



Dollar General #18012
8640 Crisfield Hwy.
Westover, Maryland 21871

DOLLAR GENERAL®



DOLLAR GENERAL – Westover, MD
Rent Commencement : January 14, 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®



FEATURES

- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Going Home Side of Street
- ❖ No Competition

Location: 8640 Crisfield Highway, Westover, Maryland

Rent Commencement: January 14, 2018

Sale Price: \$1,511,622.

Cap Rate: 6.25%

Initial Term Rents: \$94,476.40/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./1.59 acres

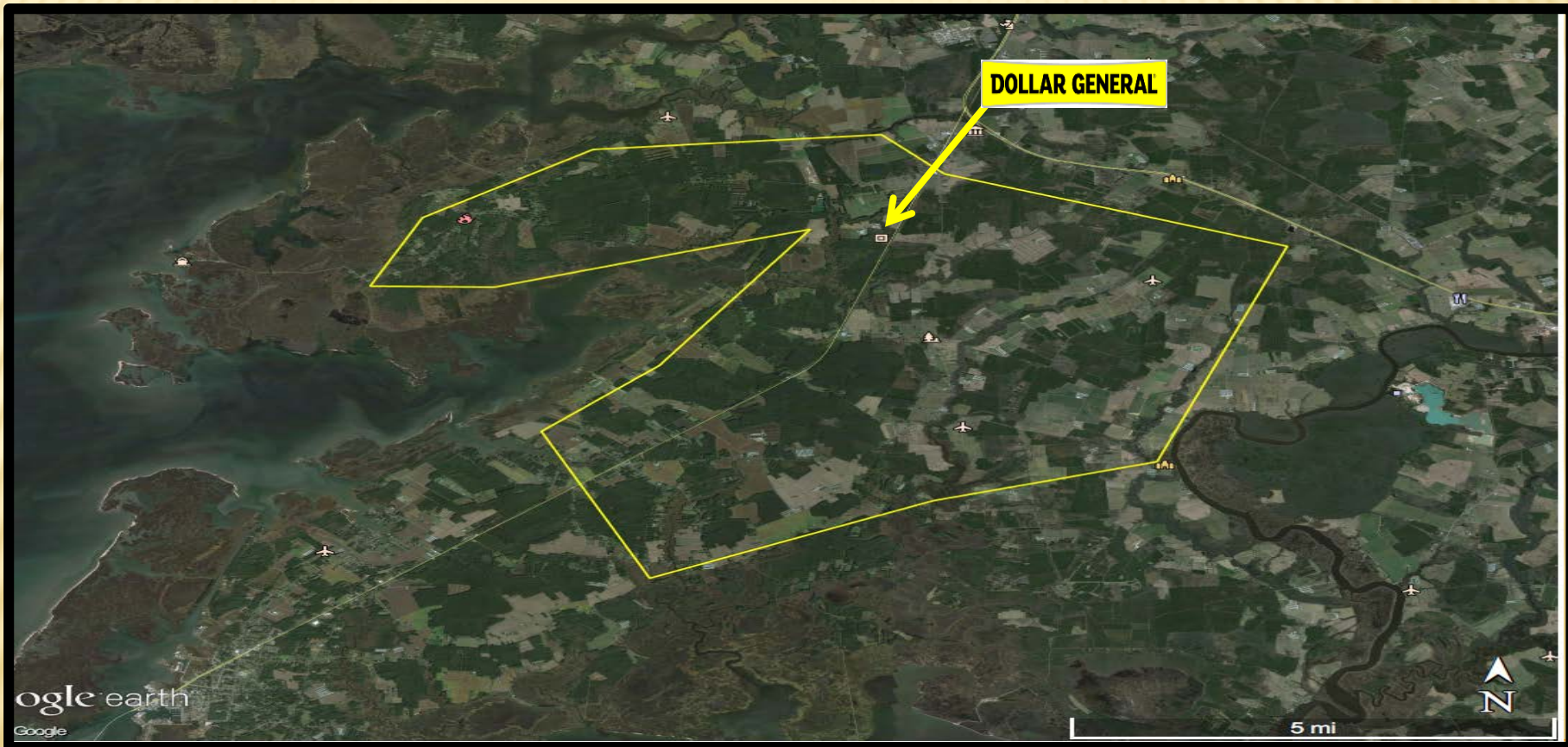
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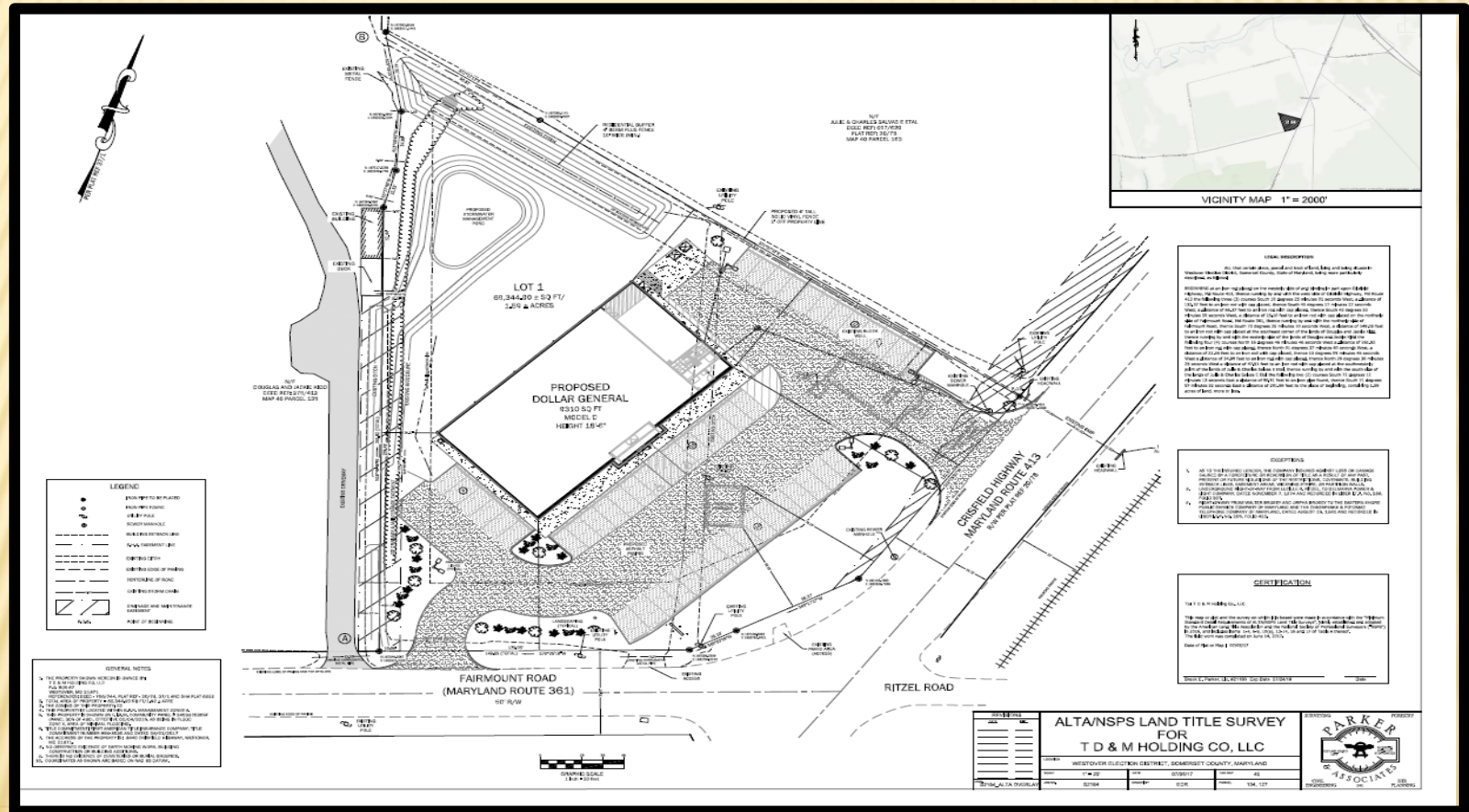
AERIAL



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DEMOGRAPHICS

DOLLAR GENERAL®

2016	Three Miles	Five Miles	Custom Polygon
Population	3,898	5,686	2,694
Average Income	\$60,361	\$58,632	\$61,716

The location is 8640 Crisfield Highway, Westover, Md. (Rt. 413).

Rt. 413 is the only main road going into Crisfield, Md. (16 miles) from the north and leading out of Crisfield heading north.

The nearest retail area on this road is the Dash In convenience store and gas station, .5 miles north. Princess Anne which is 7 miles north and has a Food Lion, Rite Aid, Dollar General and Family Dollar.

The site will serve all going home traffic as well and the communities of Westover, Fairmount, Frenchtown and Rumbley.

Less than one mile south is Great Hope Golf Course (125 members), Tawes Technical High School (280 students) and Somerset Intermediate School (430 students). Somerset Intermediate is the only intermediate school that serves all of Somerset Counties 6th, 7th, and 9th grade students.

Crisfield is the port for ferries to Smith and Tangier Islands and is a major tourist fishing destination. It is also home to Eastern Shore commercial fishing operations. There are miles of waterfront in the area creating second homes to Washington DC area residents.

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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 4th 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	\$ 94,476.36	\$10.38
	First Optional Term	16-20	\$103,924.08	\$11.42
	Second Optional Term	21-25	\$114,316.44	\$12.56
	Third Optional Term	26-30	\$125,748.12	\$13.82
	Fourth Optional Term	31-35	\$138,322.92	\$15.20
	Fifth Optional Term	36-40	\$152,155.20	\$16.72

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

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DOLLAR GENERAL DETAILS

Annual Sales	\$22 Billion (FY 2016)
Credit Rating	Baa2
Founded	1939
Locations	14,000 (8/2017)
Employees	125,000 (+)
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 manufacturers such as Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

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