.5%	2.2%	2.8%
2022 Median Household Income	\$70,880	\$72,419	\$80,914
2022 Average Household Income	\$81,182	\$86,436	\$96,814



**\$96,814**

2022 AVERAGE HOUSEHOLD INCOME  
(5-MILE RADIUS)

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