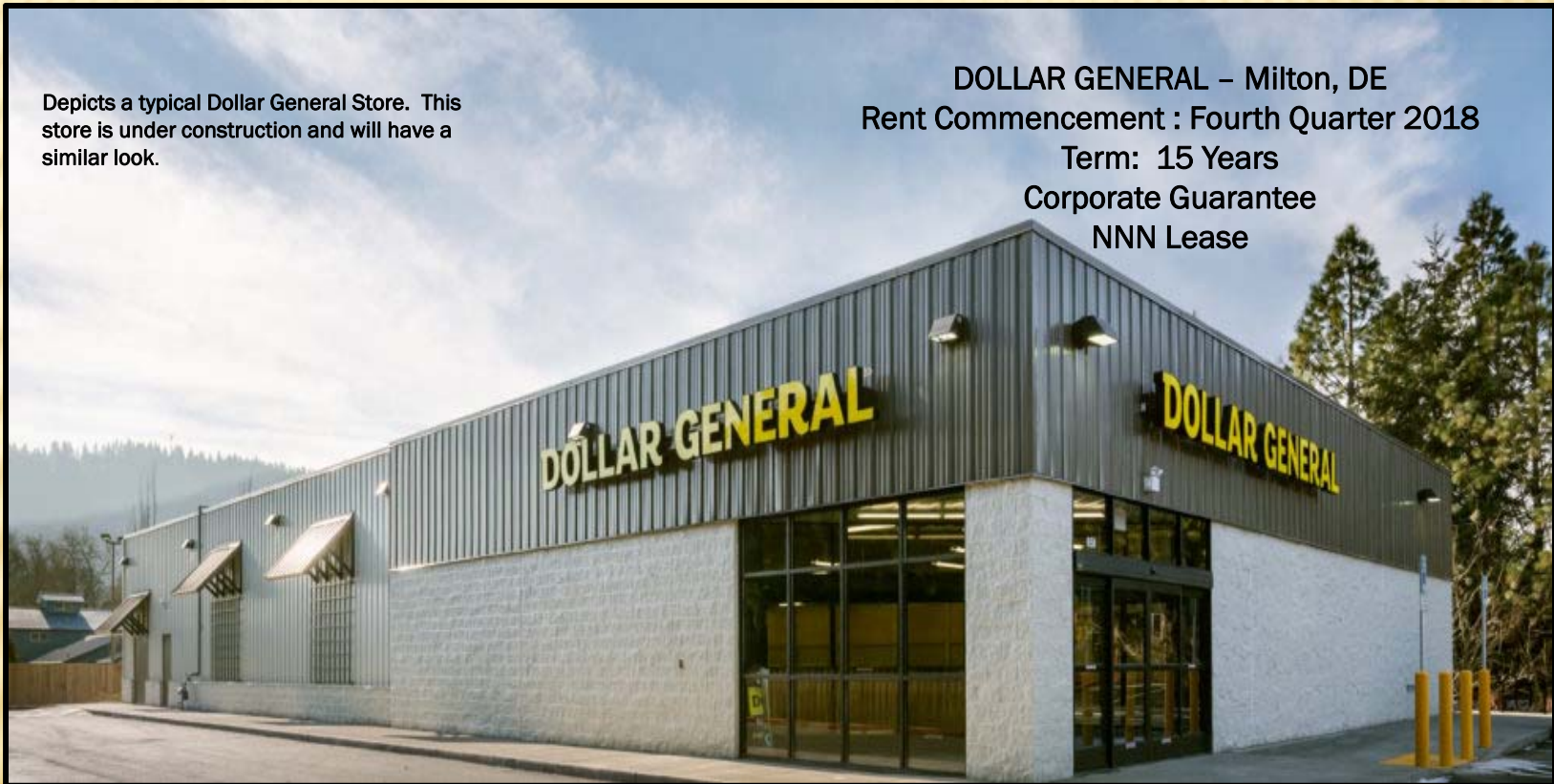




Dollar General #17847
28168 Lewes Georgetown Hwy.
Milton, Delaware 19968

DOLLAR GENERAL



Depicts a typical Dollar General Store. This store is under construction and will have a similar look.

DOLLAR GENERAL – Milton, DE
Rent Commencement : Fourth Quarter 2018
Term: 15 Years
Corporate Guarantee
NNN Lease

John E. Camp
Vice President
410-957-4005
john.camp@oxfordchase.net
www.oxfordchase.net

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

Depicts a typical Dollar General Store



FEATURES

- ❖ New Lease – No Landlord Obligation
- ❖ New Construction
- ❖ Located at a lighted intersection
- ❖ No Competition
- ❖ Easy Access and full visibility
- ❖ Growth Corridor

John E. Camp
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410-957-4005
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Location: 28168 Lewes Georgetown Hwy., Milton, DE
(Route 9 & Fisher Road)

Rent Commencement: Approximately Fourth Quarter 2018

Sale Price: \$2,116,666.

Cap Rate: 6.0%

Initial Term Rents: \$126,999.96/year

Original Term: 15 Years

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

Lease Type: NNN - No Landlord Obligation

Building/Lot Size: 9,100 Sq. Ft./2.98 acres

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DEMOGRAPHICS



| 2017 | One Mile | Three Miles | Five Miles |
|----------------|----------|-------------|------------|
| Population | 1,592 | 7,601 | 22,958 |
| Average Income | \$99,669 | \$93,775 | \$89,223 |

Traffic Count Rt. 9: 15,481 ADT

The location is at 21868 Lewes Georgetown Hwy., Sussex County, Delaware

Rt. 9 (Lewes Georgetown Hwy.) is the main route to the Delaware Shore beach communities and is approximately 10 miles from the Delaware shore activities. The area continues to grow as a lower cost residential real estate alternative to beach area properties.

The store will not have any competition. The closest Walmart and shopping is 6.5 miles north of this location which includes a Family Dollar Food Lion and Walgreens.

Being located at a traffic light intersection we will have access to traffic in both directions. There are no obstructions to visibility. Rt. 9 has a traffic count of 15,481 ADT. Traffic will be twice the ADT in peak summer periods. The store location will be at the far corner on the 'going to the beach side' of Route 9.

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LEASE ABSTRACT

DOLLAR GENERAL

| | |
|---------------------|--|
| Guarantor | Corporate (NYSE:DG) |
| Credit | S & P Baa2 |
| 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 3rd quarter of 2017) |
| Optional Terms | 5 - 5 Year |
| Increase in Options | 10% |

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RENT SCHEDULE

DOLLAR GENERAL

| Size | | Year | Annual Rent | Rent/Ft. |
|----------|----------------------|-------|--------------|----------|
| 9,100 sf | Initial Term | 1-15 | \$126,999.96 | \$13.96 |
| | First Optional Term | 16-20 | \$139,699.92 | \$15.35 |
| | Second Optional Term | 21-25 | \$153,669.96 | \$16.89 |
| | Third Optional Term | 26-30 | \$169,037.04 | \$18.58 |
| | Fourth Optional Term | 31-35 | \$185,940.72 | \$20.43 |
| | Fifth Optional Term | 36-40 | \$204,534.72 | \$22.48 |

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 | \$23.5 Billion (FY 2017) |
| Credit Rating | Baa2 |
| Founded | 1939 |
| Locations | 14,534 (2/2018) |
| Employees | 130,000 (+) |
| Distribution Centers | 15 |
| 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 14,000 neighborhood stores in 44 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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