

# Single Tenant Net Lease Opportunity

1101 Port Malabar Blvd. N.E., Palm Bay, FL 32907

**DOLLAR  
GENERAL®**

## HIGHLIGHTS

### Tenant Summary:

Guarantor is "Investment Grade",  
Guaranteed by Parent company (NYSE: DG)

- S&P Rating BBB
- Ranked #139 on 2016 Fortune 500 Listed
- 13,601 Stores in 44 States as of 5/17

### Lease Summary:

- 15yr term with 4, 5yr options
- NNN - No landlord responsibilities
- Brand New Long Term Corporate Lease

### Building Summary:

- Brand New Construction
- 7,500 Square Feet
- Prototype-Corner Entry
- Architectural metal panels with brick wainscot

### Location Summary:

- Densely populated and great HH incomes
- New store to area
- Located near very busy retail area



## FOR SALE

\$1,857,306.00

LEASE PAYS \$111,438.36 NNN

6.0% CAP RATE

## INVESTMENT SUMMARY

Price:	\$1,857,306.00
Cap Rate:	6.0%
NOI:	\$111,438.36
Building Size:	7,500 SF
Lot Size:	1.99 +/- AC
Lease Type:	NNN
Lease Term:	15 YR
Options:	Four, 5-Year Options with 10% increases

## DOLLAR GENERAL

Has been serving consumers for 75 years. With more than 13,000 stores in 44 states, they are America's largest small-box discount retailer by sales. In 2016, Dollar General achieved its 27th consecutive year of same-store sales growth and revenues exceeded \$22.0 billion with a net income of \$1.25 billion, and net worth of \$6 billion. In the 6+ years since going public in late 2009, the Dollar General stock price has approximately quadrupled!



AMBER ROBERTS CRAWFORD, BROKER  
amber@swiftcreekrealty.net

LAURIE DENNY, AGENT  
laurie@swiftcreekrealty.net

800.833.0499 - WWW.SWIFTCREEKREALTY.NET

# Single Tenant Net Lease Opportunity

1101 Port Malabar Blvd. N.E., Palm Bay, FL 32907

## BUILDING SUMMARY

Store Style:	Corner Entry
Building Size:	7,500 SF
Building Material/Type:	Prefinished metal panels with brick wainscot
Roof:	Standing Seam Metal Roof
HVAC:	Roof Mounted Units
Parking:	Asphalt
New Location:	New Location not relocation
Landscaping:	Landscaping complete with irrigation
Floors:	Retro plate Concrete Polished Flooring System
Ceiling:	New Open plan w/o Grids of HVAC Ducts

## LEASE SUMMARY

Tenant:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Site Address:	1101 Port Malabar Blvd. N.E., Palm Bay, FL 32907
Lease Type:	NNN
Primary Term:	Fifteen (15) Years
Estimated Rent Start:	1/2018
Estimated Rent End:	1/2033
Annual Rent:	\$111,438.36
Rent Increases:	10% per renewal option
Website:	www.dollargeneral.com

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1 - 15	\$111,438.36	\$9,286.53		6.00%
16-20 (OPTION 1)	\$122,582.28	\$10,215.19	10%	6.60%
21-25 (OPTION 2)	\$134,840.52	\$11,236.71	10%	7.26%
26-30 (OPTION 3)	\$148,324.56	\$12,360.38	10%	7.99%
31-35 (OPTION 4)	\$163,156.92	\$13,596.41	10%	8.78%



AMBER ROBERTS CRAWFORD, BROKER  
amber@swiftcreekrealty.net

Laurie Denny, Agent  
laurie@swiftcreekrealty.net

800.833.0499 - WWW.SWIFTCREEKREALTY.NET

# Single Tenant Net Lease Opportunity

1101 Port Malabar Blvd. N.E., Palm Bay, FL 32907



28.019349 -80.617524	3 mi radius	5 mi radius	7 mi radius
<b>Population (2017)</b>	58,179	125,255	180,789
<b>Median household income (2017)</b>	\$44,252	\$48,026	\$52,036
<b>Population Median Age</b>	44.2	43.8	43.4
<b>Households</b>	25,988	53,626	75,715



AMBER ROBERTS CRAWFORD, BROKER  
[amber@swiftcreekrealty.net](mailto:amber@swiftcreekrealty.net)

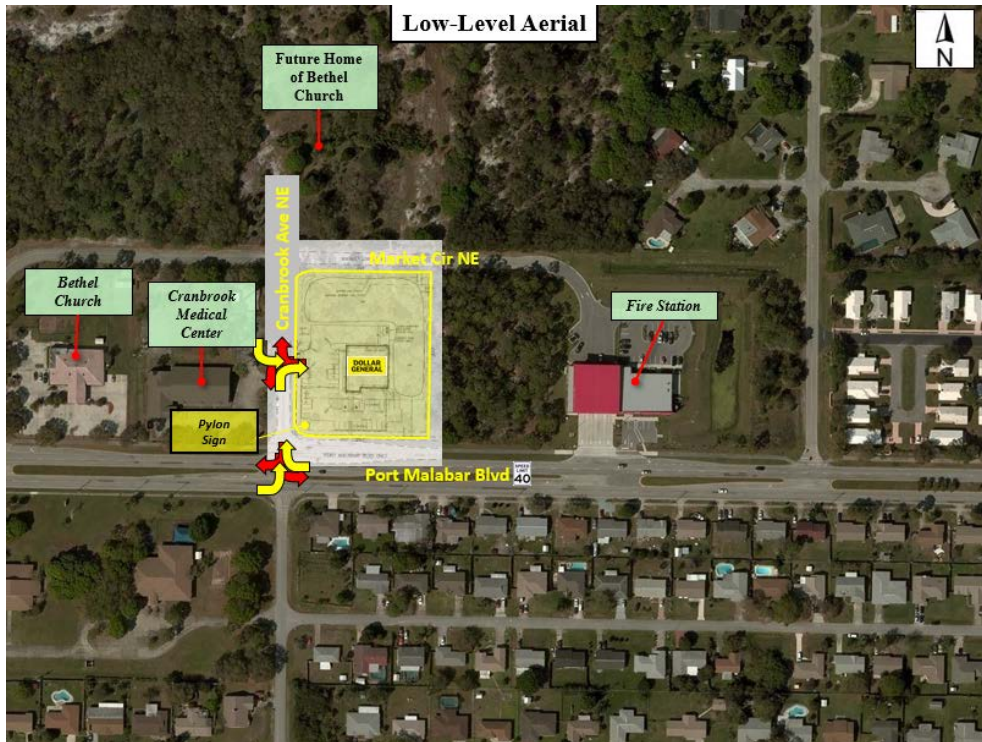
Laurie Denny, AGENT  
[laurie@swiftcreekrealty.net](mailto:laurie@swiftcreekrealty.net)

800.833.0499 - [WWW.SWIFTCREEKREALTY.NET](http://WWW.SWIFTCREEKREALTY.NET)



# Single Tenant Net Lease Opportunity

1101 Port Malabar Blvd. N.E., Palm Bay, FL 32907



# Single Tenant Net Lease Opportunity

1101 Port Malabar Blvd. N.E., Palm Bay, FL 32907

**Premium Steel Pole High-Definition**

**Advantages**

- Superior Performance
- Superior Pole Design
- Superior Pole Design
- Superior Pole Design

**Features**

- Superior Pole Design
- Superior Pole Design
- Superior Pole Design
- Superior Pole Design

**Advantages**

- Superior Performance
- Superior Pole Design
- Superior Pole Design
- Superior Pole Design

**SITE PLAN**

**LIGHT POLE BASE**

**NOTE:**  
FOR REFERENCE ONLY,  
PLEASE SEE  
SIGNED/SEALED CIVIL  
ENGINEERING PLANS

**DOLLAR GENERAL**

MALABAR AND CRANBROOK  
PALM BAY, FL 32905

**CONCRETE CONSTRUCTION**

**Cytacki and Associates, LLC ARCHITECTS**

**C1**



**AMBER ROBERTS CRAWFORD, BROKER**  
 amber@swiftcreekrealty.net  
**800.833.0499 - WWW.SWIFTCREEKREALTY.NET**

**Laurie Denny, Agent**  
 laurie@swiftcreekrealty.net