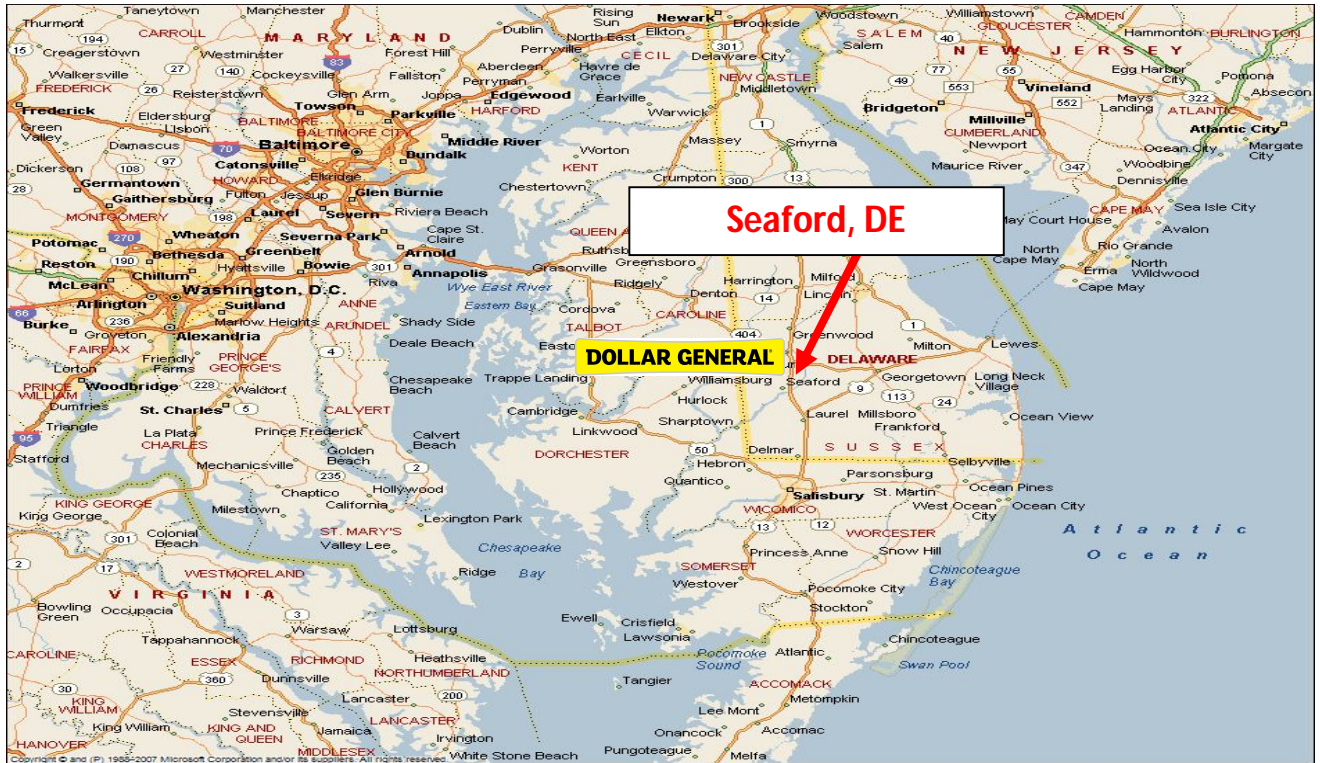


# DOLLAR GENERAL – SEAFORD, DELAWARE

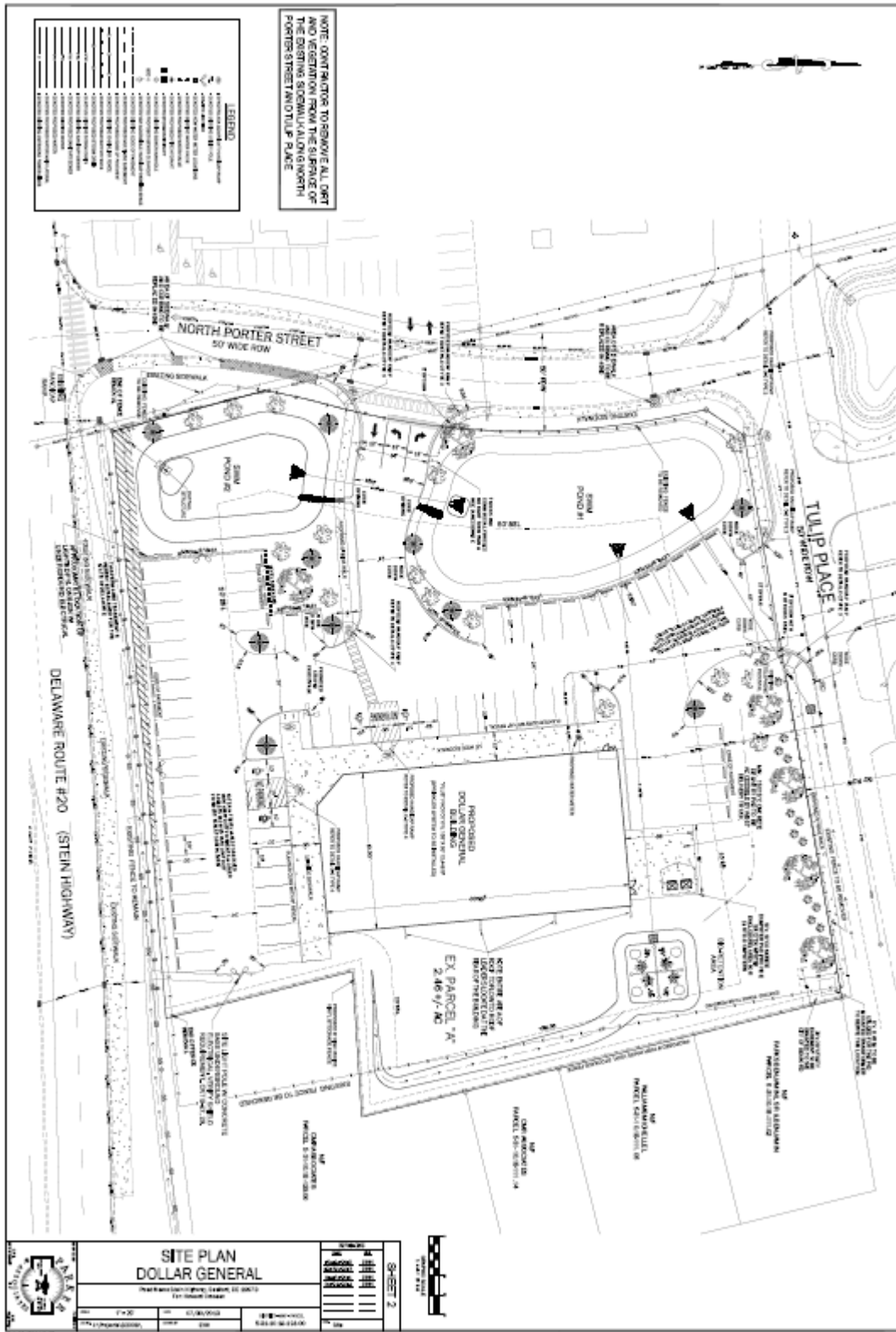
701 N. Porter St., Seaford, DE 19973



# DOLLAR GENERAL – SEAFORD, DELAWARE

701 N. Porter St., Seaford, DE 19973

## Approved Site Plan





# DOLLAR GENERAL – SEAFORD, DELAWARE

701 N. Porter St., Seaford, DE 19973



# **DOLLAR GENERAL – SEAFORD, DELAWARE**

701 N. Porter St., Seaford, DE 19973

Landlord/Owner: Oxford Chase Development, Inc.

Location: 701 N. Porter Street  
Sussex County  
Seaford, Delaware 19973

Tenant: Dolgencorp, LLC (a Kentucky LLC)

Lease Guarantor: Dollar General Corporation (NYSE DG)

Term: 15 years with five (5) – Five (5) year optional terms – NNN Lease

Initial Term

Years 1 – 15 \$150,000.00/yr

Optional Terms

Years 16 – 20	\$165,000.00/yr
Years 21 – 25	\$181,500.00/yr
Years 26 – 30	\$199,650.00/yr
Years 31 – 35	\$219,615.00/yr
Years 36 – 40	\$241,576.56/yr

Building: 12,480 SF

Property: 2.46 Acres

Value @ 6.5% Cap: \$2,308,000

Brokers: 2%

Comments: Rent Commencement July 1, 2014

## **FOR MORE INFORMATION PLEASE CALL:**

John E. Camp  
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Oxford Chase Development  
114 Front Street  
Pocomoke City, MD 21851  
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John.camp@oxfordchase.net