

# SINGLE TENANT NET LEASE OFFERING

## DOLLAR GENERAL MARKET | 15 YEAR NNN LEASE

**DG** market

TBD MARION OAKS BLVD.  
OCALA, FL 34473  
28.9783497, -82.1846008



PRICE UPON REQUEST



\$183,926.16



15 YEAR INITIAL TERM  
ABSOLUTE NET LEASE



INVESTMENT GRADE  
CORPORATE GUARANTEE

## HIGHLIGHTS

- DOLLAR GENERAL MARKET LOCATION, LARGER STORE FOOTPRINT
- PROVIDING GROCERIES TO MARION OAKS COMMUNITY (OCALA, FL MSA)
- OCALA MSA, HORSE CAPITAL OF THE WORLD
- W/NEARBY SURROUNDING GOLF COURSES
- CLOSE TO AMENITY CENTERS & MORE
- 2.73 MILES TO I-75 ON/OFF RAMP
- HARD CORNER
- GREAT VISIBILITY
- HIGH TRAFFIC LOCATION-AT INTERSECTION OF MARION OAKS BLVD. (15,100 AADT) & S.W. 36TH AVE. RD. (16,700 AADT)
- UNDER CONSTRUCTION-Q1 2024 COMPLETION
- 12,774 SQUARE FEET
- HIGHLY UPGRADED BUILDING DETAILS

 **SWIFTCREEK**  
C O M M E R C I A L

**AMBER CRAWFORD**  
BROKER / OWNER

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🌐 SwiftCreekRealty.net

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## DISCLAIMER:

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IN THE OCALA MSA, HORSE CAPITAL OF THE WORLD

**SURROUNDED BY:**

- RESIDENTIAL COMMUNITIES
- CHURCHES
- GOLF COURSES
- MAJOR EQUESTRIAN DESTINATIONS

**NEARBY:**

- CLOSE PROXIMITY TO I-75 (2.73 MILES)
- JUST TO THE SOUTH EAST IS THE VILLAGES, A 55+ COMMUNITY AND THE FASTEST GROWING MSA IN THE COUNTRY IN 2022
- GOLDEN OCALA GOLF & EQUESTRIAN CLUB (16.9 MILES)-A MAJOR INTERNATIONAL EQUESTRIAN COMPETITION DESTINATION
- WORLD EQUESTRIAN CENTER (10.9 MILES)-THE LARGEST EQUESTRIAN COMPLEX IN THE U.S.



AT INTERSECTION OF MARION OAKS BLVD. (15,100 AADT) & S.W. 36TH AVE. RD. (16,700 AADT)

HIGH TRAFFIC AREA

SPEED LIMIT ALONG MARION OAKS BLVD. IS 45 MPH

EXCELLENT VISIBILITY

EXTENSIVE FRONTAGE MARION OAKS BLVD. (285') & 36TH AVE. RD. (412')



GROWING COMMUNITY

ACTIVE DEVELOPMENT

EXTENSIVE NEARBY RESIDENTIAL COMMUNITY

EXCELLENT OPPORTUNITY FOR A MARKET LOCATION-UNDERSERVED



POPULATION OF 48,023 WITHIN 7 MILE RADIUS

19,206 HOUSEHOLDS WITHIN 7 MILE RADIUS



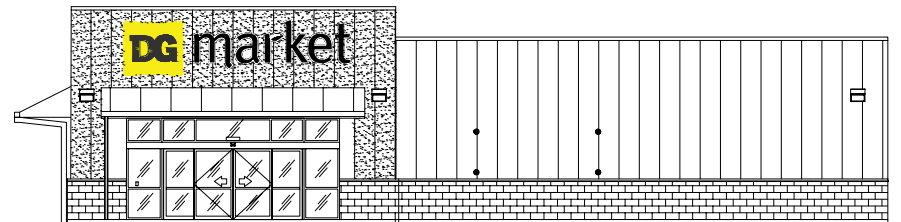
NEW STORE WITH UPGRADES

UNDER CONSTRUCTION

OPENING 1ST QTR 2024

2.75 ACRE SITE

12,774 SQUARE FOOT BUILDING



\*RENDERING FROM CONSTRUCTION PLAN

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 expanded into the grocery market in 2003 with the first Dollar General Market store. As of January 2023, there are over 2,700 Dollar General Markets nationwide. The one-stop shopping concept provides the convenience of Dollar General and brings availability of fresh produce, meat and other groceries to underserved communities. With a larger footprint than a Dollar General, Dollar General Market adds an enlarged grocery section to compete with the traditional grocery concepts.

## DOLLAR GENERAL AT-A-GLANCE\*

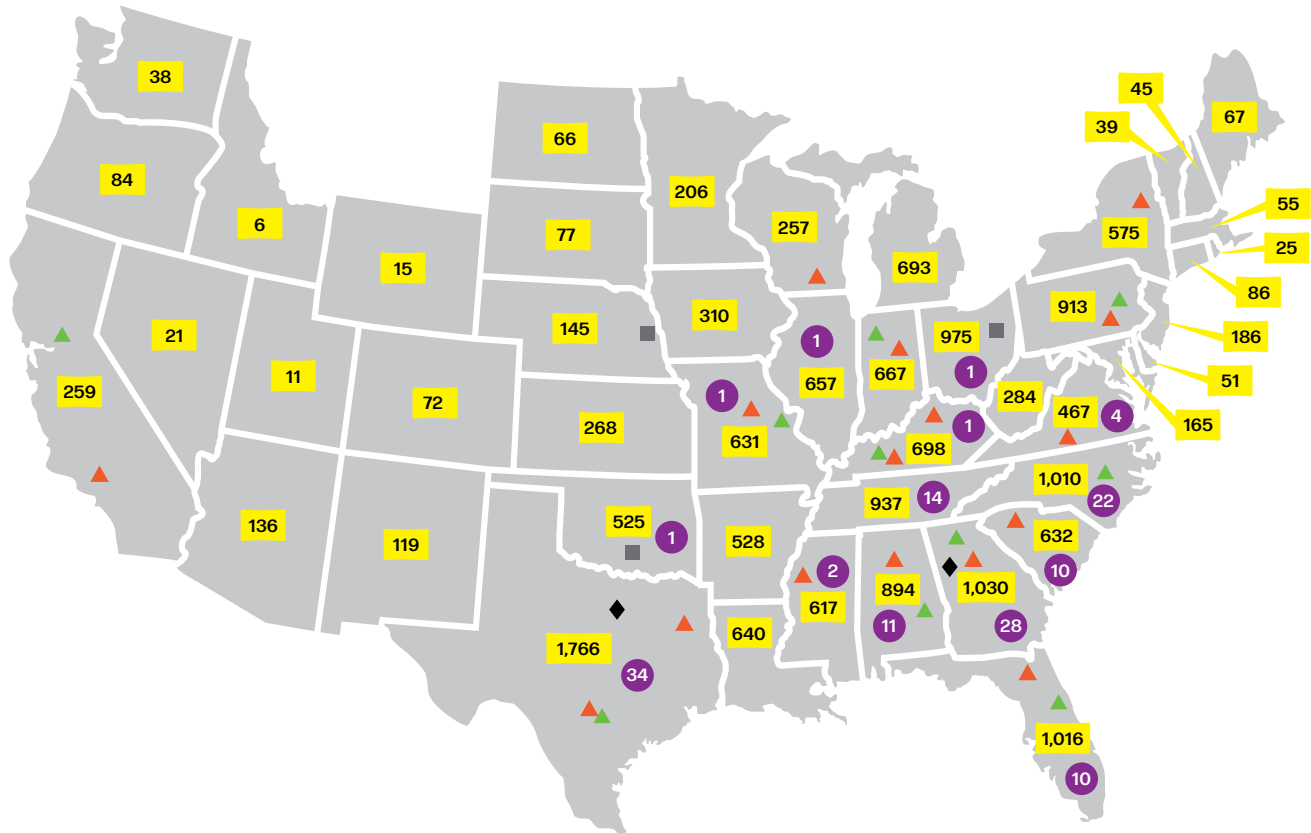
<p>19,147 STORES</p>	<p>106<sup>TH</sup> RANKING ON THE FORTUNE 500 LIST</p>	<p>RANKED #145 ON S&amp;P 500 INDEX</p>
<p>\$37.8 BILLION IN SALES</p> <p>IN FISCAL YEAR 2022</p>	<p>\$3.3 BILLION OPERATING PROFIT</p> <p>IN FISCAL YEAR 2022</p>	<p>\$2.4 BILLION NET INCOME</p> <p>IN FISCAL YEAR 2022</p>
<p>~170,000 EMPLOYEES</p>	<p>MULTIPLE STORE FORMATS TO SERVE OUR CUSTOMERS</p>	<p>LOW-PRICED PRODUCT MODEL &gt; 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](http://WWW.DOLLARGENERAL.COM)



**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 REMAINING
ANNUAL RENT:	\$183,926.16
RENEWAL OPTIONS:	FOUR (4) OPTION PERIODS FOR 5 YEARS EACH
RENT INCREASES:	10% PER RENEWAL OPTION

**RENT SCHEDULE**

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-15	\$183,926.16	\$15,327.18	
16-20 (OPTION 1)	\$202,318.80	\$16,859.90	10%
21-25 (OPTION 2)	\$222,550.68	\$18,545.89	10%
26-30 (OPTION 3)	\$244,805.76	\$20,400.48	10%
31-35 (OPTION 4)	\$269,286.36	\$22,440.53	10%



## BUILDING SUMMARY

**CONSTRUCTION** NEW-UNDER CONSTRUCTION

**UPGRADES** 4" SMOOTH-FACED ECONOMY SIZED BRICK  
DETAIL ON FRONT AND SIDE  
REVERSE PANEL ARCHITECTURAL FEATURE  
ON FRONT AND SIDE

**BUILDING SIZE** 12,774 SQUARE FEET

**BUILDING MATERIAL** METAL FRAMING, CONCRETE FOUNDATION

**EXTERIOR** 4" SMOOTH FACED ECONOMY SIZED BRICK,  
PREFINISHED METAL WALL PANELS

**ROOF** STANDING SEAM METAL ROOF

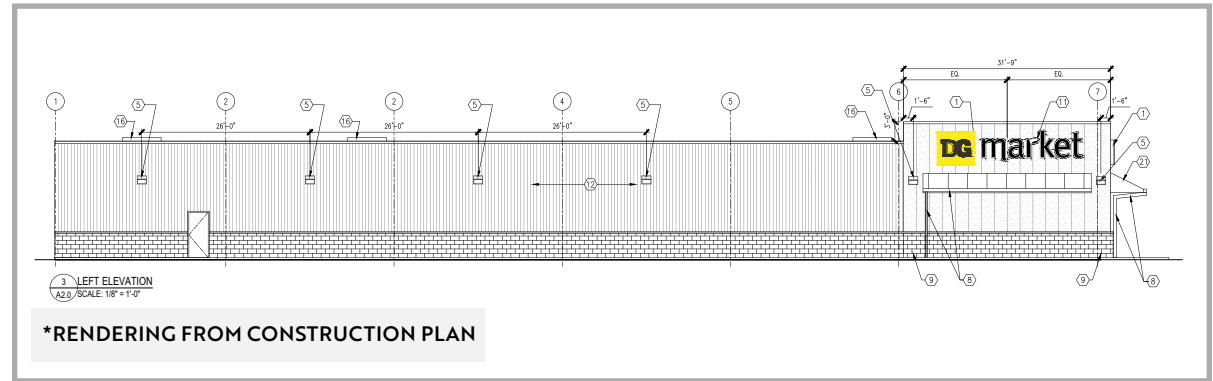
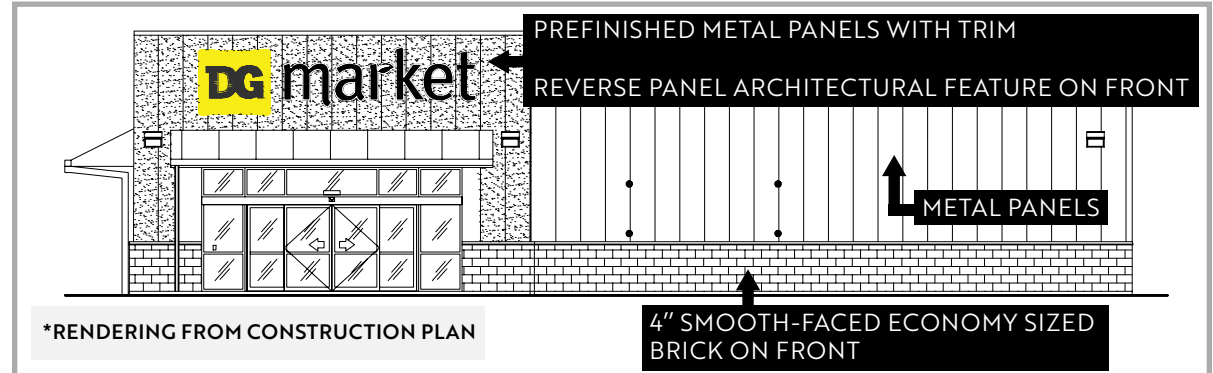
**HVAC** ROOF MOUNTED HVAC UNITS

**FLOORS** POLISHED CONCRETE FLOORING SYSTEM

**CEILING** OPEN PLAN W/O GRIDS FOR HVAC DUCTS

**PARKING** ASPHALT, 50 PARKING SPACES

**PROTOTYPE/  
LAYOUT** CORNER ENTRY





**SITE SUMMARY**

AT INTERSECTION OF MARION OAKS BLVD. (15,100 AADT) & S.W. 36TH AVE. RD. (16,700 AADT)

EXCELLENT VISIBILITY ALONG MARION OAKS BLVD. & 36TH AVE. RD.

IN THE OCALA MSA, HORSE CAPITAL OF THE WORLD

SURROUNDED BY: RESIDENTIAL COMMUNITIES-CHURCHES-GOLF COURSES-COMMUNITY CENTERS

LOT SIZE 2.75 ACRES

HARD CORNER

HIGH TRAFFIC

EXCELLENT OPPORTUNITY FOR A MARKET LOCATION WITH GROCERIES-UNDERSERVED COMMUNITY

This brand new Dollar General Market store is located in unincorporated Marion Oaks (Ocala, FL MSA).

The site is located at the intersection of Marion Oaks Blvd. (15,000 AADT) and S.W. 36th Ave. Rd. (16,700 AADT). Marion Oaks Blvd. is the main thoroughfare loop road for the Marion Oaks community residents. The site is located at the south end of the Marion Oaks community which currently has no close by shopping. This location will serve residents in the south end of the community who currently need to travel north through the development to get to a grocery store.

Dollar General already has a presence in the area. The site was chosen because of the underserved segment of the community who reside in the southern neighborhoods. The site is strategically located at the intersection of Marion Oaks Blvd. and S.W. 36th Ave. Rd. with excellent visibility along both streets.





**Marion Oaks is known for having a large variety of community events such as:**

- Bingo
- Youth Programs
- Master Gardeners Clinics
- Food Truck Fridays
- Community Meetings

**Residents enjoy access to the many community amenities**

- 450 seat auditorium
- Meeting rooms
- Library
- Lighted multi-purpose sports courts

**Neighborhood traffic generators include:**

- Churches (5 within a 3 mile radius)
- SummerGlen Golf Club (18-hole championship course, 2.21 miles northeast of the site)
- The Preserve Golf Club (8 miles northwest of the site) a popular par 71 championship golf course

Marion Oaks is also an affordable place to live, making it ideal for families, young professionals, and retirees. **There are an estimated 19,000 residents in the community and more building is underway.**

**Income in the trade area is very high for the region with an Average Household Income of \$97,317 in a 7 mile radius.** The median home value in a 7 mile radius is \$167,030.



**IGLESIA METODISTA PRIMITIVA (METHODIST PRIMITIVE CHURCH)**

- Located less than a mile west of the site

**IGLESIA ADVENTISTA (ADVENTIST CHURCH)**

- Located 1.17 miles southeast of the site

**SUNRISE ELEMENTARY SCHOOL**

- Located 2.01 miles northwest of the site
- The current enrollment is 1,110 students grades PK-4

**HORIZON ACADEMY**

- Located 1.90 miles north of the site
- The current enrollment is 1,015 students, grades 5-8

**MARION OAKS ELEMENTARY SCHOOL**

- Located 3.79 miles north from the site
- The current enrollment is 910 students, grades PK-5

**SUMMERGLEN GOLF CLUB**

- Located 2.21 miles northeast of the site

**DOLLAR TREE DISTRIBUTION CENTER**

- Located 3.03 miles northwest of the site
- 1,200,000 SF new facility opened August 2020, adding 500 more jobs to the area

**MARION OAKS COMMUNITY CENTER**

- Located 1.85 miles north of the site
- Features public library, several sports courts, playground, & splashpad
- Hosts Bingo, Summer Youth Programs, Master Gardeners Clinics and Community Association Meetings

Marion Oaks is an unincorporated community in Marion County, Florida. **It is part of the Ocala Metropolitan Statistical Area.**

Ocala, FL is a growing city with a population of 64,096 residents. I-75 ( 2.73 miles from the site), US 27, US 301, SR 200 and SR 40 all run through the city making transit easy. Ocala is acknowledged as the **Horse Capital of the World**. **Many people travel to the area to participate in equestrian training and competitions. World famous equestrian venues in the area include:**

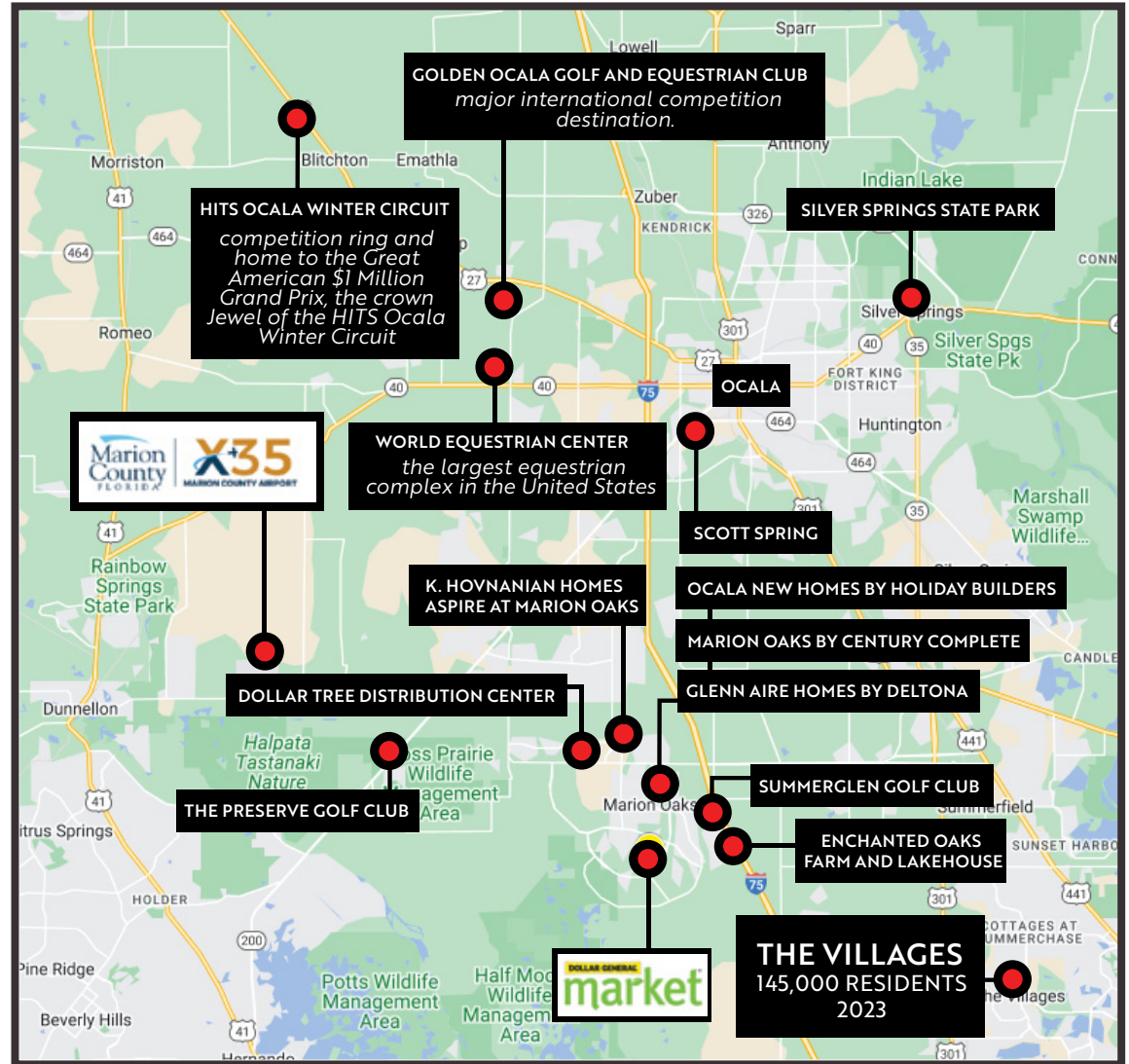
- Golden Ocala Golf and Equestrian Club (16.7 miles northwest), a major international competition destination
- World Equestrian Center is the largest equestrian complex in the United States. (15.5 miles northwest of the site)
- HIT Post Time Farm is a competition ring and home to the Great American \$1 Million Grand Prix, the Crown Jewel of the HITS Ocala Winter Circuit. (23.1 miles northwest)

**Ocala, Florida is home to several major employers:**

- Winco Manufacturing (Medical furnishings)
- Taylor Bean & Whitaker (Finance)
- Jenkins Auto Group
- Munroe Regional Medical Center

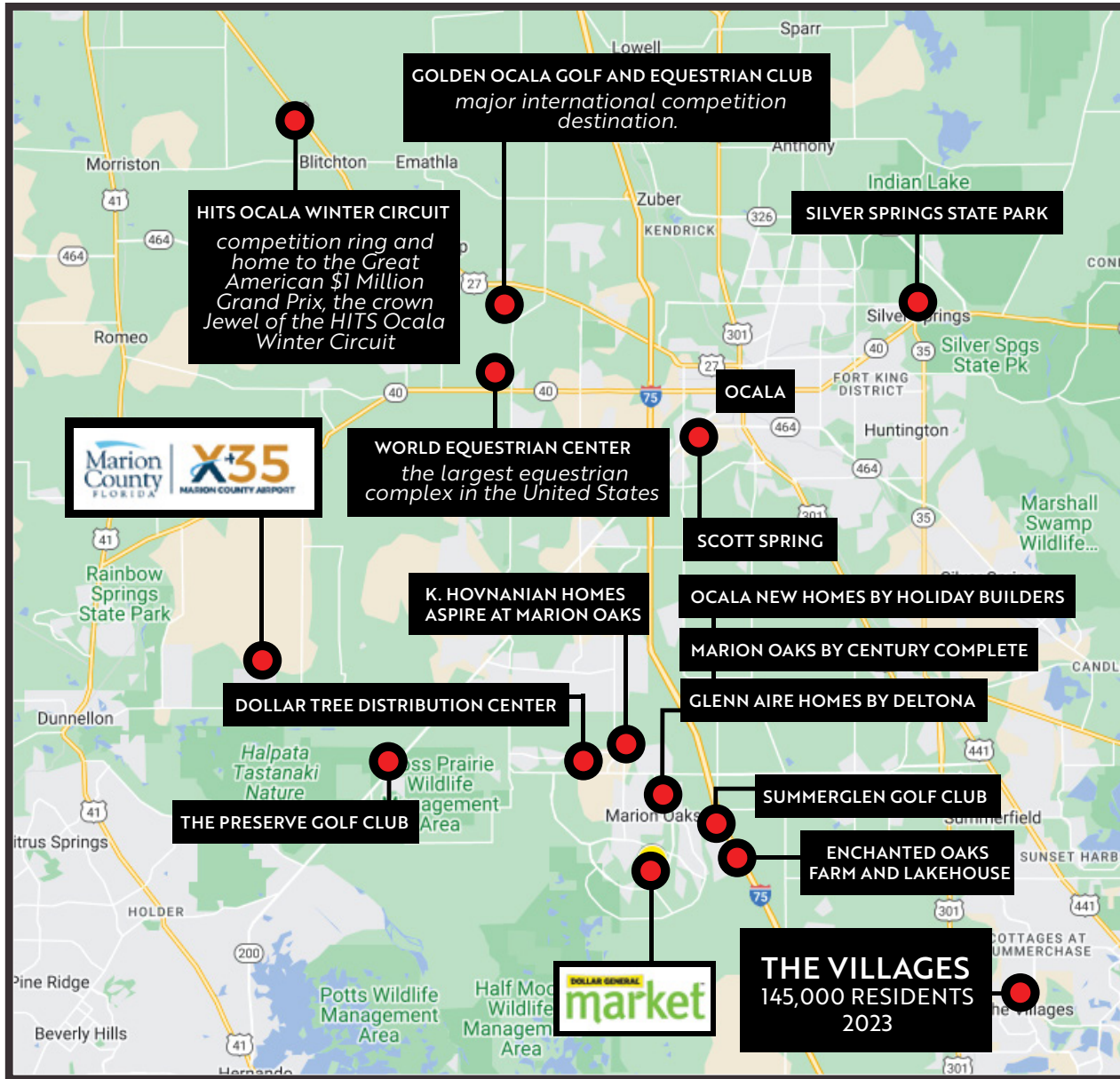
**Other local businesses that draw traffic into the area include:**

- Dollar Tree, who opened its new \$1.7 million 1,200,000 square foot distribution center in August 2020, adding 500 more jobs to the area (3.3 miles northwest of the site)
- X35 Marion County Airport, which is home to several businesses, including Central Florida Skydiving, Red Sky Aviation, National Parachute Test Center, DAB Construction, Pratt Aviation, Fowler Aviation, TEC and x35 Aero Club.



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Nearby outdoor recreation venues bring visitors to the area. Some of the attractions in close proximity to the site are:

- Enchanted Oaks Farm and Lakehouse, a popular destination for weddings, glamping and getaways, located 2.35 miles east from the site
- Silver Springs State Park, 17.4 miles north of the site, famous for the beautiful clear springs, and a destination for canoeing and camping
- The Preserve Golf Club, approximately 8 miles northwest of the site, a popular par 71 championship golf course
- Ocala’s Downtown Square is an eclectic blend of restaurants, boutiques, salons, and art & cultural exhibits. 14.8 miles north of the site

Development continues in the area with the growth of **The Villages**. **The Villages** is a 55+ community located 9.76 miles Southeast of the site. According to the **May 2023 Census Bureau data**, The Villages metro area **grew 7.5%** (145,000 residents +/-) **in 2022**. **The area was the fastest-growing metropolitan statistical area in the country in 2022.**

In addition, the Ocala Metro Chamber and Economic Partnership is also establishing a catalyst fund to provide access to capital for entrepreneurs in the Marion Oaks community. They will begin making loans in 2024 to entrepreneurs to promote continuing growth.





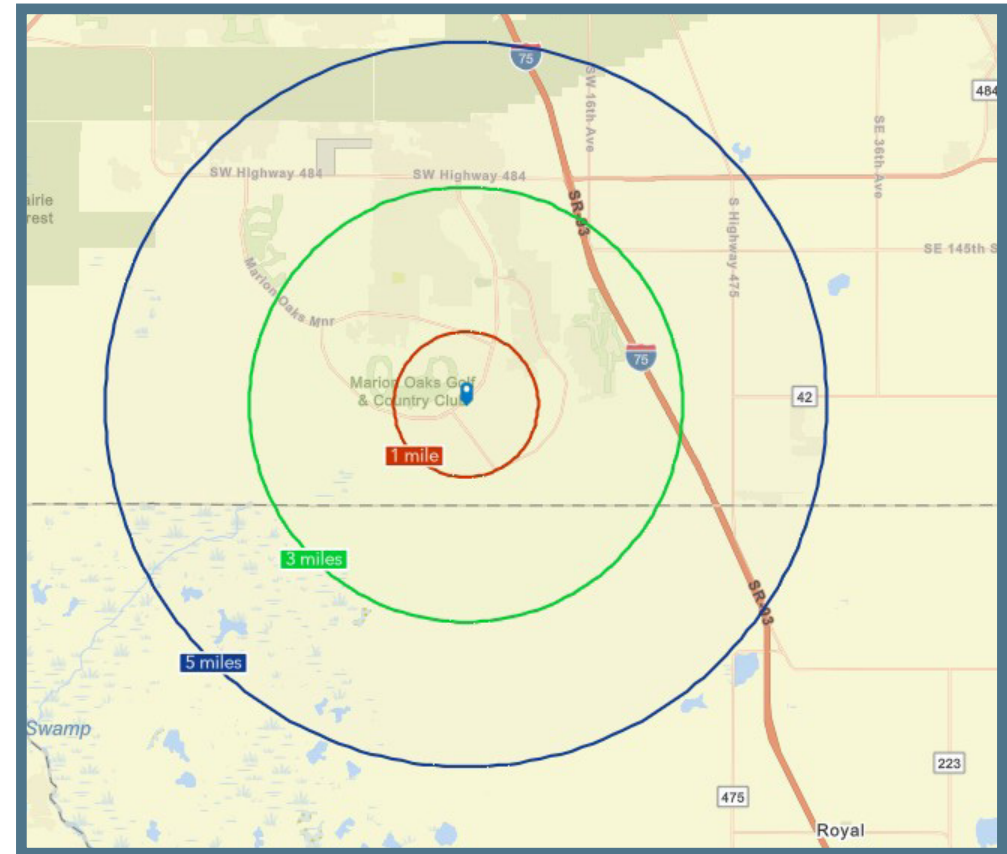
RESIDENTIAL SURROUNDING THE SITE

16,494 RESIDENTS AND 6,341 HOUSEHOLDS WITHIN 3 MILES OF THE SITE

SURROUNDING RESIDENTIAL PROPERTIES WITHIN 2.5 MILES OF THE SITE

## DEMOGRAPHICS SUMMARY

CATEGORY	3 MI RADIUS	5 MI RADIUS	7 MI RADIUS	15 MIN DRIVETIME
POPULATION	16,494	25,798	48,023	32,839
HOUSEHOLDS	6,431	9,805	19,206	12,787
POPULATION MEDIAN AGE	45.6	45.7	50.0	50.1



**\$73,557**
  
 MEDIAN HH
   
 INCOME IN A 1 MILE
   
 RADIUS

**\$97,317**
  
 AVG. HOUSEHOLD
   
 INCOME IN A 7 MILE
   
 RADIUS

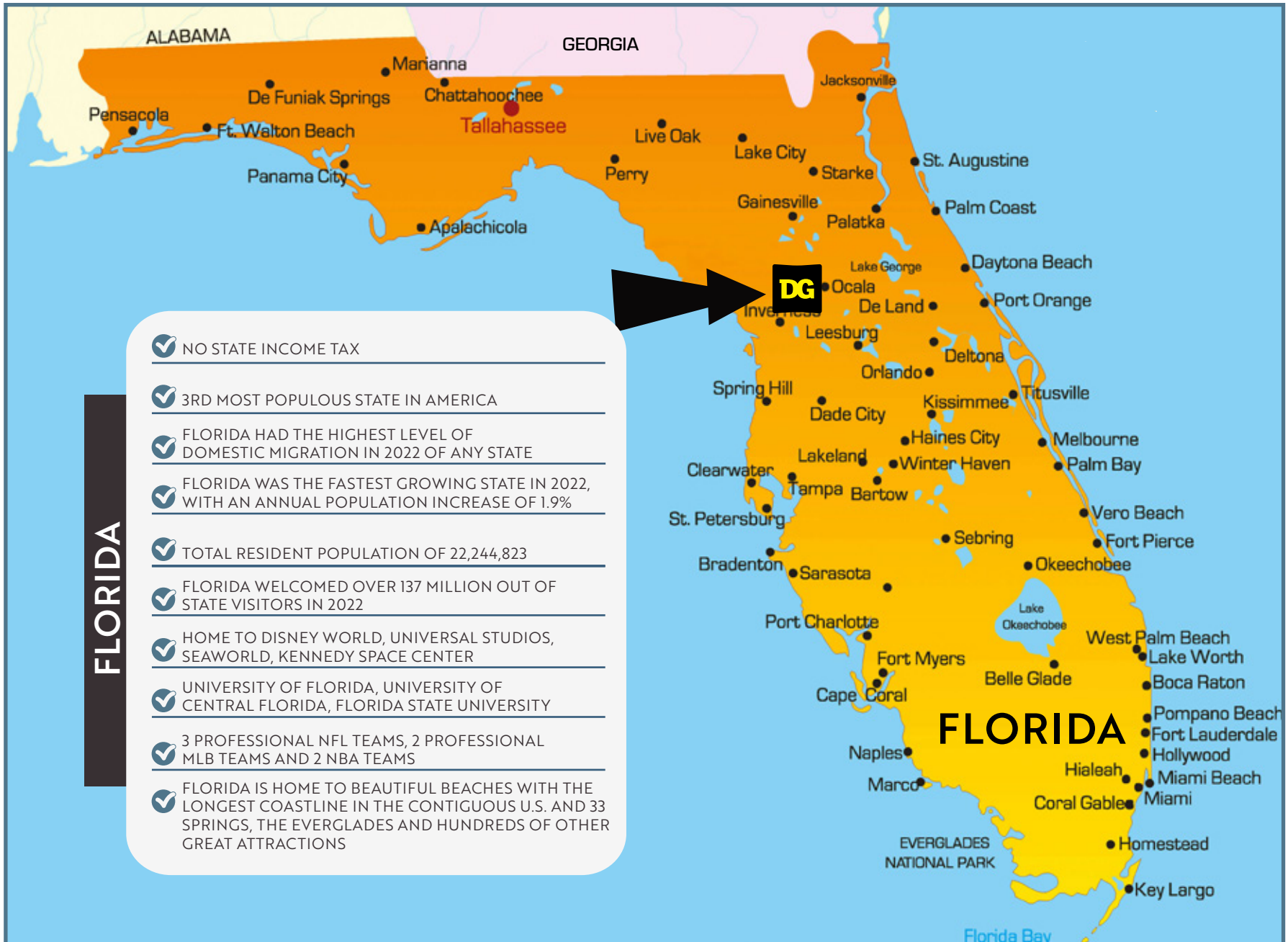
**21,427**
  
 EST. POPULATION
   
 IN A 10 MIN
   
 DRIVETIME

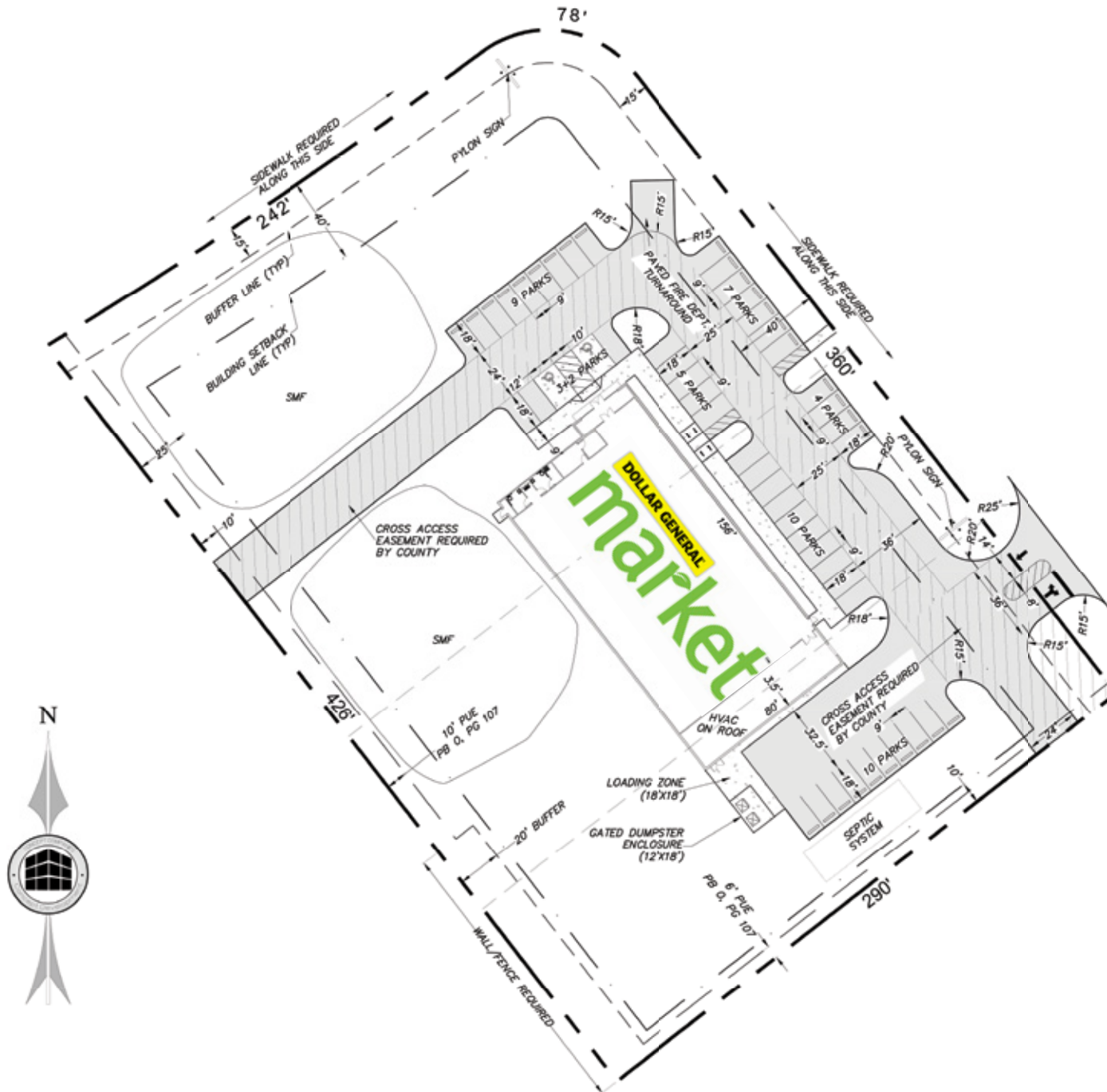




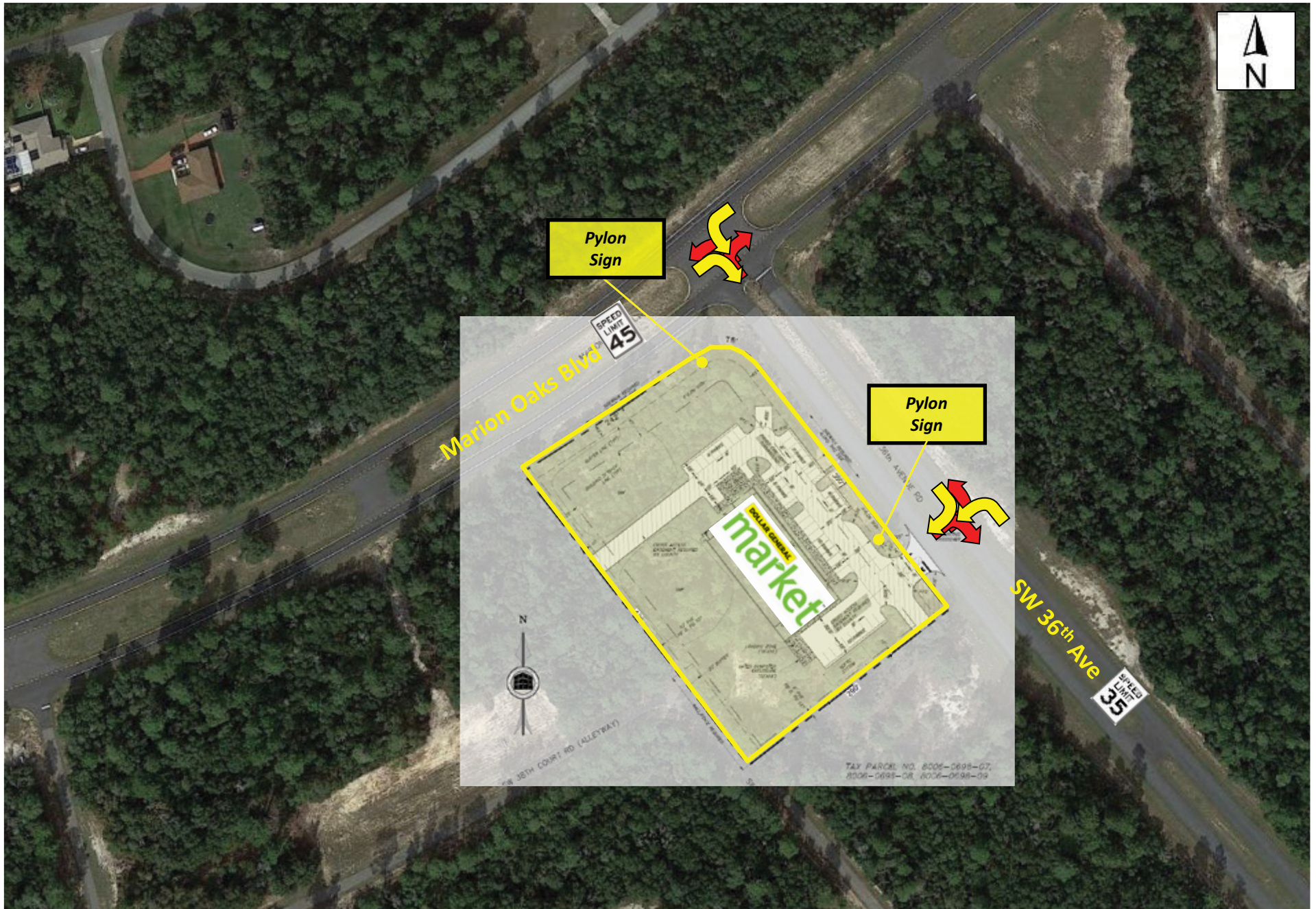
The proximity to I-75 offers easy access for Marion Oaks residents to travel out of the area, to **Gainesville**, **The Villages** (55+ retirement community with 145,000 residents), **Orlando International Airport**, **Tampa International Airport**, and more.















#### 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