



## SUMMARY INFORMATION

**DOLLAR GENERAL**

Depicts a typical Dollar General Store



### FEATURES

- ❖ New Lease - No Landlord obligation
- ❖ New Construction
- ❖ Excellent Visibility
- ❖ No Competition in the Trade Area
- ❖ Going home traffic on two East/West Routs

Location: 5905 Mt. Holly Road  
East New Market, MD.

Rent Commencement: January 2020

Sale Price: \$1,781,887

Cap Rate: 6.25%

Initial Term Rents: \$111,367.92

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./3.725 acres

Howard H. Crossan  
President  
410-957-4005  
howard@oxfordchase.net  
www.oxfordchase.net

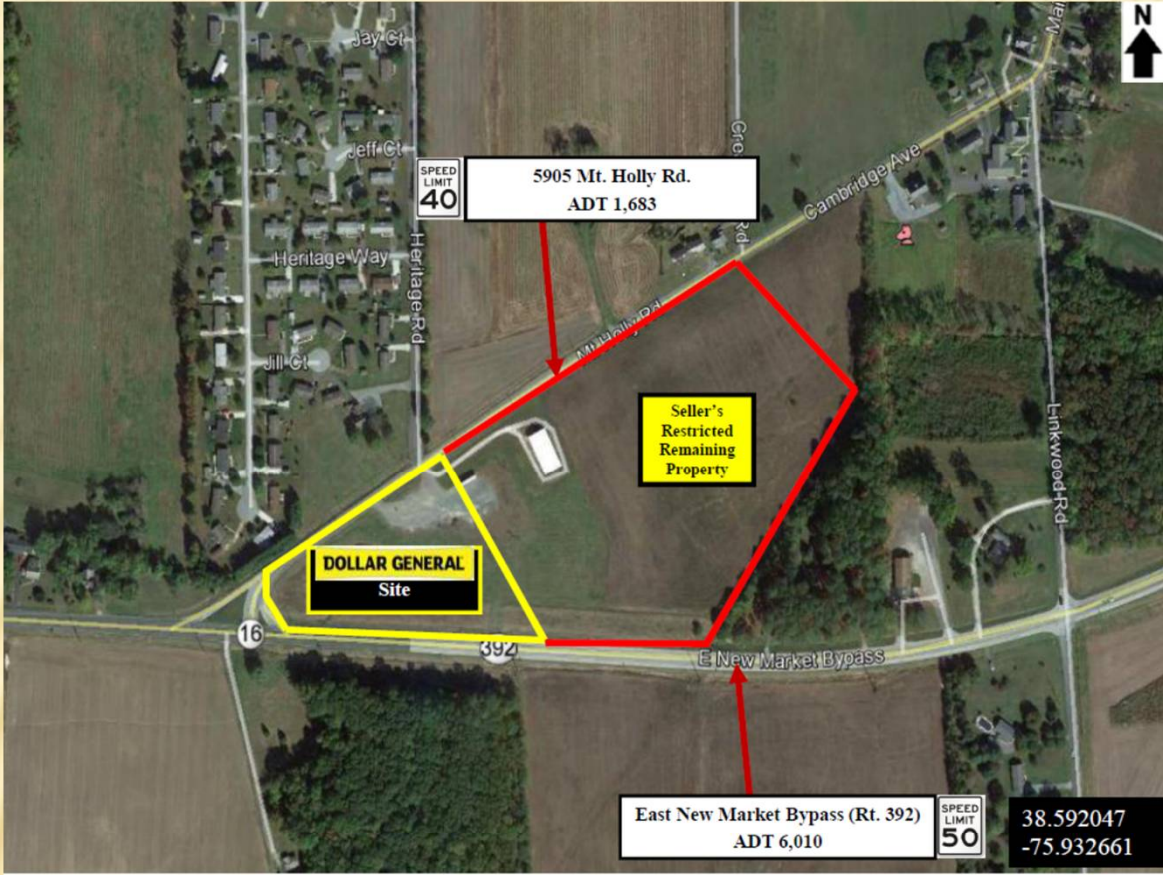
## RETAIL DEVELOPMENT AND MANAGEMENT

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.



# AERIAL SITE VIEW

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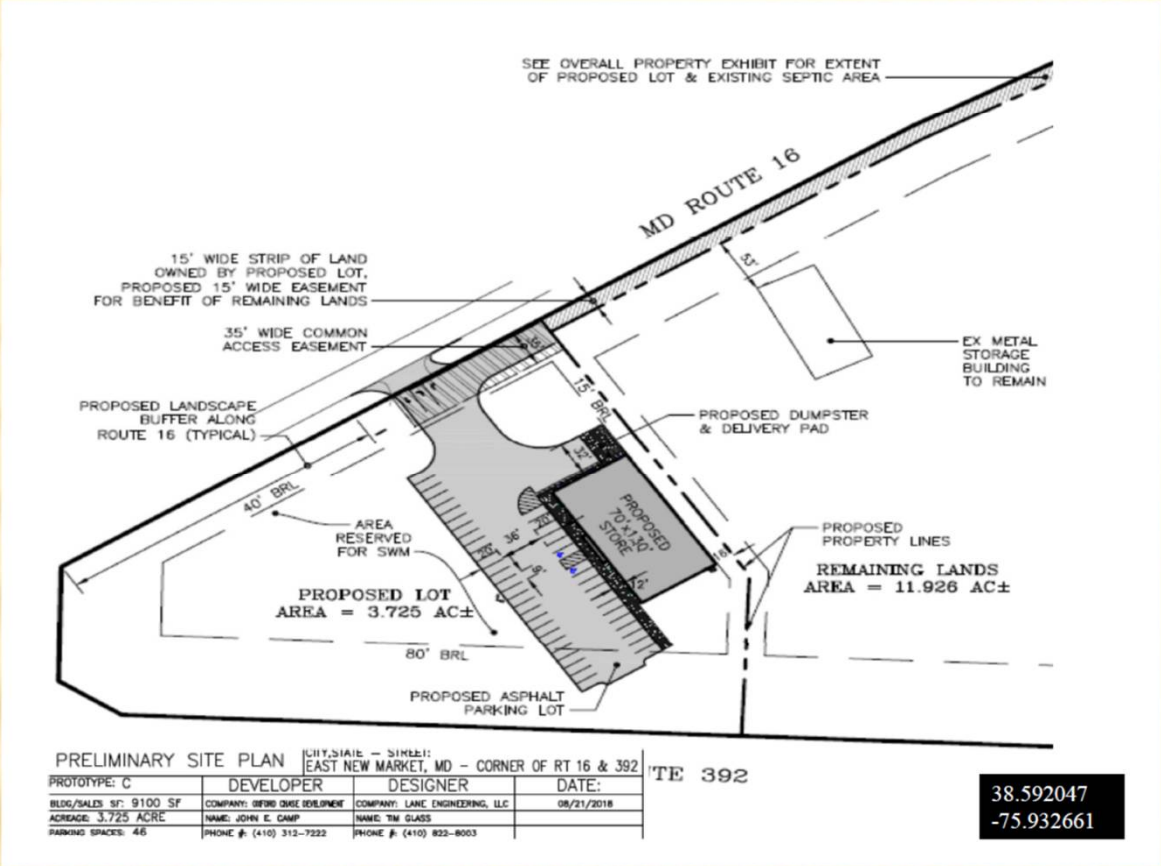
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# SITE PLAN

**DOLLAR GENERAL**



Not to Scale

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# DEMOGRAPHICS



2018	One Mile	Three Miles	Five Miles
Population	577	2,722	7,314
Average Income	\$62,542	\$64,271	\$67,025

**Traffic Count Mt. Holly Road: 1,683/ATD**  
**Traffic County ENM Bypass: 6,010/ADT**

The location is at 5905 Mount Holly Road  
Dorchester County, East New Market, Maryland 21631

This is a Dollar General 9,100 square feet new store.

This location handles the going home traffic (Mt. Holly Rd./Rt. 16) to East New Market and Secretary and has a direct site line to all westbound traffic on Rt. 16 & Rt. 392. Rt. 392 handles traffic from all eastern points to the main employment area – Cambridge, Maryland.

Heritage Village is directly across the street, a small home community (79) homes. East New Market township has a population of 385\* There is no competition in the town or for over 4 miles east and 7.8 miles west.

The location has outstanding visibility from all directions.

\*East New Market website

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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	\$111,367.92	\$12.24
	First Optional Term	16-20	\$122,504.76	\$13.46
	Second Optional Term	21-25	\$134,755.20	\$14.81
	Third Optional Term	26-30	\$148,230.72	\$16.29
	Fourth Optional Term	31-35	\$163,053.84	\$17.92
	Fifth Optional Term	36-40	\$179,359.20	\$19.71

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	\$25.6 Billion (FY 2018)
Credit Rating	Baa2
Founded	1939
Locations	15,472 (3/2019)
Employees	130,000 (+)
Distribution Centers	17
Symbol	NYSE: DG

### Corporate Office

100 Mission Ridge  
 Goodlettsville, TN 37072  
[www.dollargeneral.com](http://www.dollargeneral.com)

Dollar General is the largest discount retailer in the United States by number of stores with over 15,000 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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