

SINGLE TENANT NET LEASE OFFERING

DOLLAR GENERAL MARKET | 15 YEAR NNN LEASE

DOLLAR GENERAL
market

15072 SR 51 (SR 51 & CR 252)
LIVE OAK, FL 32060
30.1738129, -83.1466141

\$ PRICE UPON REQUEST

NOI \$158,692.32

% 10% PER RENEWAL OPTION

📅 15 YEAR INITIAL TERM
ABSOLUTE NET LEASE

👍 INVESTMENT GRADE
CORPORATE GUARANTEE

HIGHLIGHTS

- DOLLAR GENERAL MARKET LOCATION WITH CONVENIENT ACCESS FOR LOCAL RESIDENTS
- FULL ACCESS FROM BOTH ROADS PROVIDES EASY ACCESS AND ENHANCES CONVENIENCE FOR CUSTOMERS
- PROVIDING MUCH-NEEDED GROCERIES AND ESSENTIALS TO THIS UNDER SERVED LIVE OAK TRADE AREA
- SUWANNEE COUNTY, A SCENIC OUTDOOR DESTINATION AND CLOSE TO POPULAR SPRINGS, PARKS, AND THE SUWANNEE RIVER
- MAJOR AREA EMPLOYERS INCLUDE THE SUWANNEE COUNTY SCHOOL DISTRICT, FIRST FEDERAL BANK OF FLORIDA, SUWANNEE RIVER ECONOMIC COUNCIL, AND ADVENT CHRISTIAN VILLAGE, ALONG WITH A STRONG PRESENCE OF MANUFACTURING, TRANSPORTATION, AGRIBUSINESS, AND TOURISM INDUSTRIES, ALL CONTRIBUTING TO A STABLE ECONOMIC BASE
- RESIDENTIAL CUSTOMERS IN ALL DIRECTIONS WITH NO NEARBY RETAIL OR GROCER, GREAT CUSTOMER BASE
- CONVENIENTLY LOCATED ON FL SR 51 (4,900 AADT) & CR 252 (1,100 AADT)
- HARD CORNER SITE, OVERSIZED PROPERTY
- EXCELLENT ACCESS & VISIBILITY
- EXTENSIVE ROAD FRONTAGE WITH 627.48' ON FL SR 51 AND 477.49' ON CR 252
- EASY ACCESS TO LIVE OAK AND OTHER NEARBY COMMUNITIES
- STORE OPENED ON 12/20/23
- 12,480 SQUARE FEET

 **SWIFTCREEK**
C O M M E R C I A L

AMBER CRAWFORD
BROKER / OWNER

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🌐 SwiftCreekRealty.net

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DISCLAIMER:

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AT INTERSECTION OF FL HWY 51 (4,900 AADT) & CR 252 (1,100 AADT)

FULL ACCESS DRIVEWAYS - EASY ACCESS FOR CUSTOMERS

HIGH TRAFFIC AREA

SPEED LIMIT ALONG FL SR 51 IS 60 MPH, CR 252 IS 55 MPH

EXCELLENT VISIBILITY IN ALL DIRECTIONS

EXTENSIVE FRONTAGE ON FL HWY 51 (627.48') & CR 252 (477.49')



GROWING RURAL COMMUNITY

IDEAL TRADE AREA WITH EXTENSIVE SURROUNDING CUSTOMER BASE

EXCELLENT OPPORTUNITY FOR A MARKET LOCATION IN AN UNDERSERVED TRADE AREA WITH NO NEARBY GROCERS



POPULATION OF 25,616 WITHIN A 20 MINUTE DRIVE TIME

10,084 HOUSEHOLDS WITHIN A 20 MINUTE DRIVE TIME



LOCATED IN SUWANNEE COUNTY, A SCENIC AREA KNOWN FOR OUTDOOR RECREATION

SURROUNDED BY:

- RESIDENTIAL COMMUNITIES
- LOCAL CHURCHES
- POPULAR SPRINGS AND STATE PARKS
- SUWANNEE RIVER, A MAJOR OUTDOOR AND TOURIST ATTRACTION

NEARBY:

- CONVENIENTLY LOCATED ON FL SR 51, WITH EASY ACCESS TO LIVE OAK (12 MILES)
- CLOSE PROXIMITY TO SUWANNEE COUNTY SCHOOLS AND EMPLOYERS
- JUST 5 MILES FROM THE SCENIC SUWANNEE RIVER AND CHARLES SPRINGS
- DIVE OUTPOST (3.75 MILES) – A WELL-KNOWN HUB FOR RECREATIONAL AND CAVE DIVERS, OFFERING ACCESS TO RENOWNED UNDERWATER SITES LIKE WES SKILES PEACOCK SPRINGS STATE PARK, WHICH FEATURES ONE OF THE LARGEST CAVE SYSTEMS IN THE U.S., ATTRACTING DIVING ENTHUSIASTS YEAR-ROUND



NEW STORE WITH UPGRADES

3.21 ACRE SITE

STORE OPENED ON 12/20/23

12,480 SQUARE FOOT BUILDING



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.

DOLLAR GENERAL®

WHY DOLLAR GENERAL?

Dollar General was founded in 1939 in Scottsville, KY. They have been serving customers for 80+ years, and are now located throughout **48 states and Mexico**. They operate over 20,000 stores and employ more than 185,000 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 2021, Dollar General achieved 31 consecutive years of positive same-store sales growth. 2023 revenues exceeded \$38.7 billion, with a net income of \$2.42 billion and a net worth in excess of \$49 billion. In 2023, they opened 987 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. A distribution facility in Jonesville, SC has recently been expanded, with plans for expansion at a existing distribution center in 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.



Dollar General expanded into the grocery market in 2003 with the first Dollar General Market store. As of January 2024, there are over 5,000 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.

DOLLAR GENERAL AT-A-GLANCE*

<p>20,022 STORES</p>	<p>109TH RANKING ON THE FORTUNE 500 LIST</p>	<p>RANKED #145 ON S&P 500 INDEX</p>
<p>\$38.7 BILLION IN SALES</p> <p>IN FISCAL YEAR 2023</p>	<p>\$2.4 BILLION OPERATING PROFIT</p> <p>IN FISCAL YEAR 2023</p>	<p>\$1.7 BILLION NET INCOME</p> <p>IN FISCAL YEAR 2023</p>
<p>~185,000 EMPLOYEES</p>	<p>MULTIPLE STORE FORMATS TO SERVE OUR CUSTOMERS</p>	<p>LOW-PRICED PRODUCT MODEL</p> <p>> 2,000 ITEMS PRICED AT \$1 OR LESS</p> <p>AT 2023 FISCAL YEAR END</p>

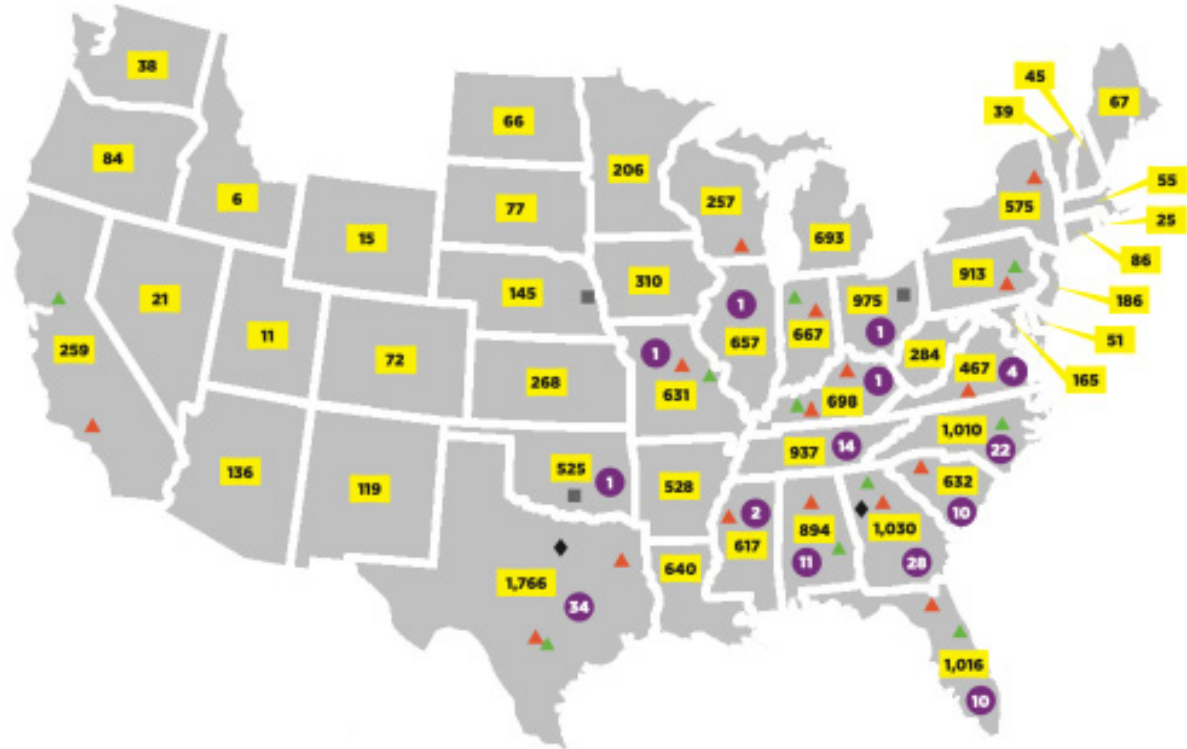
* Data as of March 1, 2024, unless otherwise noted
 * Information from Dollar General Website

**20,022+
STORES**

ACROSS 48 STATES

AS OF 3/1/2024

DOLLAR GENERAL®



- DOLLAR GENERAL Stores
- popshelf Stores
- Distribution Center
- Fresh Distribution Center
- Combination Distribution Center
- Regional Hub Distribution Center

LEARN MORE ABOUT DOLLAR GENERAL AT
WWW.DOLLARGENERAL.COM

BBB
S&P CREDIT RANKING

NNN
ABSOLUTE NET LEASE

INVESTMENT
GRADE GUARANTOR

LEASE SUMMARY

TENANT:	DOLGENCORP, LLC
GUARANTOR:	DOLLAR GENERAL CORPORATION GUARANTEED BY PARENT COMPANY (NYSE: DG) GUARANTOR IS "INVESTMENT GRADE"
LEASE TYPE:	ABSOLUTE NNN NO LANDLORD EXPENSES
PRIMARY TERM:	14+ YEARS REMAINING
ANNUAL RENT:	\$158,692.32
RENEWAL OPTIONS:	FOUR (4) OPTION PERIODS FOR 5 YEARS EACH
RENT INCREASES:	10% PER RENEWAL OPTION

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-15	\$158,692.32	\$13,224.36	
16-20 (OPTION 1)	\$174,561.60	\$14,546.80	10%
21-25 (OPTION 2)	\$192,017.76	\$16,001.48	10%
26-30 (OPTION 3)	\$211,219.44	\$17,601.62	10%
31-35 (OPTION 4)	\$232,341.48	\$19,361.79	10%

BUILDING SUMMARY

CONSTRUCTION NEW

UPGRADES 4" SMOOTH-FACED ECONOMY SIZED BRICK
DETAIL ON FRONT AND SIDE
REVERSE PANEL ARCHITECTURAL FEATURE
ON FRONT AND SIDE

BUILDING SIZE 12,480 SQUARE FEET

BUILDING MATERIAL METAL FRAMING, CONCRETE FOUNDATION

EXTERIOR 4" SMOOTH FACED ECONOMY SIZED BRICK,
PREFINISHED METAL WALL PANELS

ROOF STANDING SEAM METAL ROOF

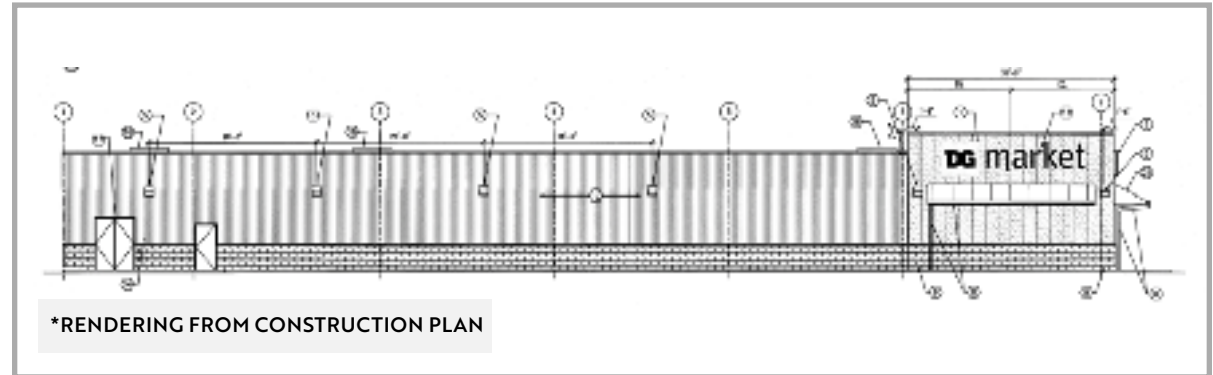
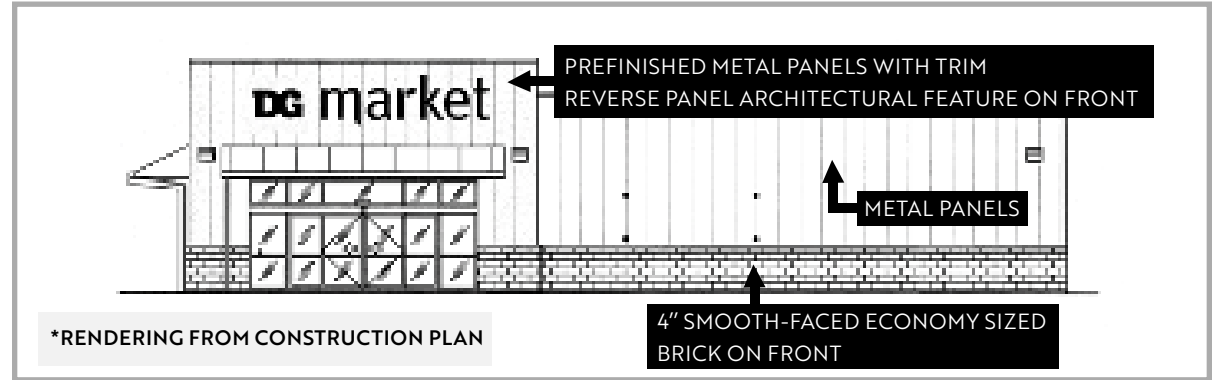
HVAC ROOF MOUNTED HVAC UNITS

FLOORS POLISHED CONCRETE FLOORING SYSTEM

CEILING OPEN PLAN W/O GRIDS FOR HVAC DUCTS

PARKING ASPHALT, 69 SPACES

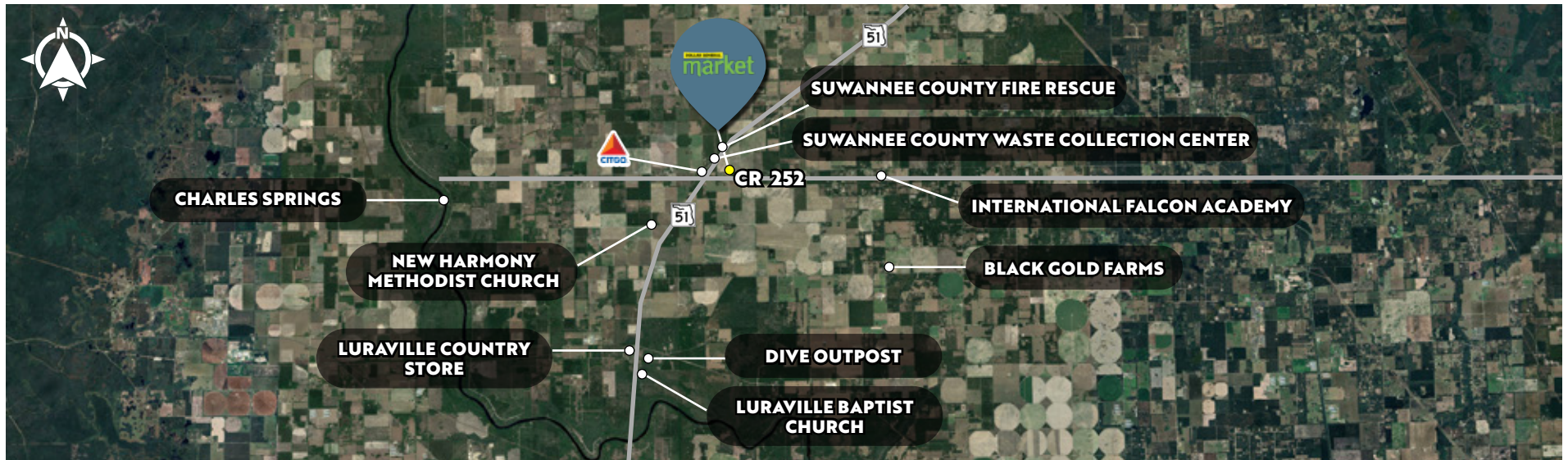
PROTOTYPE/ LAYOUT CORNER ENTRY

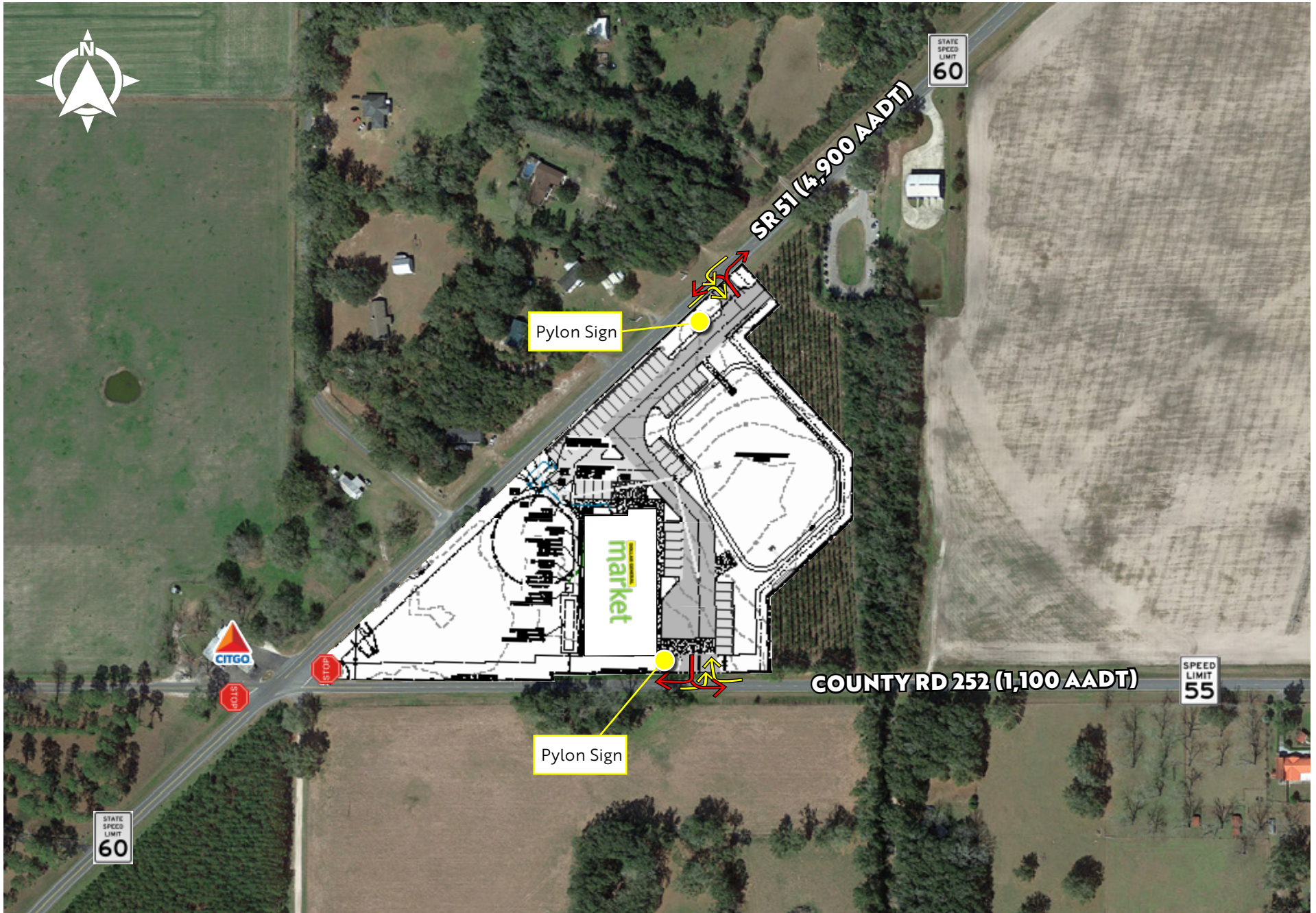


SITE SUMMARY

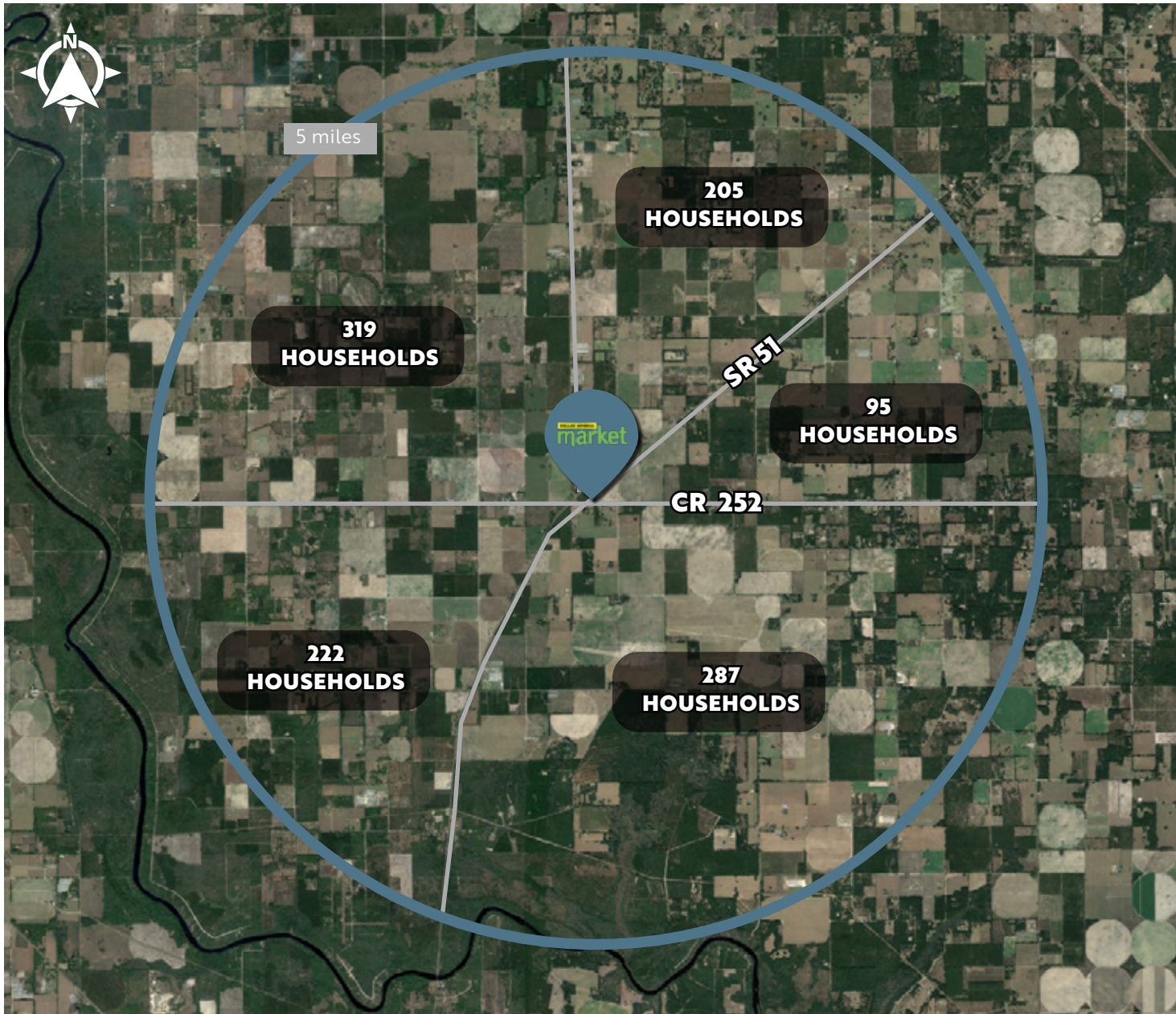
- SITUATED AT NE CORNER OF SR 51 (4,900 VPD) & CR 252
- SITE IS SURROUNDED BY CHURCHES, FIRE STATION, AND SUWANNEE COUNTY WASTE COLLECTION CENTER
- EXCELLENT VISIBILITY TRAVELING ON SR 151 AND APPROACHING THE INTERSECTION OF CR 252
- 627.48' ON FL SR 51 AND 477.49' OF ROAD FRONTAGE ALONG CR 252
- TWO FULL ACCESS DRIVEWAYS
- LOCATED IN FOOD DESERT, WITH NEAREST GROCERY 11 MILES AWAY, FILLING A VOID IN THE MARKET

This Dollar General store is located 12 miles southwest of Live Oak, FL, in Suwannee County. The site, positioned at the intersection of FL Hwy 51 (4,900 AADT) and County Road 252 (1,100 AADT), provides excellent visibility and accessibility for local residents, who currently travel over 11 miles to reach the nearest grocery store. The trade area is largely farmland with scattered residential homes in all directions in need of retail and groceries and is classified as a food desert, making this location an ideal addition to the community. The Suwannee River and nearby state parks, just 5 miles west, attract outdoor enthusiasts, further driving traffic to the area. This Dollar General will be the closest store in the area, filling a gap for local residents and travelers alike. With two full access driveways and prominent signage, the store will offer convenient shopping options for the surrounding community.







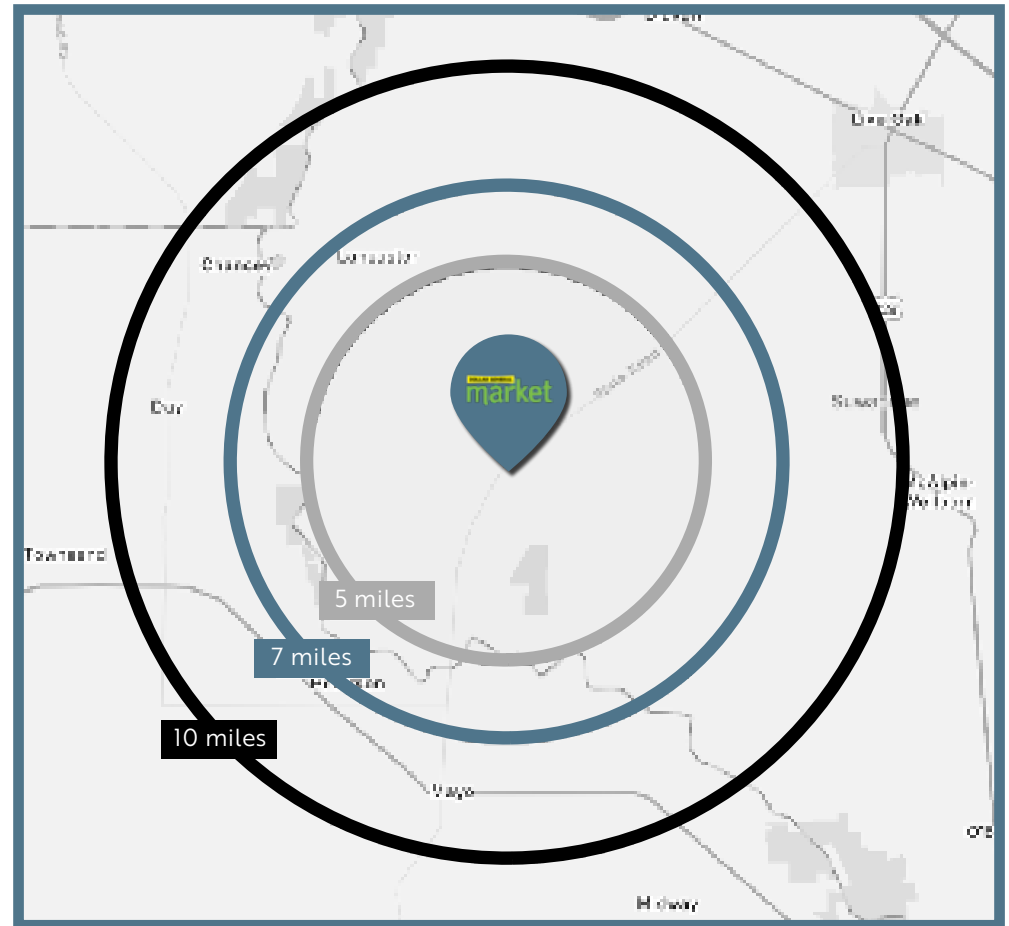
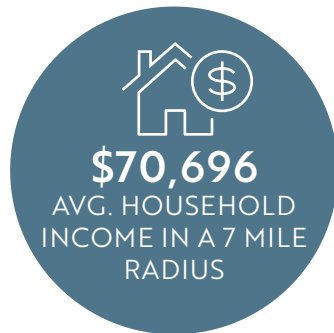


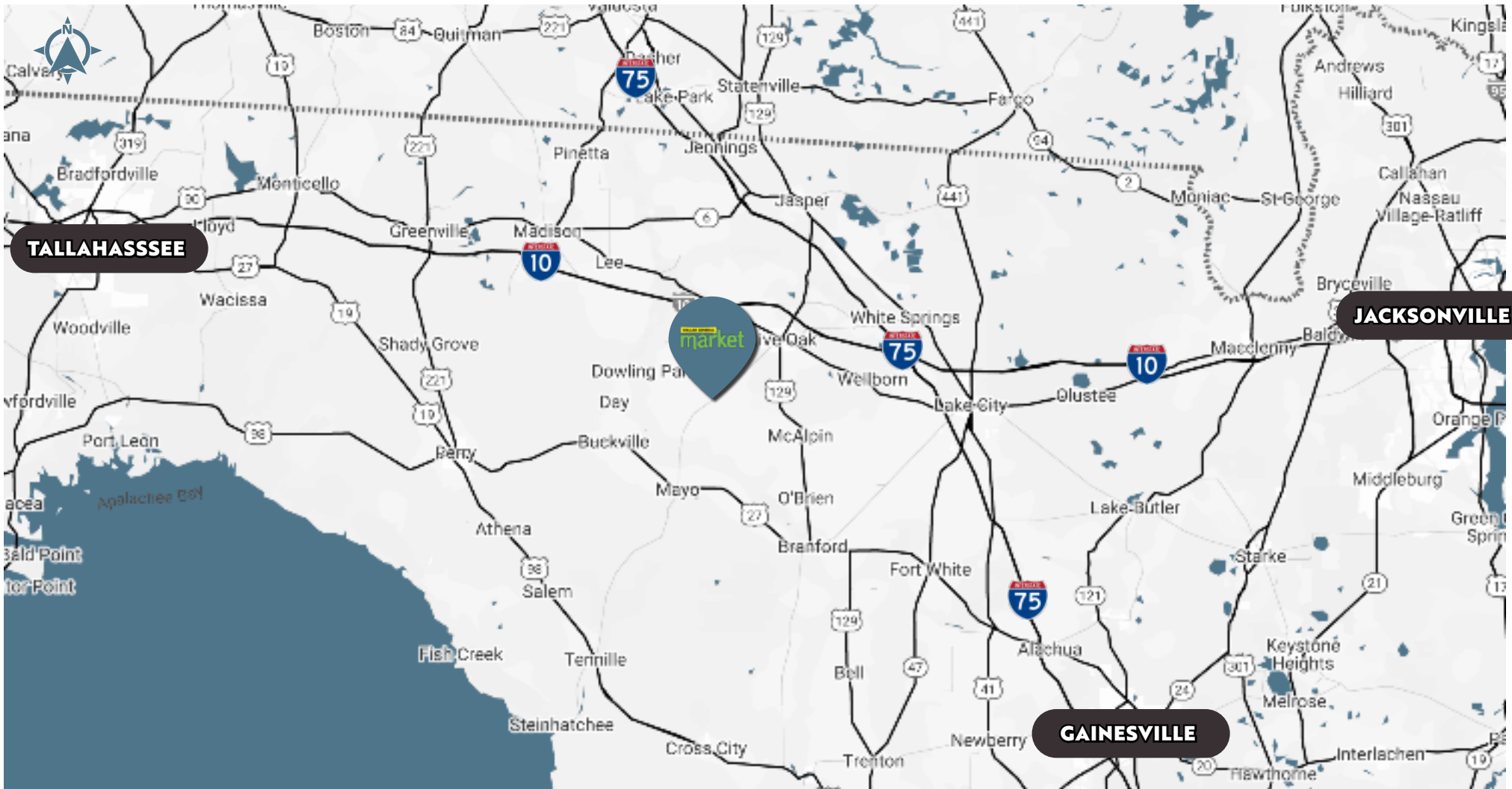
RESIDENTIAL
SURROUNDING
THE SITE

2,705 RESIDENTS
AND 1,136
HOUSEHOLDS
WITHIN 5 MILES OF
THE SITE

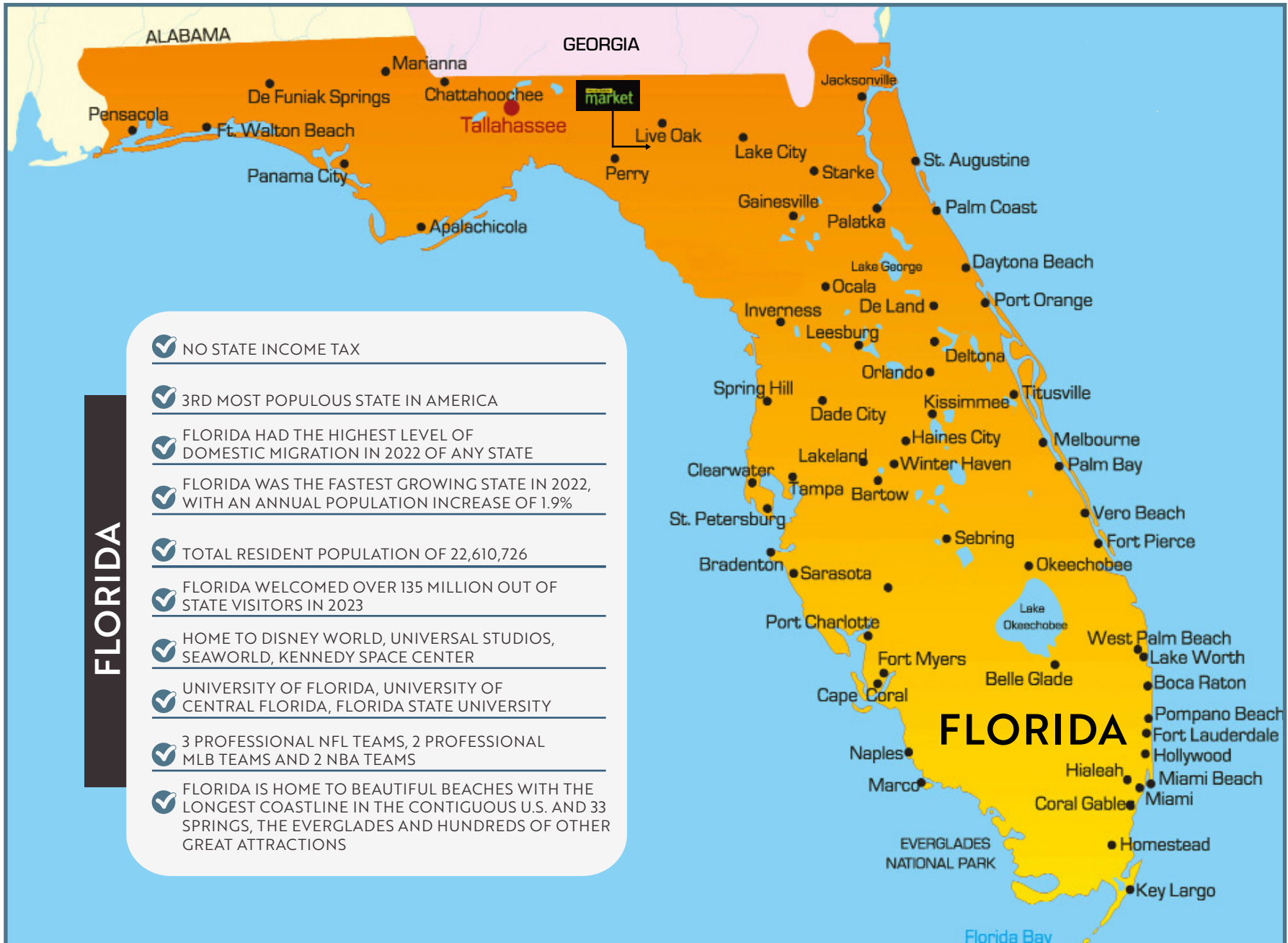
DEMOGRAPHICS SUMMARY

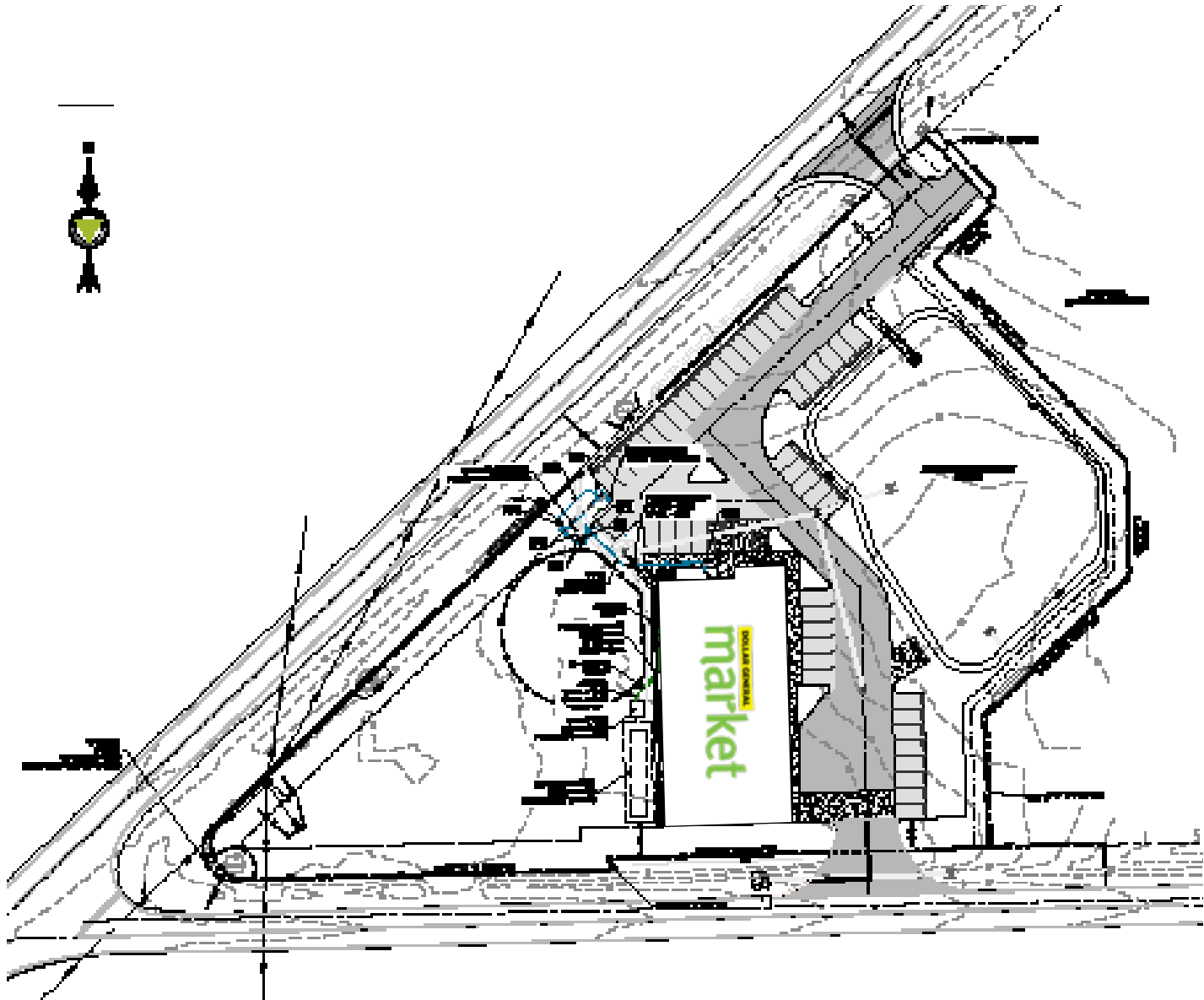
CATEGORY	5 MI RADIUS	7 MI RADIUS	10 MI RADIUS	20 MIN DRIVETIME
POPULATION	2,705	6,255	16,012	25,406
HOUSEHOLDS	1,136	2,642	6,203	9,999
POPULATION MEDIAN AGE	51.6	51.1	49.0	46.1





Live Oak, positioned in the heart of North Florida, offers an ideal blend of small-town charm and strategic connectivity. Positioned just over an hour from three key cities—Gainesville to the southeast, Tallahassee to the west, and Jacksonville to the east—Live Oak benefits from proximity to major educational, medical, and government hubs. Gainesville is home to the University of Florida and advanced healthcare facilities, Tallahassee serves as the state capital with booming government and business sectors, and Jacksonville offers one of the nation’s largest ports, enhancing trade and transportation opportunities. This prime location makes Live Oak a desirable community for residents and businesses seeking access to urban amenities while enjoying a more relaxed, rural lifestyle.







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.

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.



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



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**