



DOLLAR GENERAL

Elevation depicts actual building



DOLLAR GENERAL – Worton, MD
Delivery Date: 3rd quarter of 2017
Term: 15 Years
Corporate Guarantee
NNN Lease

John E. Camp
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RETAIL DEVELOPMENT AND MANAGEMENT

The information contained here-within this document is believed to be reliable, although Oxford Chase Development, Inc. makes no warranty or representation of the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



SUMMARY INFORMATION

DOLLAR GENERAL



FEATURES

- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Rt. 297 2,315 ADT
- ❖ Nearest Retail – Chestertown, MD 3.2 Miles S.

Location: NW Corner Rt. 297 & Porters Grove Road

Rent Commencement: Delivery Date 3rd quarter of 2017

Sale Price: \$1,584,395

Cap Rate: 6.25 %

Initial Term Rents: \$99,024.72/year

Original Term: 15 Years

Options: Five (5) – Five (5) year optional terms
10% increase in each optional year

Lease Type: NNN

Building/Lot Size: 9,100 Sq. Ft./1.339 acres

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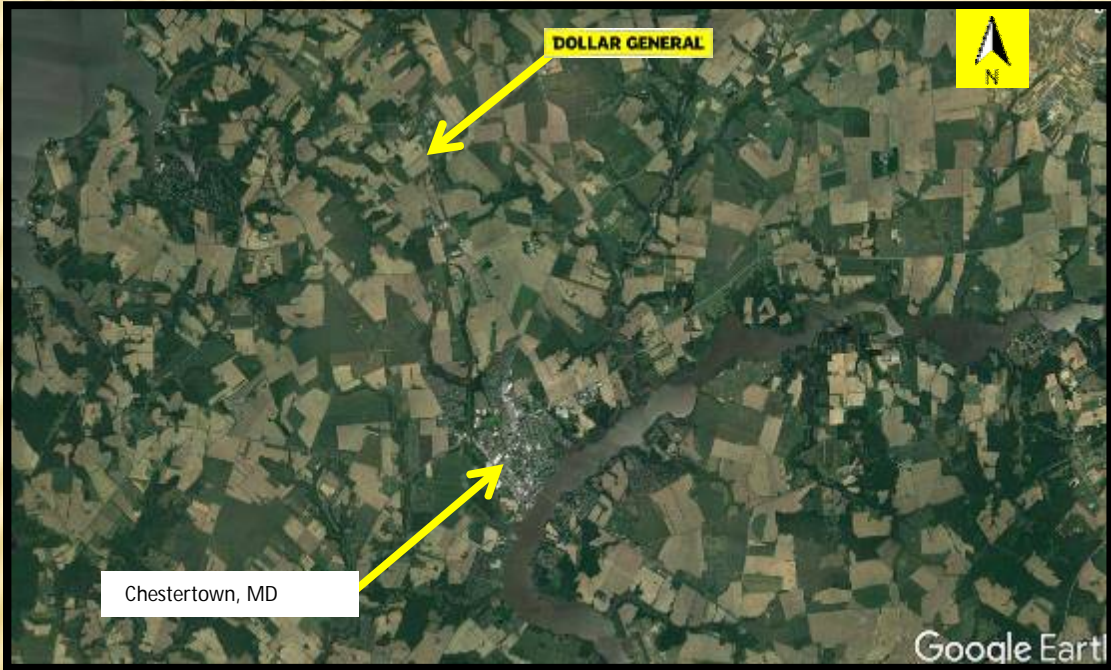
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AERIAL

DOLLAR GENERAL



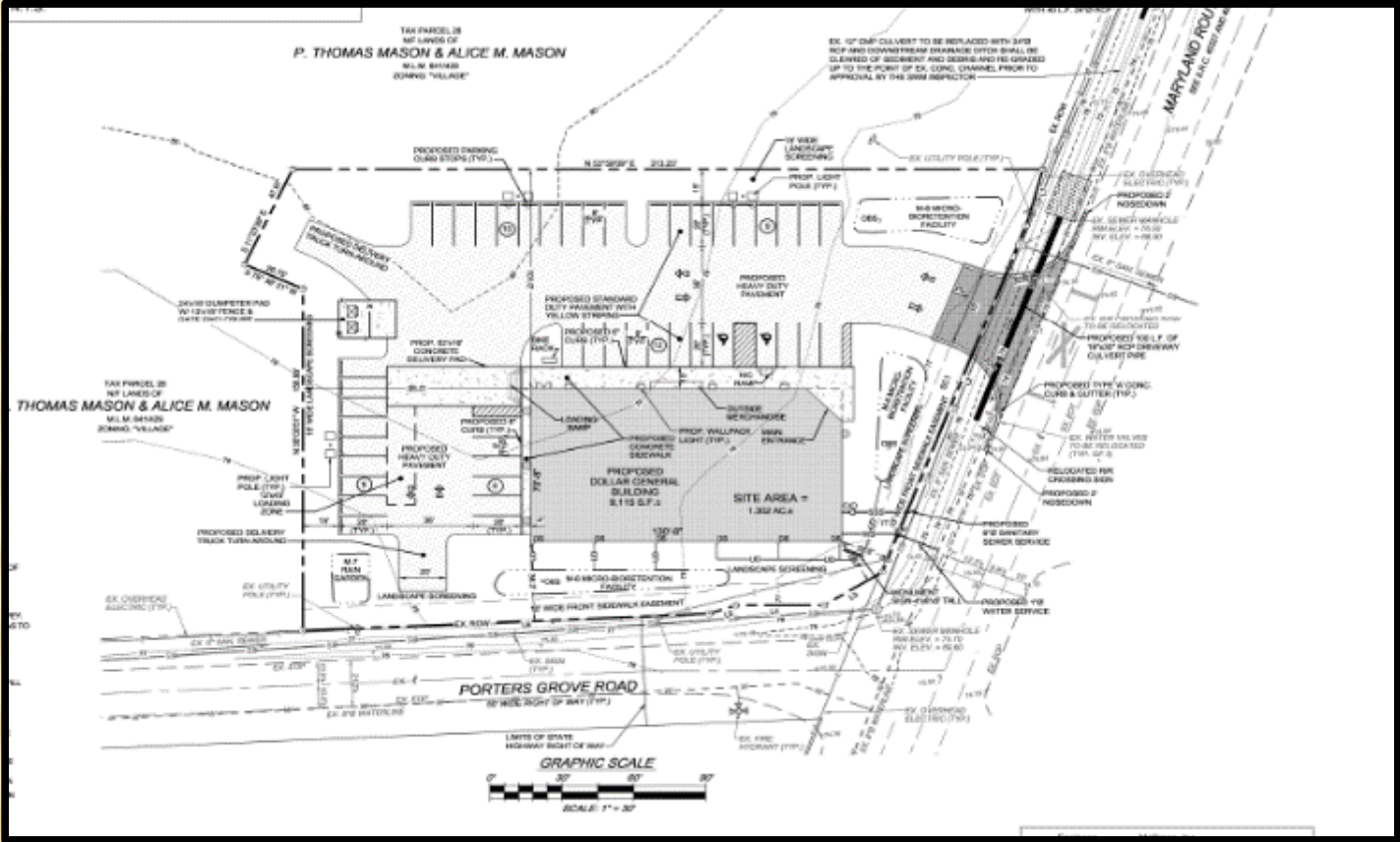
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SITE PLAN



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DEMOGRAPHICS



2016	Three Miles	Five Miles
Population	1,794	9,448
Average Income	\$81,831	\$69,811

The location is at the intersection of Porters Grove Road and Worton Rd. (Rt. 297).

Rt. 297 is the main access road from the southern part of the county. Rt. 297 carries most of the traffic from the Elementary (265 students) and the High School (600 students) The post office is ½ block away with the Eastman Specialties (52 employees) approximately ½ mile south on Rt. 297.

A regional recreational area is across the street, a huge generator with 6 baseball fields, 5 soccer fields, tennis courts, an aquatic center and public recreational area. The recreational area hosts regional eastern shore competitions and events.

The closest competitor is in Chestertown, the Family Dollar (3.24 miles south). There is no other retailer closer. Zoning is restrictive, assuring no future competition.

Worton Road is the main road in and out of town, to and from the regional park, the high school and elementary school. The store will be the only retailer for 3.2 miles and is highly visible on the main route to the town. Worton Road is also a major access road from towns and marinas on the Chesapeake Bay.

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LEASE ABSTRACT



Guarantor	Corporate (NYSE:DG)
Credit	S & P BBB
Taxes	Tenant Reimbursement
Insurance	Tenant Responsibility
Maintenance/Cam	Tenant Responsibility
HVAC	Tenant Responsibility
Parking Lot	Tenant Responsibility
Roof & Structure	Tenant Responsibility
Utilities	Tenant Responsibility
Lease Term	15 Years (Commencing 3 rd quarter of 2017)
Optional Terms	5 - 5 Year
Increase in Options	10%

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RENT SCHEDULE

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Size		Year	Annual Rent	Rent/Ft.
9,100 sf	Initial Term	1-15	\$99,024.72	\$10.88
	First Optional Term	16-20	\$108,927.24	\$11.97
	Second Optional Term	21-25	\$119,819.88	\$13.17
	Third Optional Term	26-30	\$131,801.88	\$14.48
	Fourth Optional Term	31-35	\$144,982.08	\$15.93
	Fifth Optional Term	36-40	\$159,480.36	\$17.53

Tenant is responsible for all costs associated with the Property to include but not limited to insurance, taxes, property maintenance, repairs and all other costs.

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Tenant Summary



DOLLAR GENERAL DETAILS

Annual Sales	\$22 Billion (FY 2016)
Credit Rating	BBB
Founded	1939
Locations	13,249 (3/2017)
Employees	115,000 (+)
Distribution Centers	13
Symbol	NYSE: DG

Corporate Office

100 Mission Ridge
Goodlettsville, TN 37072
www.dollargeneral.com

Dollar General is the largest discount retailer in the United States by number of stores with over 13,000 neighborhood stores in 40 states. Dollar General helps shoppers save time and money by offering quality private and national branded items that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufactures such as Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

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