

SINGLE TENANT NET LEASE OPPORTUNITY



DOLLAR GENERAL MARKET | 15 YR NNN LEASE
14171 S.E. 30TH STREET, MORRISTON, FL 32668
29.2901134, -82.5356216



*ACTUAL PHOTO. UPGRADED STOREFRONT



MORRISTON, FL



PRICE UPON REQUEST



NOI \$156,407.28



INVESTMENT GRADE
CORPORATE GUARANTEE



15 YEAR INITIAL TERM
ABSOLUTE NET LEASE



HARD CORNER AT
FLASHING LIGHT

FRONTING S.R. 121
AND C.R. 326 (S.E.
30TH STREET) WITH
EXCELLENT VISIBILITY

FULL ACCESS TO SITE
VIA C.R. 326

EXTENSIVE FRONTAGE
ON BOTH S.R. 121 (205')
AND C.R. 326 (426')

2,500 VEHICLES PER
DAY ALONG S.R. 121
ALONE



UNDERSERVED
MARKET-
RESIDENTS MUST
TRAVEL AT LEAST 10
MI. FOR GROCERIES

THE EXTENSIVE
NEARBY
RESIDENTIAL
COMMUNITY
WITH NO NEARBY
GROCER PRESENTS
AN EXCELLENT
OPPORTUNITY
FOR THIS DOLLAR
GENERAL MARKET
LOCATION



LOCATED IN THE HEART OF THE HORSE
CAPITAL OF THE WORLD- NEAR OCALA,
GAINESVILLE AND WILLISTON

THE CITY HAS BUDGETED A \$3.5 MILLION
CONTRACT FOR IMPROVEMENTS TO
WILLISTON MUNICIPAL AIRPORT, LOCATED
6.46 MI. NORTHEAST OF THE SITE

17.2 MI. SOUTHEAST FROM THE SITE IS
GOLDEN OCALA GOLF AND EQUESTRIAN
CLUB, A MAJOR INTERNATIONAL
COMPETITION DESTINATION

10.09 MI. EAST FROM SITE IS THE HIT POST
TIME FARM, A COMPETITION RING THAT IS
HOME TO THE AMERICAN \$1 MILLION GRAND
PRIX, THE CROWN JEWEL OF THE HITS OCALA
WINTER CIRCUIT



POPULATION
OF 3,409 IN A 5
MILE RADIUS

1,424
HOUSEHOLDS
IN A 5 MILE
RADIUS

POPULATION
OF 14,530 IN
A 15 MINUTE
DRIVETIME



NEW STORE
WITH UPGRADES

UNDER
CONSTRUCTION

OPENING Q4 2023

LARGER
FOOTPRINT
(12,774 S.F.) TO
ALLOW FOR
A DOLLAR
GENERAL
MARKET
LOCATION

EXCLUSIVELY LISTED BY:

AMBER
CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS

800.833.0499

DollarGeneral@SwiftCreekRealty.net

SwiftCreekRealty.net

Dollar General expanded into the grocery market in 2003 with the first Dollar General Market store. As of January 2023, there are over 2,700 Dollar General Markets nationwide. The one-stop shopping concept provides the convenience of Dollar General and brings availability of fresh produce, meat and other groceries to underserved communities. With a larger footprint than a Dollar General, Dollar General Market adds an enlarged grocery section to compete with the traditional grocery concepts.

This seller is a trusted Dollar General developer with a meticulous construction and transaction process that makes these transactions extremely smooth and reliable. They have successfully delivered over 225 Dollar General locations over 10+ years.



@swiftcreekrealty

TABLE OF CONTENTS



DOLLAR GENERAL MARKET | 15 YR NNN LEASE
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OVERVIEW	3
THE TENANT <ul style="list-style-type: none">• LEASE SUMMARY• ABOUT DOLLAR GENERAL	4
THE REAL ESTATE <ul style="list-style-type: none">• BUILDING SUMMARY• LOCATION/SITE SUMMARY	5
DEMOGRAPHICS	9
AREA MAPS	10
SITE PLAN	14
SWIFT CREEK COMMERCIAL	16
SWIFT CREEK REALTY	17

DISCLAIMER: Swift Creek Realty has prepared this Offering Memorandum using select information provided by sources it deems reliable, including the Seller and outside agencies. While care has been taken to verify this information, Swift Creek makes no representation or warranty, express or implied, as to the veracity or completeness of the information. The intent of the information presented is to present key elements of possible interest to prospective buyers. Prospective buyers should always research before buying and verify any information presented. Questions regarding tax issues, legal issues, governmental issues or title issues should be addressed to the appropriate professional. Swift Creek Realty does not provide these services and will not present opinions regarding these issues.

OVERVIEW



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TENANT SUMMARY

GUARANTOR IS "INVESTMENT GRADE"
GUARANTEED BY PARENT COMPANY (NYSE: DG)

S&P RATING BBB

RANKED #106 ON 2022 FORTUNE 500 LIST

RANKED #145 ON S&P 500 INDEX

19,147 STORES IN 47 STATES AND MEXICO



LEASE SUMMARY

15 YEAR INITIAL TERM

ABSOLUTE NNN - NO LANDLORD RESPONSIBILITIES

BRAND NEW LONG-TERM CORPORATE LEASE

RENEWAL OPTIONS: FOUR (4), FIVE YEAR OPTIONS

10% RENT INCREASES PER RENEWAL OPTION



BUILDING SUMMARY

BRAND NEW CONSTRUCTION WITH UPGRADES

12,774 SQUARE FEET

CONCRETE FOUNDATION, METAL FRAME

ROOF MOUNTED HVAC

4" SMOOTH-FACED ECONOMY BRICK WAINCOTTING
ON FRONT



LOCATION/SITE SUMMARY

HARD CORNER AT FLASHING LIGHT

FRONTING S.R. 121 AND C.R. 326 (S.E. 30TH ST.) WITH
EXCELLENT VISIBILITY

THE EXTENSIVE NEARBY RESIDENTIAL COMMUNITY, WITH NO
NEARBY GROCER, PRESENTS AN EXCELLENT OPPORTUNITY FOR
THIS LOCATION- RESIDENTS MUST TRAVEL 10 MI. FOR GROCERIES

LOCATED IN THE HEART OF THE HORSE CAPITAL OF THE
WORLD- NEAR OCALA, GAINESVILLE AND WILLISTON

LOT SIZE: 2.25 ACRES

THE TENANT

THE REAL ESTATE

THE TENANT



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TENANT SUMMARY

GUARANTOR IS "INVESTMENT GRADE"
GUARANTEED BY PARENT COMPANY (NYSE: DG)

WEBSITE: WWW.DOLLARGENERAL.COM

S&P RATING BBB

RANKED #106 ON 2022 FORTUNE 500 LIST

RANKED #145 ON S&P 500 INDEX

19,147 STORES IN 47 STATES AND MEXICO



LEASE SUMMARY

TENANT: DOLGENCORP, LLC

GUARANTOR: DOLLAR GENERAL CORPORATION

LEASE TYPE: ABSOLUTE NNN
 NO LANDLORD RESPONSIBILITIES

PRIMARY TERM: FIFTEEN (15) YEARS REMAINING

ANNUAL RENT: \$156,407.28

RENEWAL OPTIONS: FOUR (4) OPTIONS FOR
 5 YEARS EACH

RENT INCREASES: 10% PER RENEWAL OPTION

DOLLAR GENERAL

Was founded in 1939 in Scottsville, KY. They have been serving customers for 80+ years, and are now located throughout 47 states and Mexico. They operate over 19,000 stores and employ more than 170,000 people. They are America's largest small-box discount retailer by sales. Dollar General has a history of excellent performance in a variety of market types including rural and suburban markets and has developed an initiative to expand into more densely populated areas. In February 2023, they opened their first store in Mexico.

From 1990 through 2020, Dollar General achieved 31 consecutive years of positive same-store sales growth. 2022 revenues exceeded \$37.8 billion, with a net income of \$2.42 billion and a net worth in excess of \$46.65 billion. In 2023, they opened 1,039 stores. They recently announced plans to expand their supply chain with construction of a dual facility in Blair, NE (which supplies both Dollar General and DG Fresh products) and two distribution hubs in Newnan, GA and Fort Worth, TX. There are also plans to expand existing distribution facilities in Jonesville, SC and Amsterdam, NY.

Dollar General thrived throughout the pandemic, becoming an essential business that sells essential goods and that has continued to grow in locations and employees, and continues to service its growing customer base during both uncertain times and times of economic stability.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
	1-15	\$156,407.28	\$13,033.94	
	16-20 (OPTION 1)	\$172,048.08	\$14,337.34	10%
	21-25 (OPTION 2)	\$189,252.84	\$15,771.07	10%
	26-30 (OPTION 3)	\$208,178.16	\$17,348.18	10%
	31-35 (OPTION 4)	\$228,996.00	\$19,083.00	10%

THE REAL ESTATE: OVERALL TRADE AREA



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The site is located in Morriston, an unincorporated suburb of Williston, in Levy County, Florida. Williston is about 22 miles SW of Gainesville and 25 miles NW of Ocala. It is centrally located with multiple state highways (U.S. 19, U.S. 27, S.R. 41, S.R. 121) providing easy access..

Housing opportunities abound in Williston with new inventory underway, reasonable cost of housing and with close proximity to Gainesville and Ocala. There are new developments underway, including Country Lanes Estates (100 units) and Laurel Point (60 units).

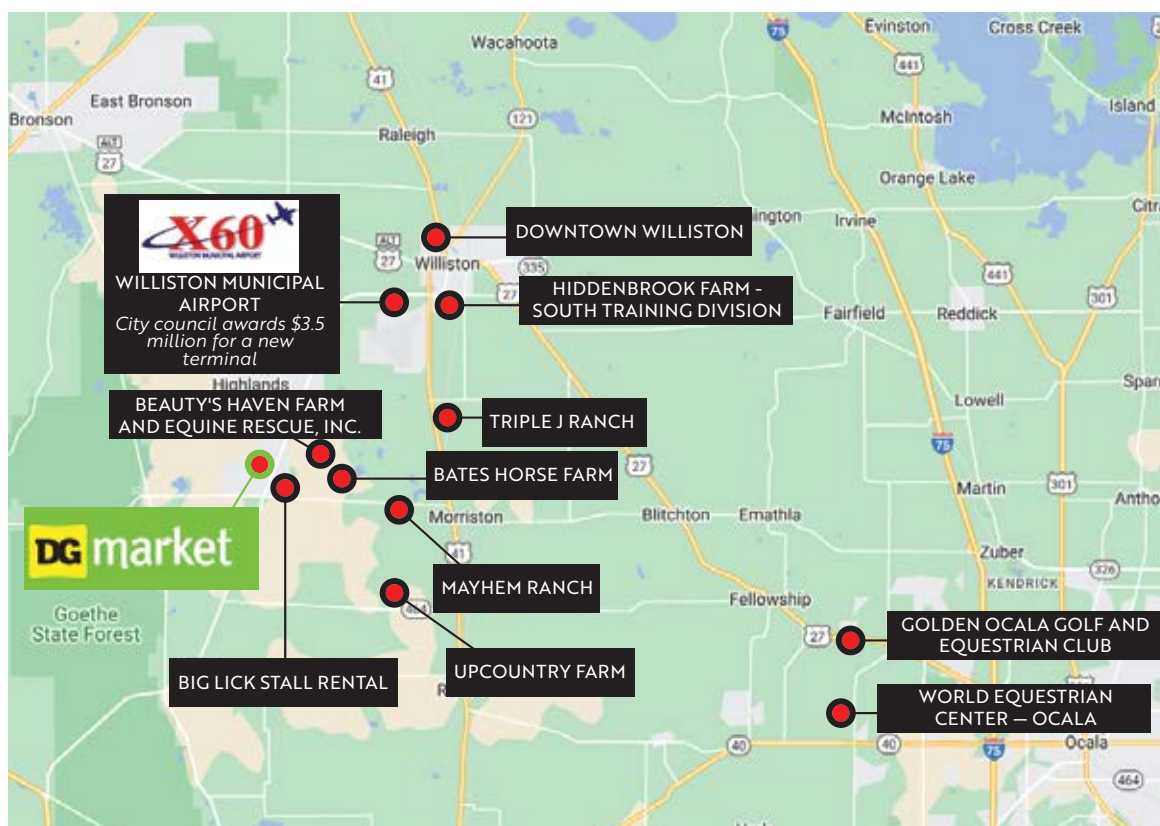
Williston's downtown area is experiencing redevelopment. The City envisions a more vibrant downtown. The Community Redevelopment Agency (CRA) invested heavily in Heritage Park and the Veterans Memorial Monument to create a destination for events in Downtown Williston. Among the events now held are community holiday celebrations and the annual Central Florida Harvest and Peanut Festival, attracting a crowd of 10,000. Recently, Williston High School was relocated to a new facility closer to Morriston, and the old site has been redeveloped into a commercial center that includes Tractor Supply, O'Reilly Auto Parts, Domino's Pizza and Popeyes.

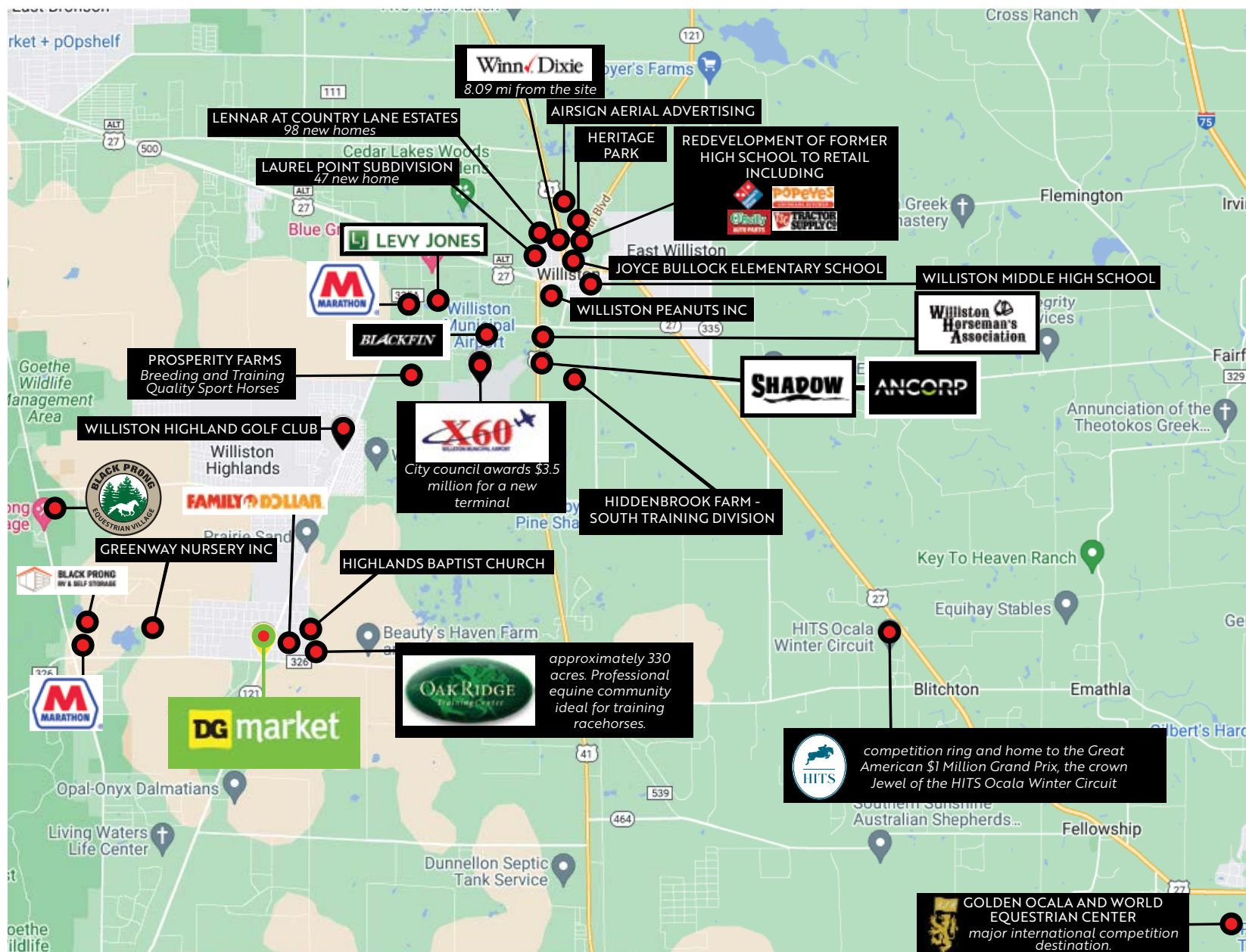
Located in the heart of the Horse Capital of the World, many people travel to the area to participate in equestrian training and competitions.

The proximity to Ocala makes this area a prime location for training facilities, and there are several within 12 miles of the site, including Oak Ridge Training Center, HIT Post Time Farm, Prosperity Farms and Hiddenbrook Farm. The City of Williston has plans for a renovation of Williston Horseman's Park, a multipurpose facility, which is located just 6.70 miles NE of the site and is used for equine related events as well as other exhibits and events.

Ocala is known worldwide as home to premier breeding and training centers. It has been home to 6 Kentucky Derby Winners. The premier facilities in Ocala are Golden Ocala Golf and Equestrian Center and World Equestrian Center, and both are just to the SE of the site.

Golden Ocala Golf and Equestrian Center, a major international competition destination, is 17.2 mi SE of the site. In addition to hosting large equestrian events, Golden Ocala includes luxury homes and an 18 hole golf course designed by golf course architect Ron Garl. **World Equestrian Center, the largest equestrian complex in the U.S. (378 acres plus 300 acres for future expansion), is a world class facility, just 19 miles from the site.** It contains event centers, competition arenas, hotels, and shops and restaurants, with more underway.





THE REAL ESTATE: IMMEDIATE TRADE AREA

Williston Middle/High School

Is located 7.48 mi. northeast of the site. The school has 1,060 students in grades 6-12.

Joyce Bullock Elementary School

Has 662 students in grades K-2 and is located 8.08 mi. northeast of the site.

Oak Ridge Training

Is an equestrian facility 0.65 mi. east of the site along C.R. 326.

Highlands Baptist Church

Is 0.35 mi. east of the site along C.R. 326.

Williston Peanuts

Is a large peanut farm and packing plant that is located 7.20 mi. northeast of the site along S.R. 121.

Greenway Nursery

Is a landscape nursery open to the public. It is Located 2.05 mi. west of the site along C.R. 326.

Black Prong RV & Self Storage

Is located 3.30 mi west of the site along C.R. 326. The facility was completed in 2021 and offers a variety of climate controlled and standard self-storage in addition to covered RV storage for 30' and up to 55' units.

Morrison Baptist Church

Is located 5.55 mi. east of the site at the intersection of C.R. 326 & U.S. Hwy 41.



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IMMEDIATE TRADE AREA MAP



THE REAL ESTATE: SITE

BUILDING SUMMARY

CONSTRUCTION NEW-UNDER CONSTRUCTION

UPGRADES	4" SMOOTH-FACED ECONOMY BRICK WAINCOTTING ON FRONT
BUILDING SIZE	12,774 SF
BUILDING MATERIAL	CONCRETE FOUNDATION, METAL FRAME
EXTERIOR	4" SMOOTH-FACED ECONOMY BRICK, PRE-FINISHED METAL PANELS
ROOF	STANDING SEAM METAL ROOF
HVAC	ROOF MOUNTED HVAC
FLOORS	POLISHED CONCRETE FLOORING SYSTEM
CEILING	OPEN PLAN W/O GRIDS FOR HVAC DUCTS
PARKING	40 PARKING SPACES

LOCATION/SITE SUMMARY

EXTENSIVE NEARBY RESIDENTIAL COMMUNITY WITH NO NEARBY GROCER RESIDENTS MUST CURRENTLY TRAVEL 10 MI. TO GET GROCERIES

HARD CORNER AT FLASHING LIGHT, FULL ACCESS TO SITE VIA C.R. 326

FRONTING S.R. 121 AND C.R. 326 (S.E. 30TH ST.) WITH EXCELLENT VISIBILITY

LOCATED IN THE HEART OF THE HORSE CAPITAL OF THE WORLD- NEAR OCALA, GAINESVILLE AND WILLISTON

EXTENSIVE FRONTAGE ON BOTH S.R. 121 (205') AND C.R. 326 (426')

LOT SIZE: 2.25 ACRES



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This Brand New Dollar General Market store is located in unincorporated Morriston, just outside Williston in Levy County, FL. The site is located at the intersection of F.L. 121 and C.R. 326 (S.E. 30th St). F.L. 121 is the main corridor for residents in this trade area to travel to and from Williston. All the schools for Morriston are also in Williston. C.R. 326 extends east to U.S. 41 (5.5 Miles east) and west to C.R. 337 (3.5 miles from the site). There are several horse training facilities along C.R. 326 between S.R. 121 and U.S. Hwy 41.

Area residents must currently travel to Williston (8.09 miles) to get to Winn Dixie, or Dunnellon (17 miles) for Walmart and other options. This underserved market is an ideal fit for a Dollar General Market to provide residents nearby with a convenient place to purchase their household necessities. There are 1,424 households and a population of 3,409 within 5 miles of the proposed site.

Excellent site, hard corner at a flashing traffic light. This site is highly visible with frontage on C.R. 326 and F.L. 121. Frontage on C.R. 326 is extensive totaling 426'. Traffic count at this location is 2,500 vehicles along F.L. 121. The building is a corner entry prototype, totaling 12,774 square feet. It has an upgraded facade featuring 4" smooth-faced economy sized brick wainscotting on the front with pre-finished metal panels.

DEMOGRAPHICS



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DEMOGRAPHICS SUMMARY

CATEGORY	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
POPULATION	1,387	3,409	7,807
HOUSEHOLDS	596	1,424	3,315
POPULATION MEDIAN AGE	50.3	50.2	49.7



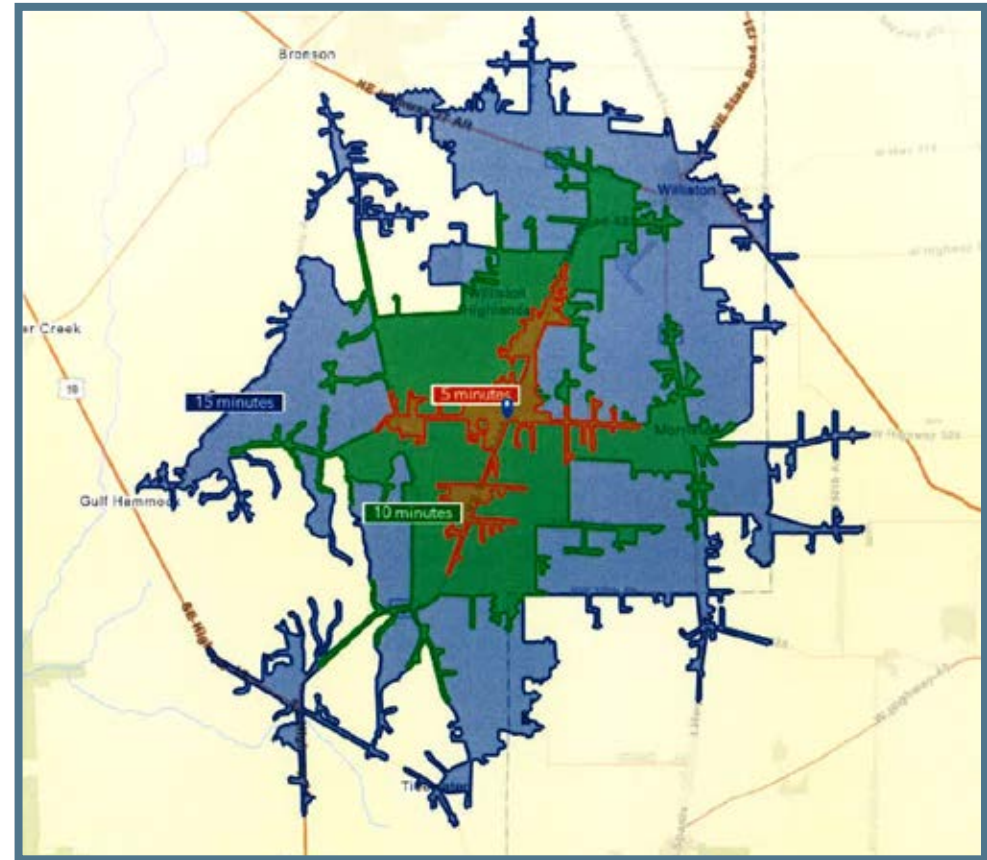
\$53,631

MEDIAN INCOME
IN A 5 MILE RADIUS



5,824

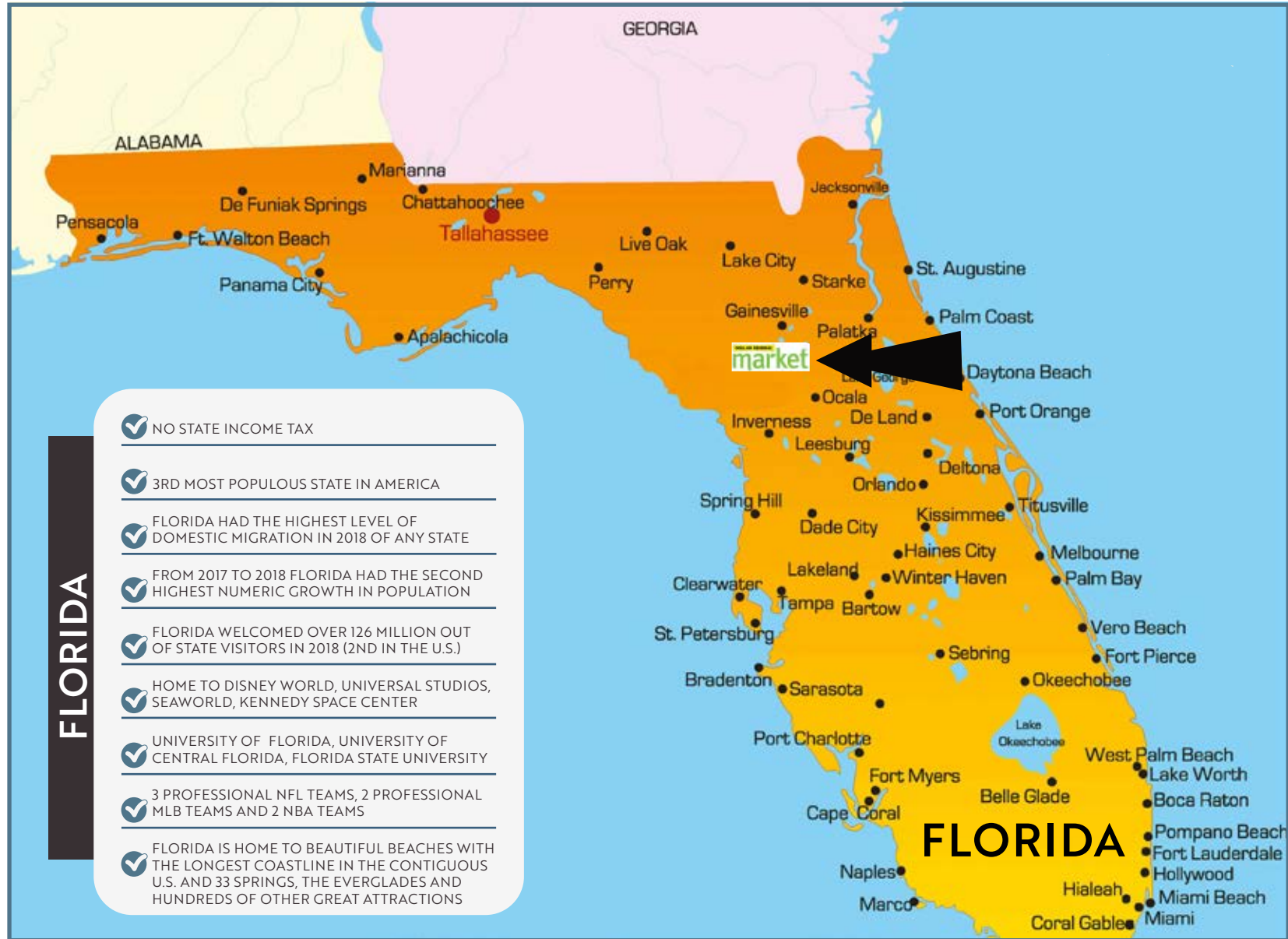
EST. POPULATION
IN A 10 MINUTE
DRIVE TIME



AREA MAP



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AREA MAP: AERIAL OVERVIEW



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AREA MAP: MID-LEVEL AERIAL



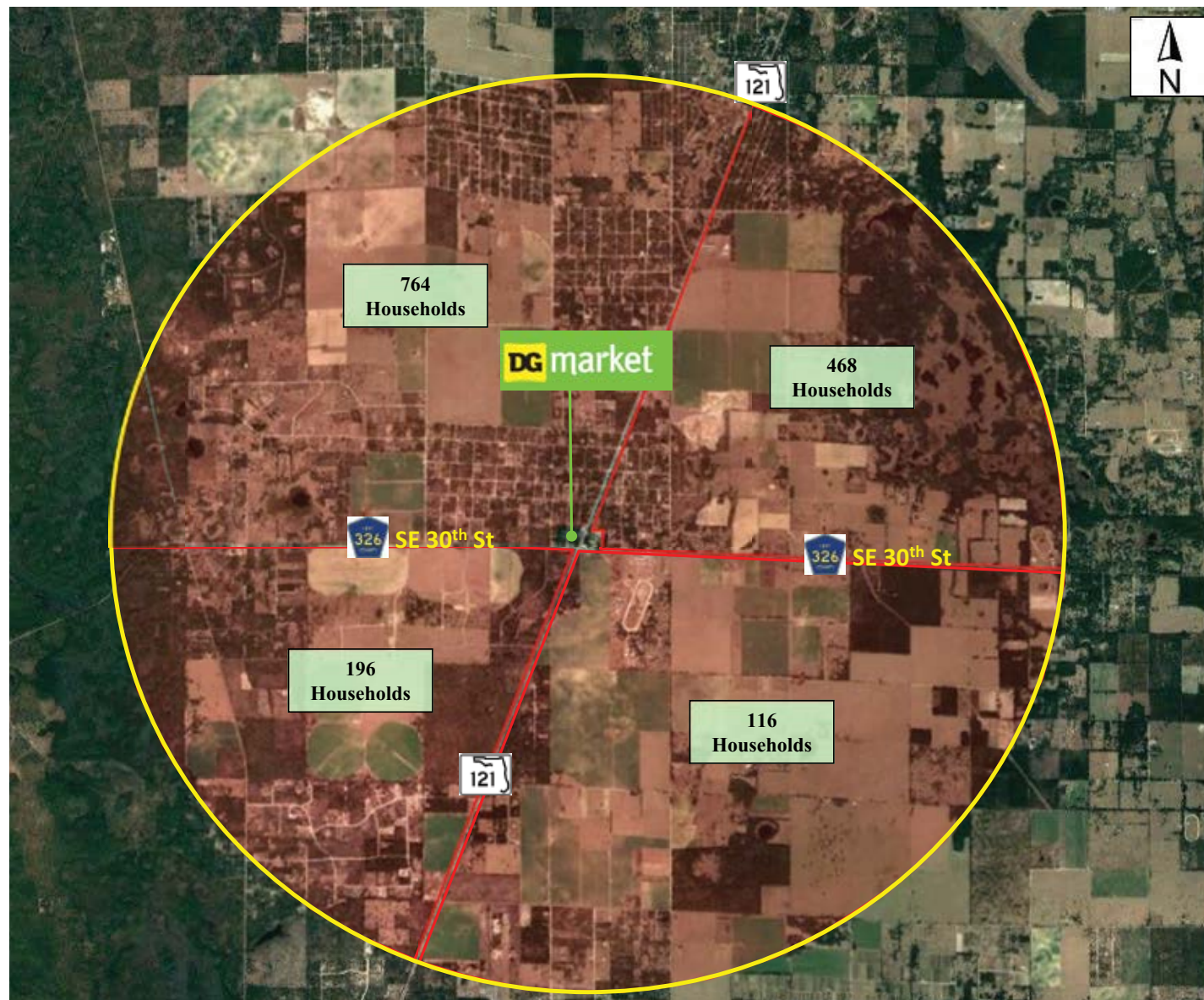
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AREA MAP: AREA RESIDENTIAL



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RESIDENTIAL SURROUNDINGS THE SITE

3,409 RESIDENTS
AND 1,424
HOUSEHOLDS
WITHIN 5 MILES OF
THE SITE

SITE PLAN

DOLLAR GENERAL
market

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SITE PLAN



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SITE PLAN OVERLAY





ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.



AMBER
CRAWFORD, CCIM
 BROKER / OWNER
 LIC. REAL ESTATE BROKER
 FLORIDA, GEORGIA, ARKANSAS

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM