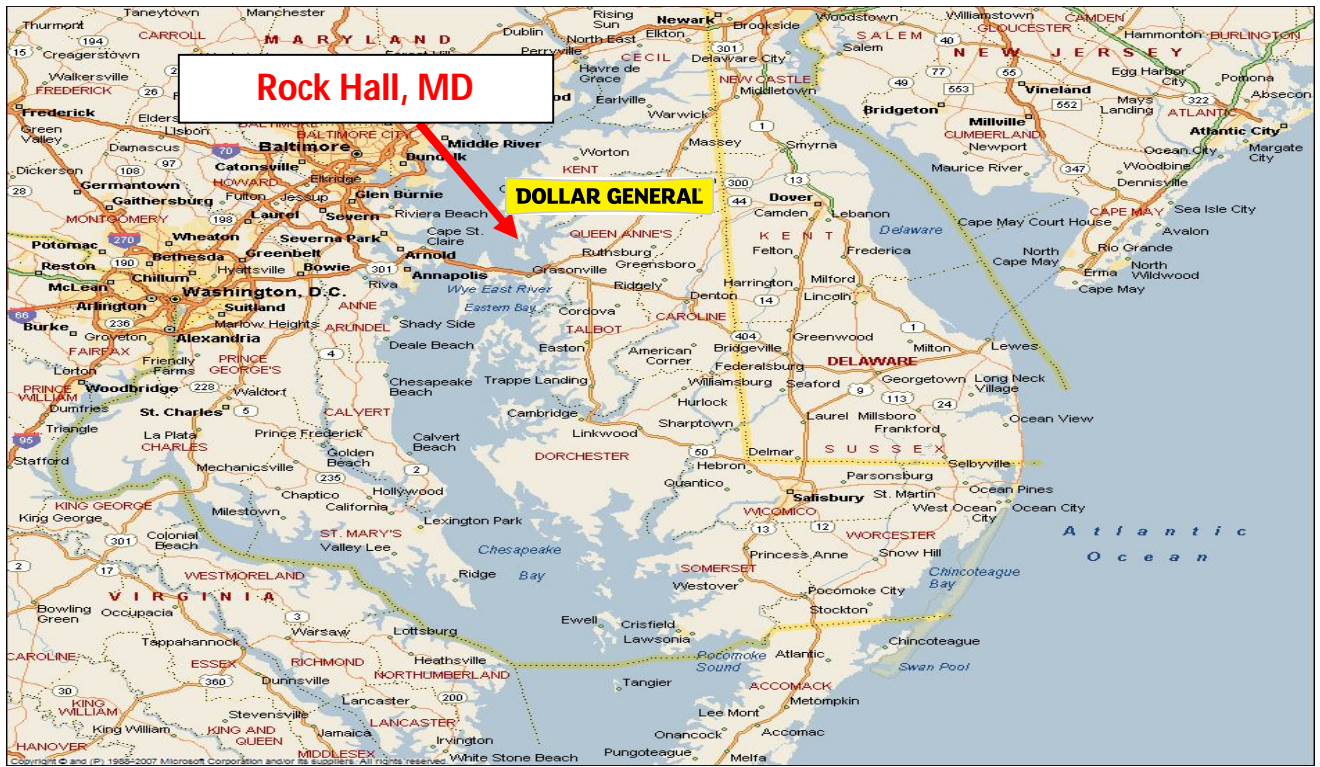


# DOLLAR GENERAL – Rock Hall, Maryland

21378 Rock Hall Avenue, Rock Hall, MD 21661

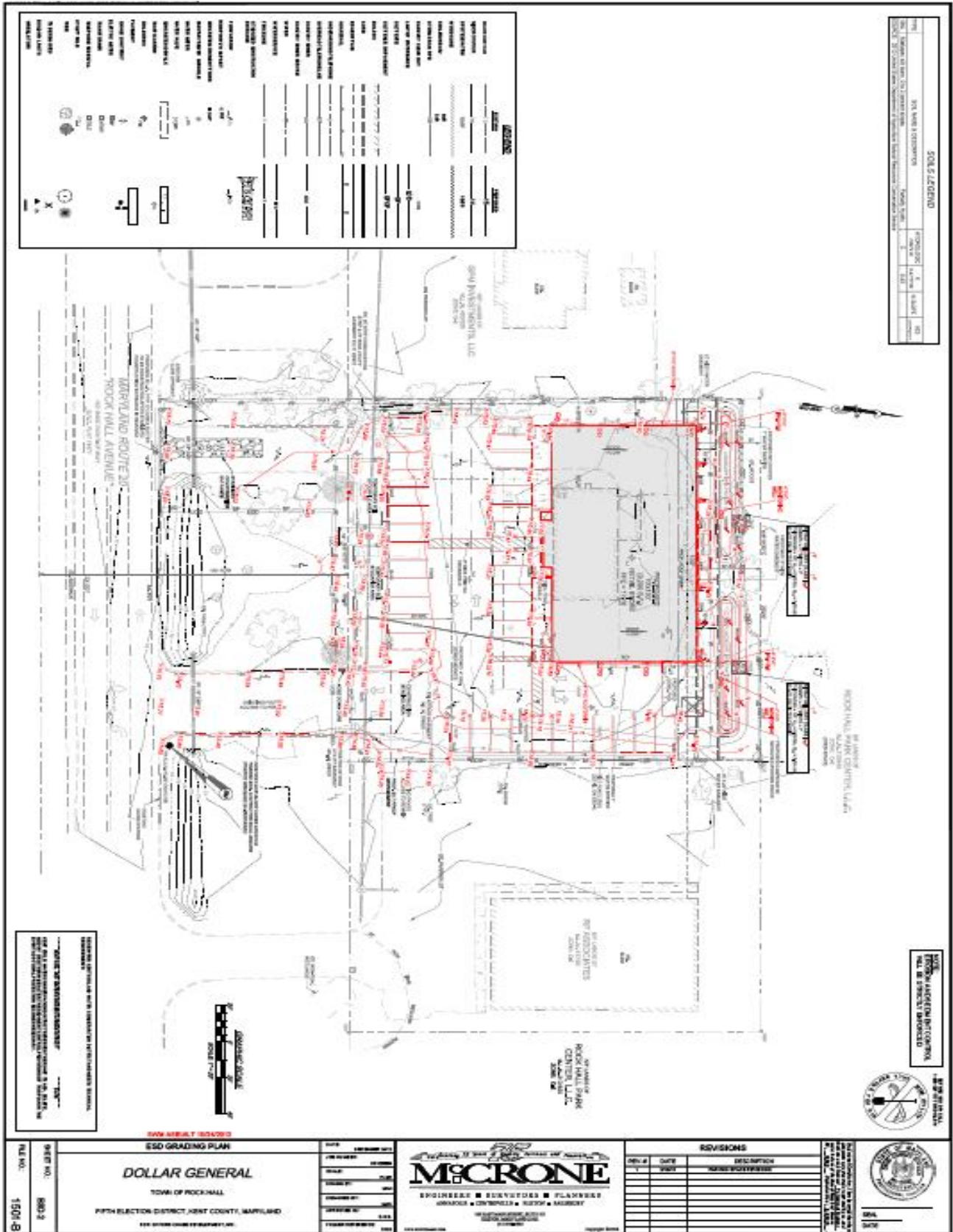




# DOLLAR GENERAL – Rock Hall, Maryland

21378 Rock Hall Avenue, Rock Hall, MD 21661

## Approved Site Plan



SHEET NO. 880-3  
 DATE 10/15/19

**ESD GRADING PLAN**  
**DOLLAR GENERAL**  
 TOWN OF ROCK HALL  
 FIFTH ELECTION DISTRICT, HENT COUNTY, MARYLAND  
 FOR OFFICE USE ONLY

DATE: 10/15/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**McCRONE**  
 ENGINEERS • SURVEYORS • PLANNERS  
 OFFICES • ROCK HALL • ROCK HALL

NO.	DATE	DESCRIPTION

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

# DOLLAR GENERAL – Rock Hall, Maryland

21378 Rock Hall Avenue, Rock Hall, MD 21661



# DOLLAR GENERAL – Rock Hall, Maryland

21378 Rock Hall Avenue, Rock Hall, MD 21661

Landlord/Owner: Oxford Chase Development, Inc.

Location: 21378 Rock Hall Ave.  
Kent County  
Rock Hall, MD 21661

Traffic Count: 4,542 ADT

Demographics: Within 5 miles: Population – 2,995  
Avg. Income \$61,384

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 – 10	\$121,884.96/yr
	Years 11 – 15	\$125,541.51/yr

Optional Terms:	Years 16 - 20	\$138,095.66/yr
	Years 21 - 25	\$151,905.23/yr
	Years 26 – 30	\$167,095.75/yr
	Years 31 – 35	\$183,805.32/yr
	Years 36 – 40	\$202,185.86/yr

Building: 9,100 SF

Property: .91 Acres

Value @ 6.5% Cap: \$1,875,000

Brokers: 2% (Buyer Broker Fee)

Comments: Rent Commencement November 14, 2013.  
There are twelve (12) marinas within one (1) miles, 1,410 boat slips; 1,106 are reserved for permanent occupancy.  
Development in Rock Hall is very difficult; no future commercial competition is anticipated.

## **FOR MORE INFORMATION:**

John E. Camp, Vice President  
Oxford Chase Development  
114 Front Street  
Pocomoke City, MD 21851  
410-957-4005 john.camp@oxfordchase.net