



Dollar General #4560
23848 Mervell Dean Road
Hollywood, Maryland 20636

DOLLAR GENERAL



Dollar General - Hollywood, Md.
Rent Commencement - May 3, 2018
Term: 15 Years
Corporate Guarantee
NNN Lease

John E. Camp
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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

- ❖ Plus Store (10,640 sq. ft.)
- ❖ Relocation Store
- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Rt. 235- 29,321 VPD
- ❖ Going Home Side of Street
- ❖ No Competition

Location: 23848 Mervell Dean Road, Hollywood, Maryland

Rent Commencement: May 3, 2018

Sale Price: \$2,465,500

Cap Rate: 6.25%

Initial Term Rents: \$154,095.48/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: 10,640 Sq. Ft./3.218 acres

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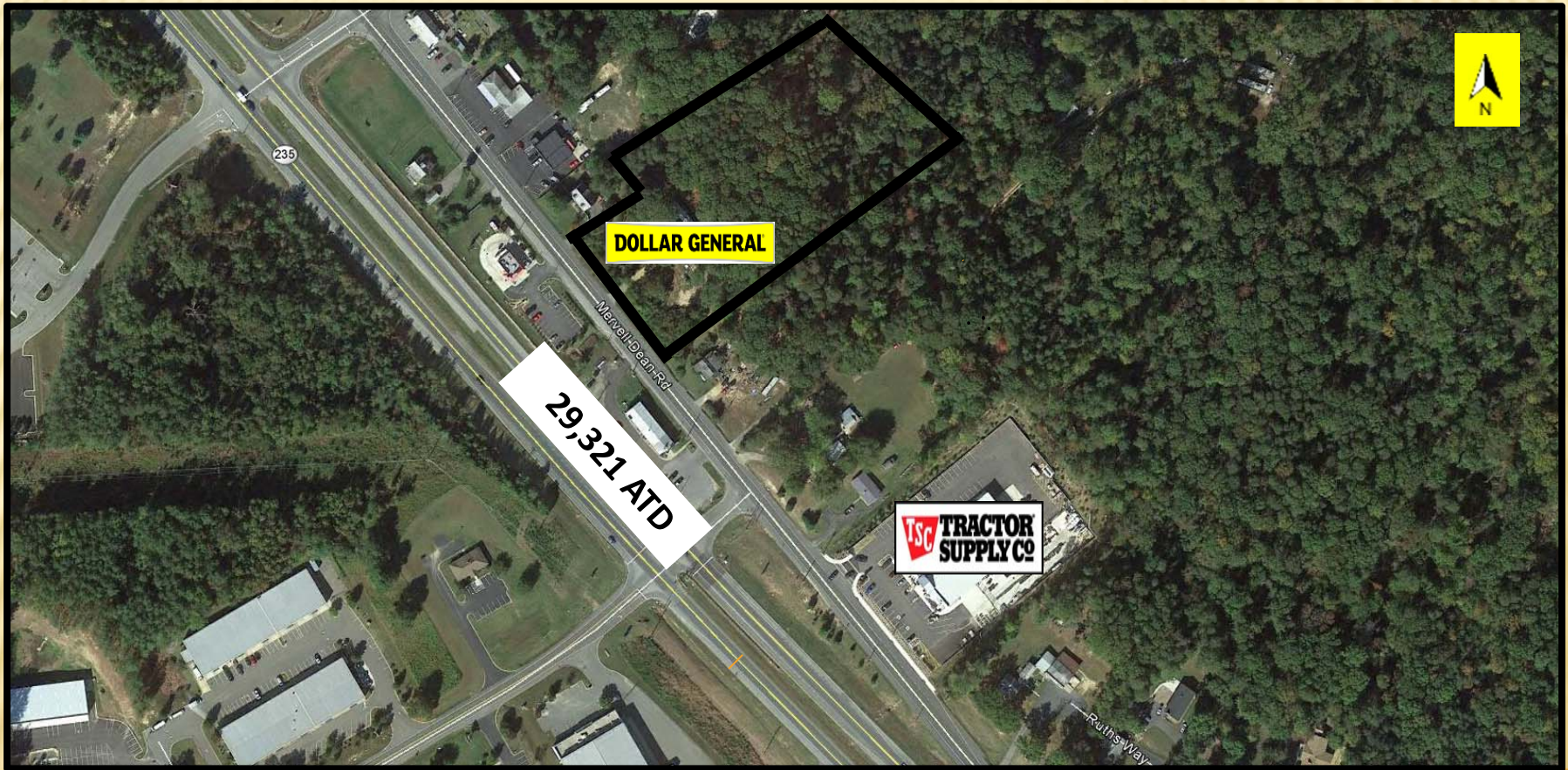
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AERIAL PRIOR TO CONSTRUCTION

DOLLAR GENERAL



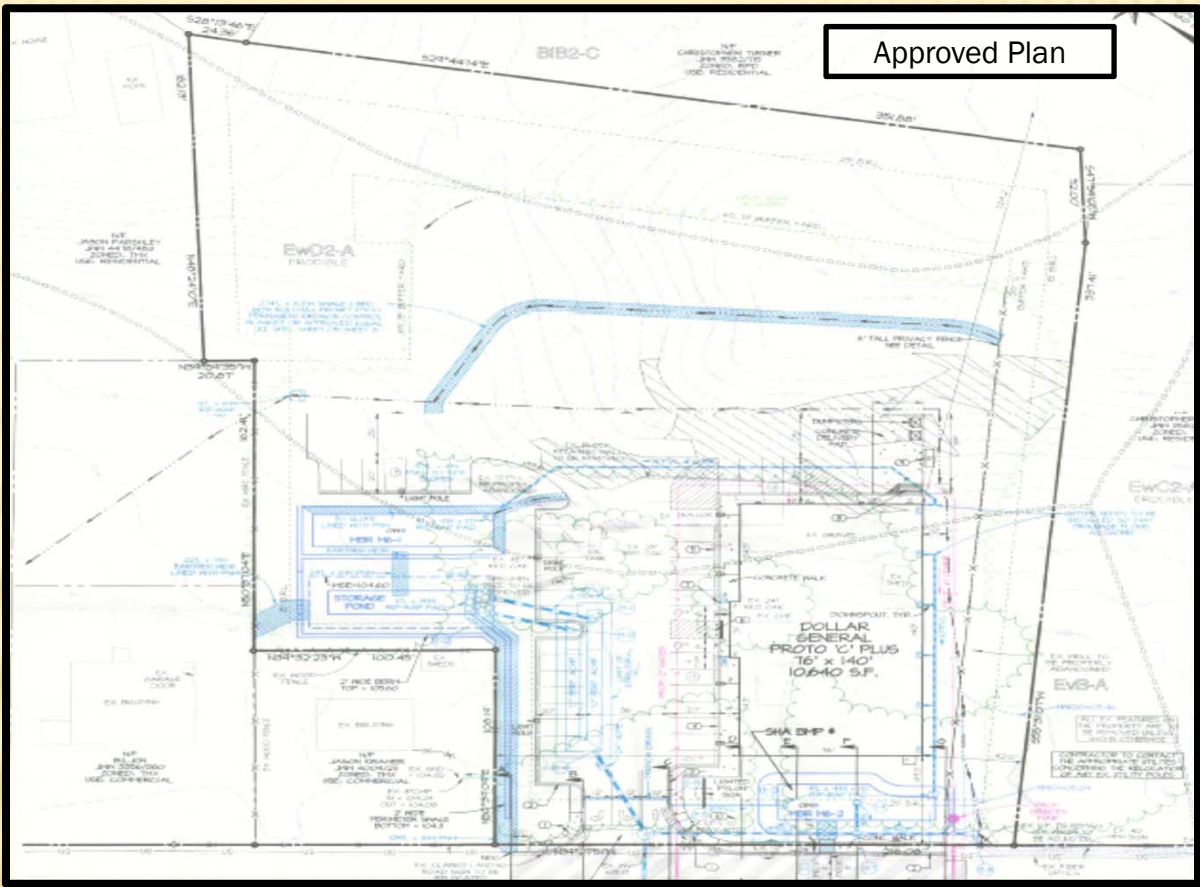
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Site Plan



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DEMOGRAPHICS



2016	One Miles	Three Miles	Five Miles
Population	1,426	16,081	34,019
Average Income	\$121,549	\$115,912	\$110,736

Growth Area: Between 2000 to 2015 the population increased by 48.5%

The location is 23848 Mervell Dean Road, Hollywood, Maryland.

This is a Dollar General Plus Store, 10,640 sq. ft. It is a new store relocation.

Mervell Dean Rod is the service/local road along the main Route 235. Route 235 has a median with limited access. The site is located between 2 traffic intersections (one with traffic light) on Route 235 with excellent visibility.

The nearest retail area on this road is 1.2 -2 miles to the south, Walmart, BJ's, Best Buy, Target and other big box retailers with high land cost and limited availability. This location is 1,2 miles north with no competition in the trade area.

The site is across from Smartronics Headquarters (national cybersecurity firm), ¼ mile from the St. Mary's Regional Airport (144 small craft flights daily-average). The office industrial park entrance is across the Route 235.

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LEASE ABSTRACT



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 2nd quarter of 2018)
Optional Terms	5 - 5 Year
Increase in Options	10%

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RENT SCHEDULE

DOLLAR GENERAL

Size		Year	Annual Rent	Rent/Ft.
10,640 sf	Initial Term	1-15	\$154,095.48	\$14.48
	First Optional Term	16-20	\$169,504.92	\$15.93
	Second Optional Term	21-25	\$186,455.40	\$17.52
	Third Optional Term	26-30	\$205,101.00	\$19.28
	Fourth Optional Term	31-35	\$225,611.16	\$21.20
	Fifth Optional Term	36-40	\$248,172.24	\$23.32

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	\$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 manufactures such as Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

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