

SINGLE TENANT NET LEASE OFFERING

DOLLAR GENERAL | 15 YEAR NNN LEASE

DOLLAR GENERAL®

7924 W S.R. 6
JASPER, FLORIDA 32052
30.5131130, -83.0636826

HIGHLIGHTS

- BRAND NEW DOLLAR GENERAL LOCATION
- CONSTRUCTION UPGRADES
- 15 YEAR NNN LEASE
- RENT INCREASES IN THE INITIAL LEASE TERM (5% EVERY 5 YEARS)
- NO NEARBY COMPETITION
- LOCATED IN FLORIDA
 - NO STATE INCOME TAX
 - STATE AND REGION GROWING EXPONENTIALLY
- EXCELLENT CONNECTIVITY AND CUSTOMER BASE:
 - LOCATED WITHIN EASY REACH OF MAJOR CITIES
 - EXCELLENT CONNECTIVITY VIA I-75 AND MANY NEARBY HIGHWAYS
 - INTERSTATE 75 (43,000 AADT) IS JUST HALF A MILE AWAY
 - 3,500 INTERSTATE TRAVELERS EXITING INTERSTATE AT THIS EXIT DAILY
 - 4,000 INTERSTATE TRAVELERS ENTERING INTERSTATE AT THIS EXIT DAILY
 - 2,100 AADT ON S.R. 6 CONNECTING HAMILTON COUNTY AND MADISON COUNTY
 - ONLY GENERAL GOODS STORE AT THIS EXIT/NEARBY
 - ATTRACTS TRAVELERS AND SURROUNDING RESIDENTIAL CUSTOMER BASE WITH NO NEARBY COMPETITORS



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SwiftCreekRealty.net

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DISCLAIMER:

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LOCATION HIGHLIGHTS

- **LOCATED AT AN I-75 EXIT, WITH BUSY TRAFFIC AND EXTENSIVE CUSTOMER BASE ENTERING/EXITING DAILY**
 - 0.56 MILES AWAY FROM I-75, PROVIDING CONVENIENT CONNECTIONS ACROSS FLORIDA & U.S.
 - 43,000 AADT ON I-75
 - 3,500 CARS EXITING I-75 ONTO S.R. 6, DAILY
 - 4,000 CARS ENTERING I-75 VIA S.R. 6, DAILY
 - RESIDENTS WEST OF S.R. 6 HAVE TO PASS BY THE SITE TO REACH I-75 AND JASPER

- **FRONTING S.R. 6 (2,100 AADT) MAIN ROUTE TO CONNECT MADISON AND HAMILTON COUNTIES TO MAJOR HIGHWAYS INCLUDING:**
 - U.S. 90
 - U.S. 41
 - I-75

- **WELL POSITIONED WITH EXCELLENT VISIBILITY AND ACCESSIBILITY:**
 - EASY ACCESS FROM I-75 ATTRACTS TRAVELERS SEEKING GENERAL GOODS, GAS, FOOD, HOTELS, AND RESTAURANTS
 - UNDERSERVED MARKET- FILLS THE GAP FOR ESSENTIAL GOODS IN THE TRADE AREA FOR RESIDENTS AND COMMUTERS.
 - ONLY GENERAL GOODS STORE AT THIS EXIT/ NEARBY
 - NO NEARBY COMPETITION

OFFERING SUMMARY

- 💰 **PRICE UPON REQUEST** **NOI \$166,305.00**
- 👍 **INVESTMENT GRADE-CORPORATE GUARANTEE**
- 📅 **15 YEAR INITIAL TERM-ABSOLUTE NET LEASE**
RENT INCREASES IN INITIAL LEASE TERM-5% EVERY 5 YEARS
- 🏗️ **NEW CONSTRUCTION STORE WITH UPGRADES UNDER CONSTRUCTION**
OPENING 3RD Q 2024

PROPERTY SUMMARY

10,566 SQUARE FOOT BUILDING
LOT SIZE- 2.75 ACRES
OVER SIZED PROPERTY WITH EXPANSIVE PARKING
ADDRESS: 7924 W S.R. 6, JASPER FL 32052
COUNTY: HAMILTON COUNTY



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?

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 2021, 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.

DOLLAR GENERAL AT-A-GLANCE*

<p>19,147 STORES</p>	<p>106 TH RANKING ON THE FORTUNE 500 LIST</p>	<p>RANKED #145 ON S&P 500 INDEX</p>
<p>\$37.8 BILLION IN SALES</p> <p>IN FISCAL YEAR 2022</p>	<p>\$3.3 BILLION OPERATING PROFIT</p> <p>IN FISCAL YEAR 2022</p>	<p>\$2.4 BILLION NET INCOME</p> <p>IN FISCAL YEAR 2022</p>
<p>~170,000 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 2022 FISCAL YEAR END</p>

* Data as of March 3, 2023, unless otherwise noted
 * Information from Dollar General Website

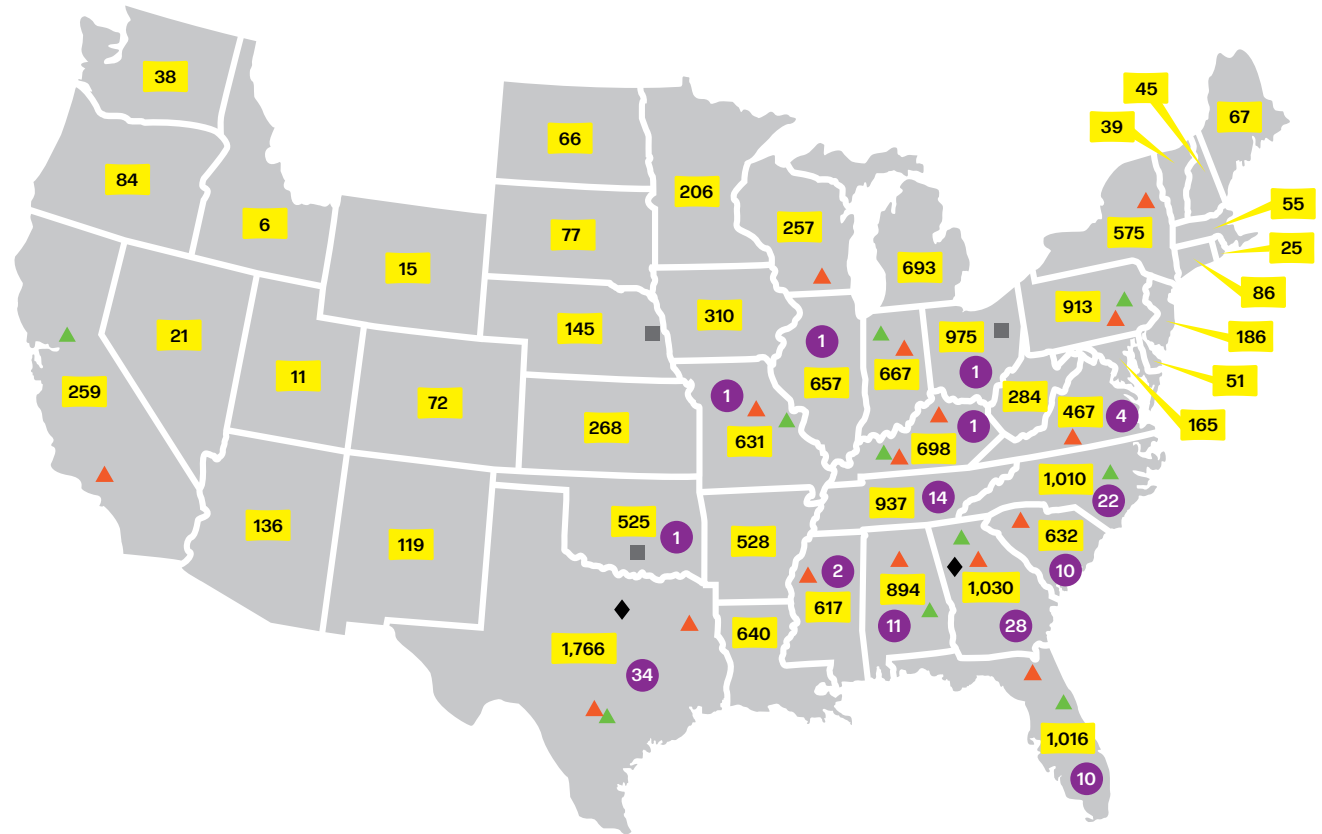
**19,147+
STORES**

ACROSS 47 STATES

AS OF 3/3/2023

DOLLAR GENERAL®

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

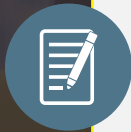


LEARN MORE ABOUT DOLLAR GENERAL AT
WWW.DOLLARGENERAL.COM

BBB
S&P CREDIT RANKING
INVESTMENT
GRADE GUARANTOR

NNN
ABSOLUTE
NET LEASE

5%
RENT
INCREASES
INITIAL TERM



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:	FIFTEEN (15) YEARS
ANNUAL RENT:	\$166,305.00
RENEWAL OPTIONS:	FOUR (4) OPTION PERIODS FOR 5 YEARS EACH
RENT INCREASES:	5% EVERY 5 YEARS DURING THE INITIAL TERM 5% PER RENEWAL OPTION

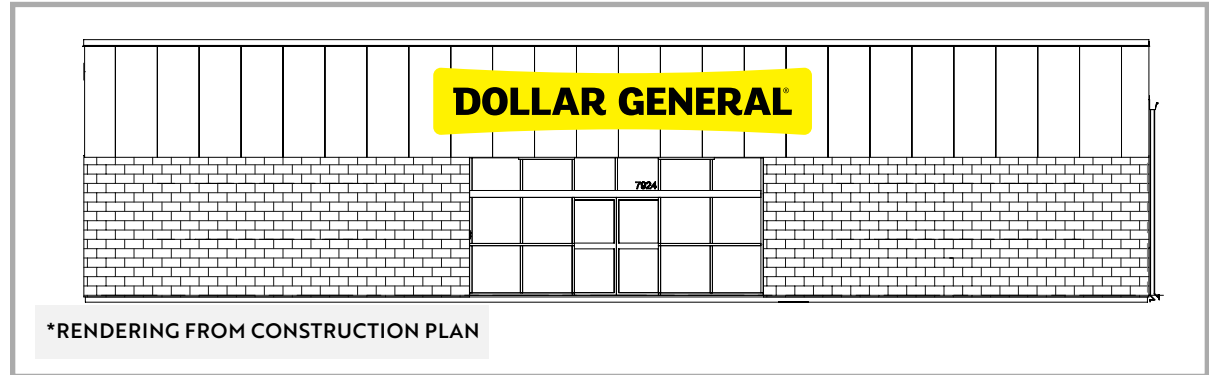


RENT SCHEDULE

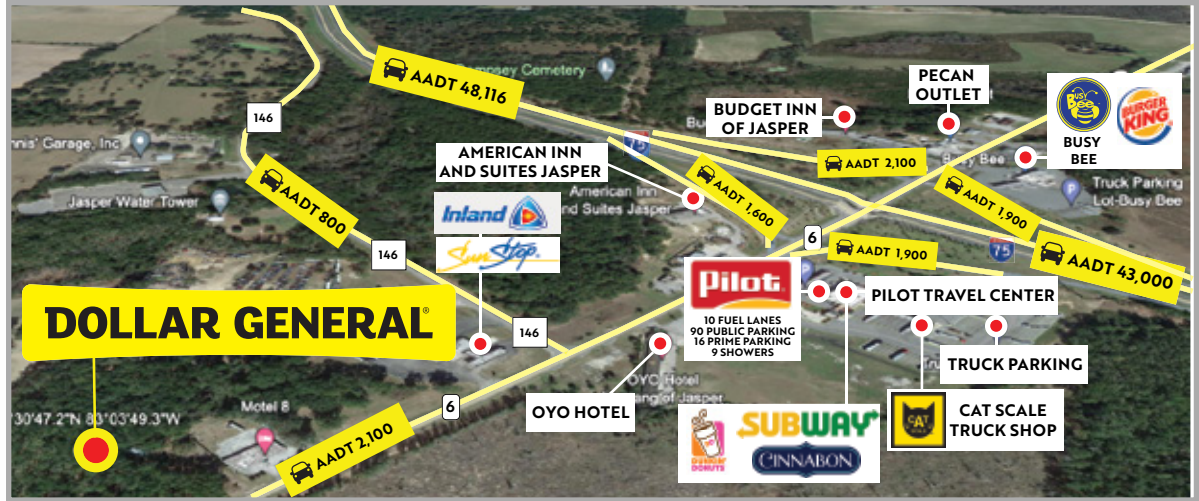
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-5	\$166,305.00	\$13,858.75	
6-10	\$174,620.28	\$14,551.69	5%
11-15	\$183,351.24	\$15,279.27	5%
16-20 (OPTION 1)	\$192,518.88	\$16,043.24	5%
21-25 (OPTION 2)	\$202,144.80	\$16,845.40	5%
26-30 (OPTION 3)	\$212,252.04	\$17,687.67	5%
31-35 (OPTION 4)	\$222,864.60	\$18,572.05	5%

BUILDING SUMMARY

CONSTRUCTION	NEW-UNDER CONSTRUCTION
UPGRADES	FAUX BRICK ON FRONT (CMU)
BUILDING SIZE	10,566 SQUARE FEET
BUILDING MATERIAL	METAL FRAME, CONCRETE FOUNDATION
EXTERIOR	8" CMU OVER PREFINISHED METAL PANELS ON FRONT, PREFINISHED METAL PANELS ON SIDES AND REAR
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, 63 PARKING SPACES
PROTOTYPE/LAYOUT	FRONT ENTRY



SITE SUMMARY



- PRIME LOCATION NEAR I-75 (.56 MILES), OFFERS EASY ACCESS FOR UNDERSERVED RESIDENTS AND COMMUTERS

- NO COMPETITION, ONLY 3 GAS STATIONS NEARBY DIRECTLY ON S.R. 6, THE MAIN EAST-WEST ROUTE FOR MADISON & HAMILTON COUNTIES

- 43,000 AADT ON I-75

- 2,100 AADT WITH SPEED LIMIT OF 45 MPH

- EXCELLENT VISIBILITY

- 316' OF ROAD FRONTAGE ON S.R. 6

- LOT SIZE 2.75 ACRES

Prime Dollar General Location in Growing Jasper, Florida

This brand-new Dollar General is strategically located in Jasper, Florida, a growing community within Hamilton County, Florida with a population of approximately 14,799.

The site enjoys a prime location, ideally placed to serve a large and growing customer base in an underserved market for residents and commuters in need of essential goods coming from all directions in this region and traveling along the interstate.

The site has excellent visibility for major highways, with **43,000 vehicles** traveling on **I-75** just half a mile away, and **3,500 travelers exiting the interstate at this exit daily**. There are **2,100 vehicles** using S.R. 6 as the main route between Madison (population 264,776) and Hamilton Counties. This is an Ideal location for customers on the go.

Strategic Access:

Its proximity to I-75 offers convenient connections across Florida & the U.S. and excellent visibility for travelers looking for general goods, gas, food, hotels and restaurants, boosting customer base.

Excellent Accessibility:

- Tallahassee, Florida: Florida’s capital city, 90 miles west of Jasper
- Jacksonville, Florida: The #1 most populous city in Florida and 11th most populous in U.S. boasting rapid growth, 83 miles east of Jasper
- Lake City, Florida: Provides a peek of Florida’s rich history and natural springs, 32 miles south of Jasper
- Gainesville, Florida: Home to University of Florida, just 76 miles south of Jasper.
- Valdosta, Georgia: Expanding potential customer base, just 35 miles north of Jasper.

There is no competition in the immediate trade area except several gas stations. There is a Walmart 14.3 miles southeast of the site.

Building on its existing presence in the region, Dollar General recognizes this underserved market. This new location provides residents and commuters a convenient place to purchase their household necessities.

Jasper, Florida sits at the crossroads of major highways, connecting the state's capital, Tallahassee, Jacksonville, Gainesville in FL, and Valdosta, GA (all within a 2-hour drive), offering access to an extensive consumer base.

This brand-new Dollar General is strategically placed on S.R. 6, a main thoroughfare for residents and commuters with direct access to I-75 (0.56 miles away). S.R. 6 allows residents easier access to neighboring towns.

Proximity to I-75 presents significant advantages:

- Excellent visibility to a pool of travelers seeking general goods, gas, food, hotels, and restaurants, presenting a significant advantage for the site.
- Residents living west of S.R. 6 pass by the site to access I-75

The historic downtown has unique shops and restaurants, creating a desirable atmosphere, attracting residents and visitors. Jasper hosts several events throughout the year, attracting Florida residents and tourists. The Visit Florida tourism marketing agency reported that Florida had an estimated 135.02 million tourists in 2023.

Jasper, Florida is home to large community events attracting regional visitors:

- **The Hamilton County Championship Rodeo:** Every May, step into the vibrant world of cowboys and cowgirls at this annual event attracting visitors all over the region
- **The Farmers Market:** Held every Saturday, the local farmers market offers a glimpse into the agricultural roots of the area
- **Growing Blueberries:** Held every February, learn to grow blueberries in your own backyard

Suwannee River State Park is a popular outdoor attraction that provides year round recreation, creating a steady stream of potential customers.

The Spirit of the Suwannee Music Park & Campground, located 10.8 miles southeast of the site, is a popular campground and concert venue. It is the home of events that draw large crowds including:

- Suwannee River Jam-Country Music Festival
- Suwannee Roots Revival-American, Folk and Traditional Roots Music
- Suwannee Hulaween Halloween Celebration

Underserved market-residents must travel 7 miles to the nearest grocery store and 14.3 miles to a chain grocery store, strengthening the site's position as a convenient destination for residents and commuters to obtain everyday household goods.



OYO Hotel

- Located less than a mile from the site

American Inn

- Directly off I-75
- Located 0.37 miles from the site

Budget Inn

- Located 0.57 miles north of the site

Hamilton County High School

- 718 Students in grades 7-12
- Located 8.13 miles southeast of the site

Hamilton Elementary School

- 843 Students PK-6
- Located 8.04 miles southeast of the site

Offices of The School District of Hamilton County

- Located 5.82 miles east of the site

The Pecan Outlet

- In-shell and candied pecans
- Tourist attraction
- Located 0.58 miles north of the site

Spirit of the Suwannee Music Park & Campground

- Popular campground and concert venue
- Located 10.8 miles southeast of site

Gibson County Park

- Campground, park and boat ramp
- Located 5.23 miles southwest of the site

Madison Blue Spring State Park

- Popular for its blue water
- Offers picnicking, tubing, scuba diving, fishing and paddling
- Located 11.1 miles west of the site

The trade area is home to churches, including:

Bright Pond Baptist Church Fellowship Hall

- Located 4.80 miles northeast of the site

St. Therese of the Child Jesus Mission

- Located 3.35 miles northeast of the site

Oak Grove Church

- Located 2.63 miles north of the site

New Hope Baptist Church

- Located 1.95 southwest of the site



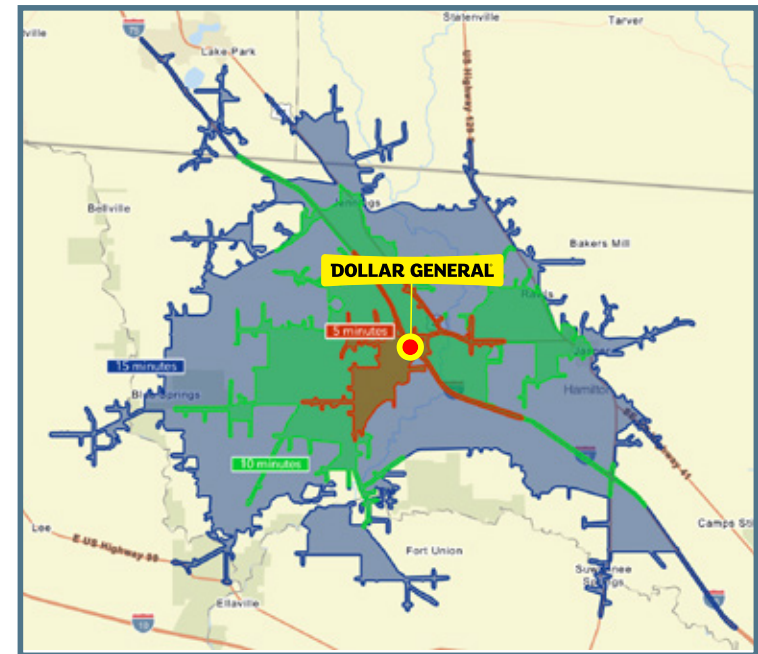
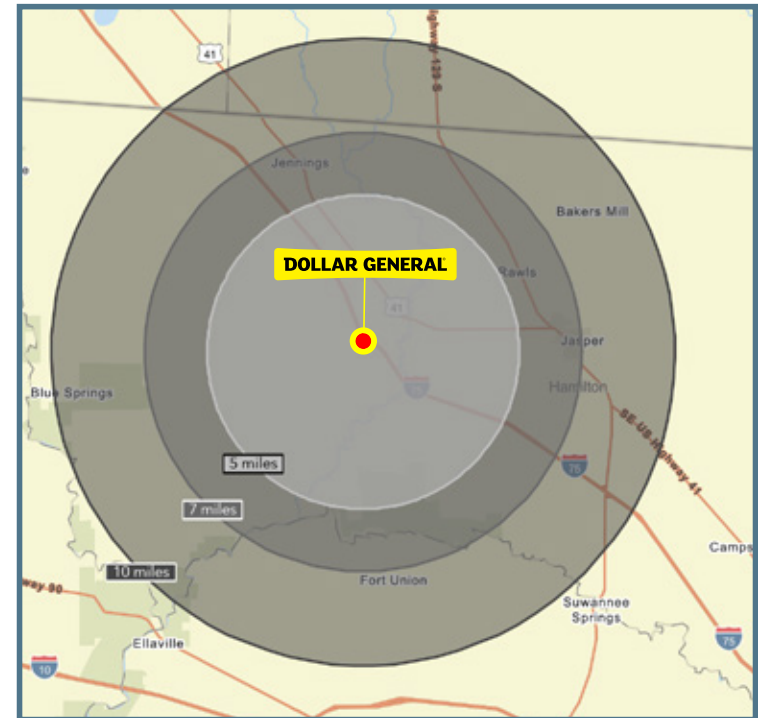


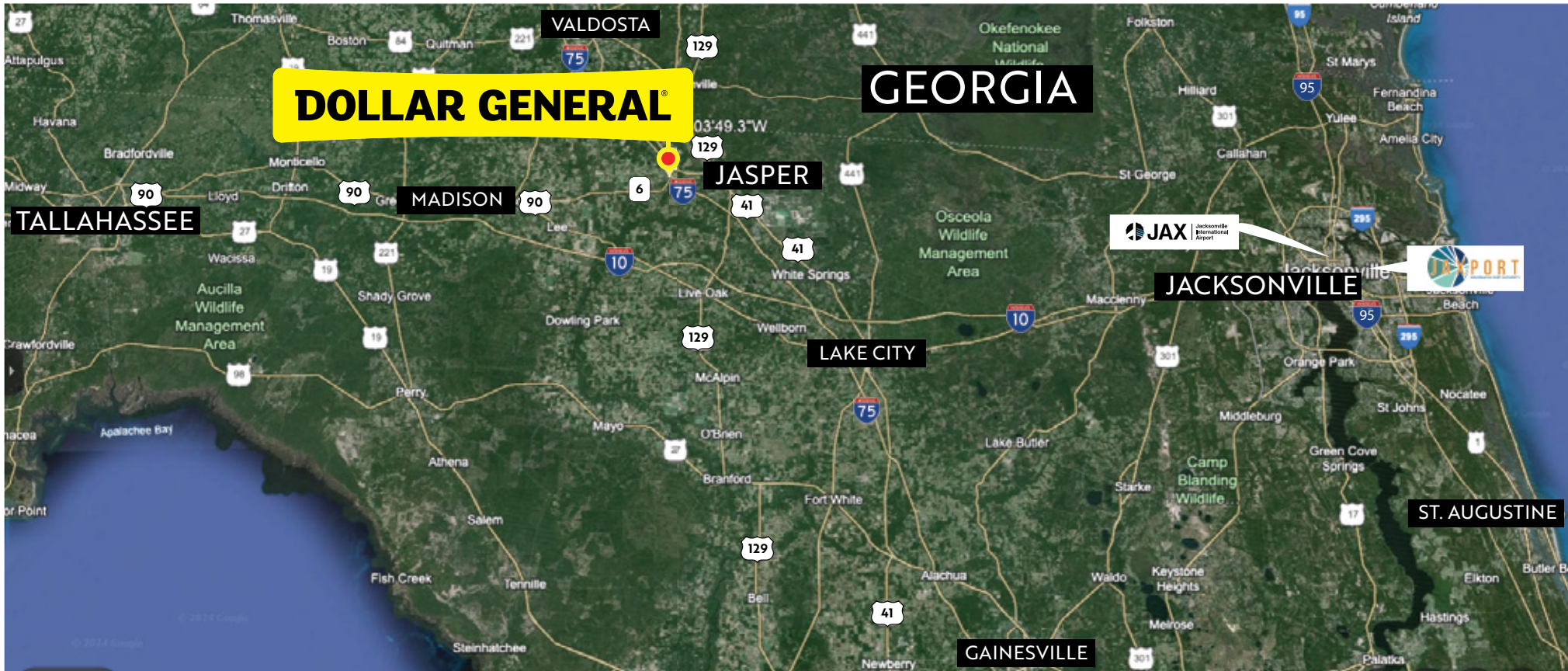
DEMOGRAPHICS SUMMARY

CATEGORY	5 MILE RADIUS	7 MILE RADIUS	10 MILE RADIUS	15 MIN DRIVETIME
POPULATION	2,623	9,450	13,188	10,633
HOUSEHOLDS	1,067	2,855	4,309	3,180
POPULATION MEDIAN AGE	43.6	38.7	39.6	39.3

13,188
EST. POPULATION
IN A 10 MILE
RADIUS

\$79,940
AVG. HOUSEHOLD
INCOME IN A 10
MILE RADIUS

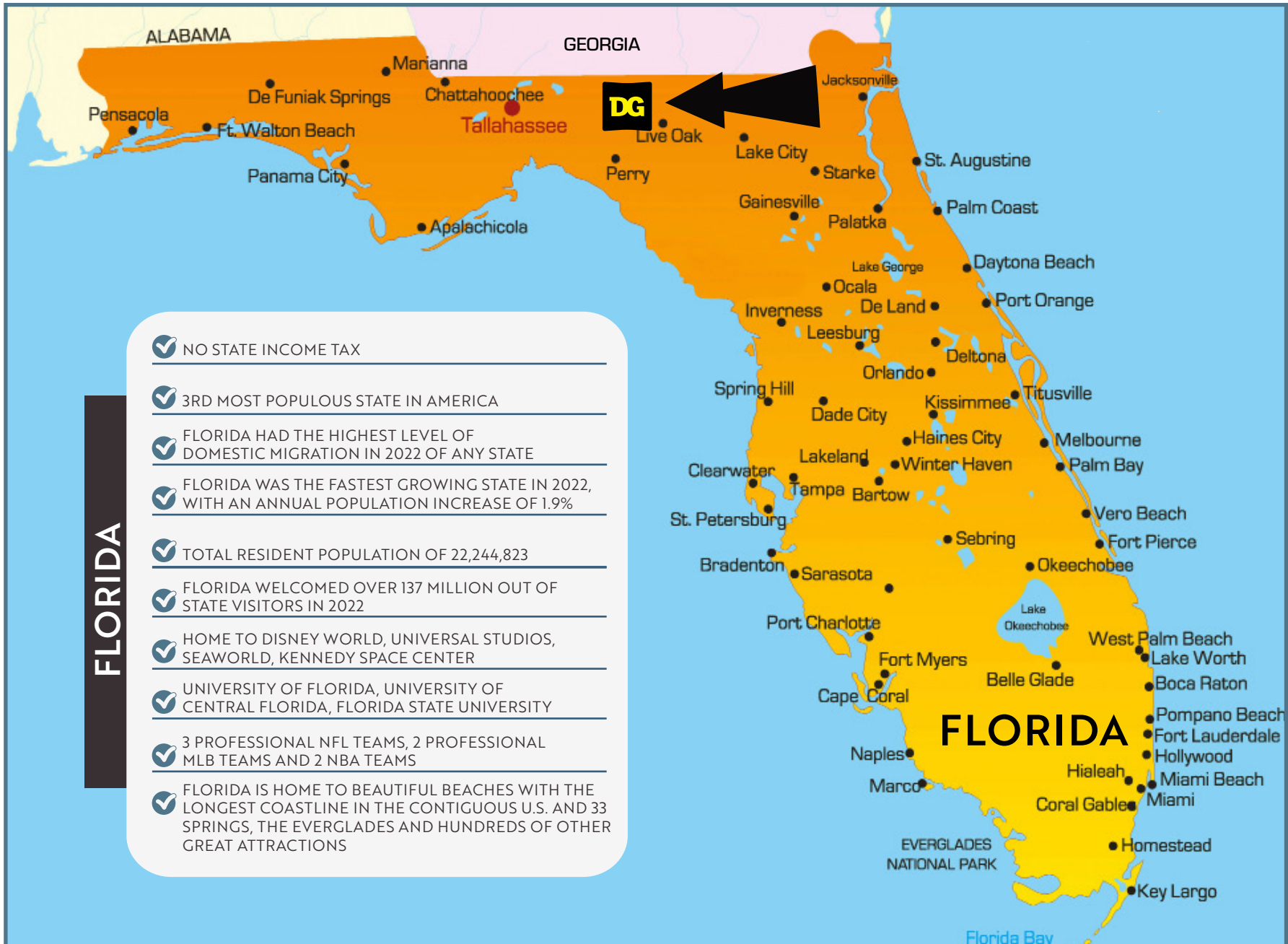


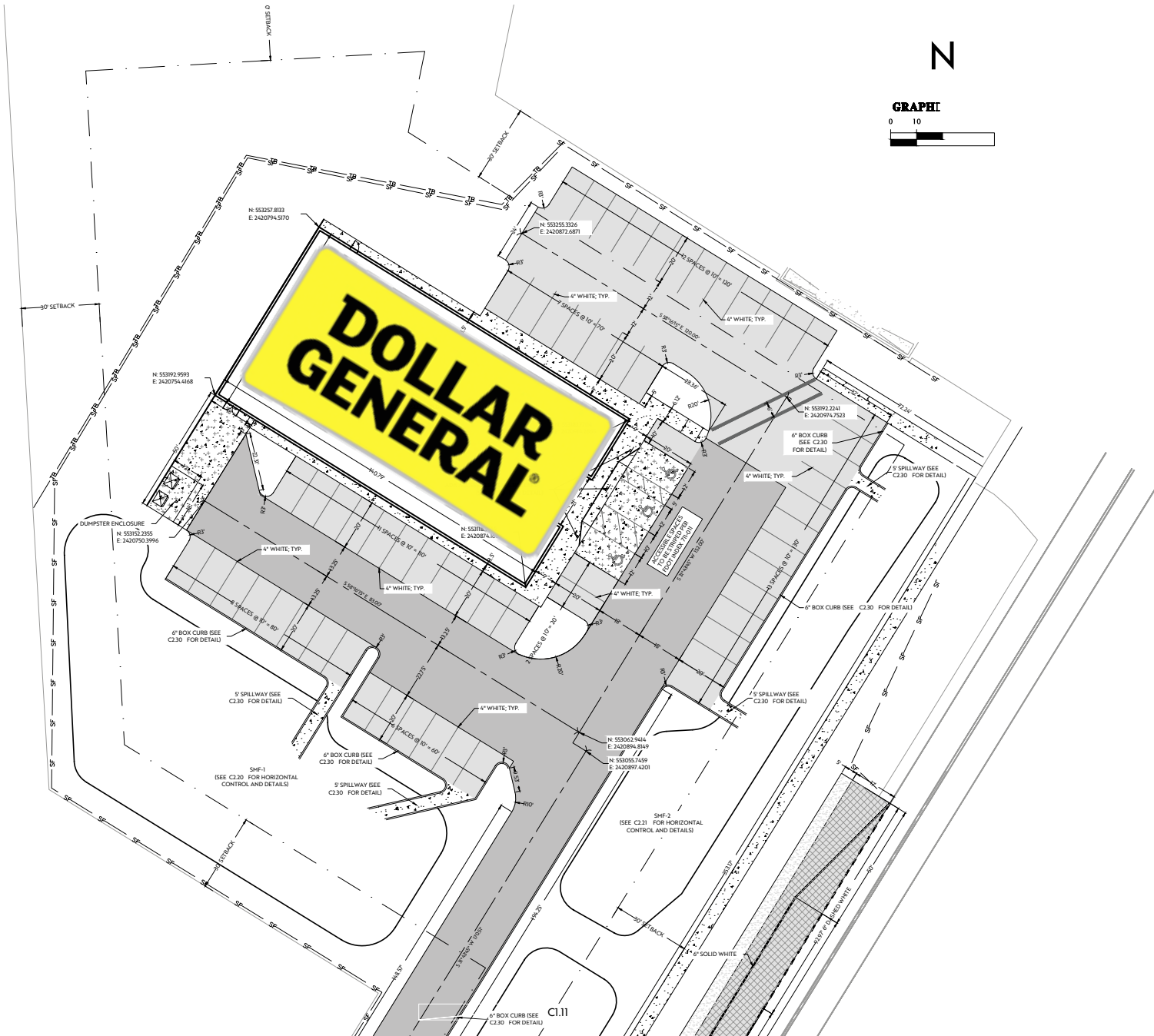


Jasper, Florida is situated at the crossroads of major highways, connecting Tallahassee (**Florida's Capital**), Jacksonville (the **#1 most populous city in Florida** and **11th most populous in U.S. boasting rapid growth**), Lake City, Gainesville (**home to University of Florida**) and Valdosta, Georgia (expanding potential customer base).

Major Highway:

- Proximity to I-75 (0.56 miles away), provides convenient connections to destinations across Florida and U.S.
- S.R. 6 connects Madison and Hamilton Counties to major highways like U.S. 90, U.S. 41 and I-75, playing a crucial role in the economic and social development for these communities.
- Adjacent to U.S. routes 41 and 129, which intersect in the town center to form an artery connecting Jasper to other parts of Florida and Georgia







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