



Dollar General #23869
Rt. 276 Jacob Tome Hwy.
Rising Sun, Maryland 21911



DOLLAR GENERAL – Rising Sun, MD
Rent Commencement : May 2023
Term: 15 Years
Corporate Guarantee
NNN Lease

DOLLAR GENERAL®

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.



SUMMARY INFORMATION

DOLLAR GENERAL®



FEATURES

- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Excellent Visibility
- ❖ No Competition

Location: Rt. 276 Jacob Tome Hwy., Rising Sun, Maryland

Rent Commencement: May 2023

Sale Price: Please contact Howard Crossan

Cap Rate: Please contact Howard Crossan

Initial Term Rents: Please contact Howard Crossan

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. - 3.99 +/- acres

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Rt. 276 (Jacob Tome Hwy.) 8,754 ADT

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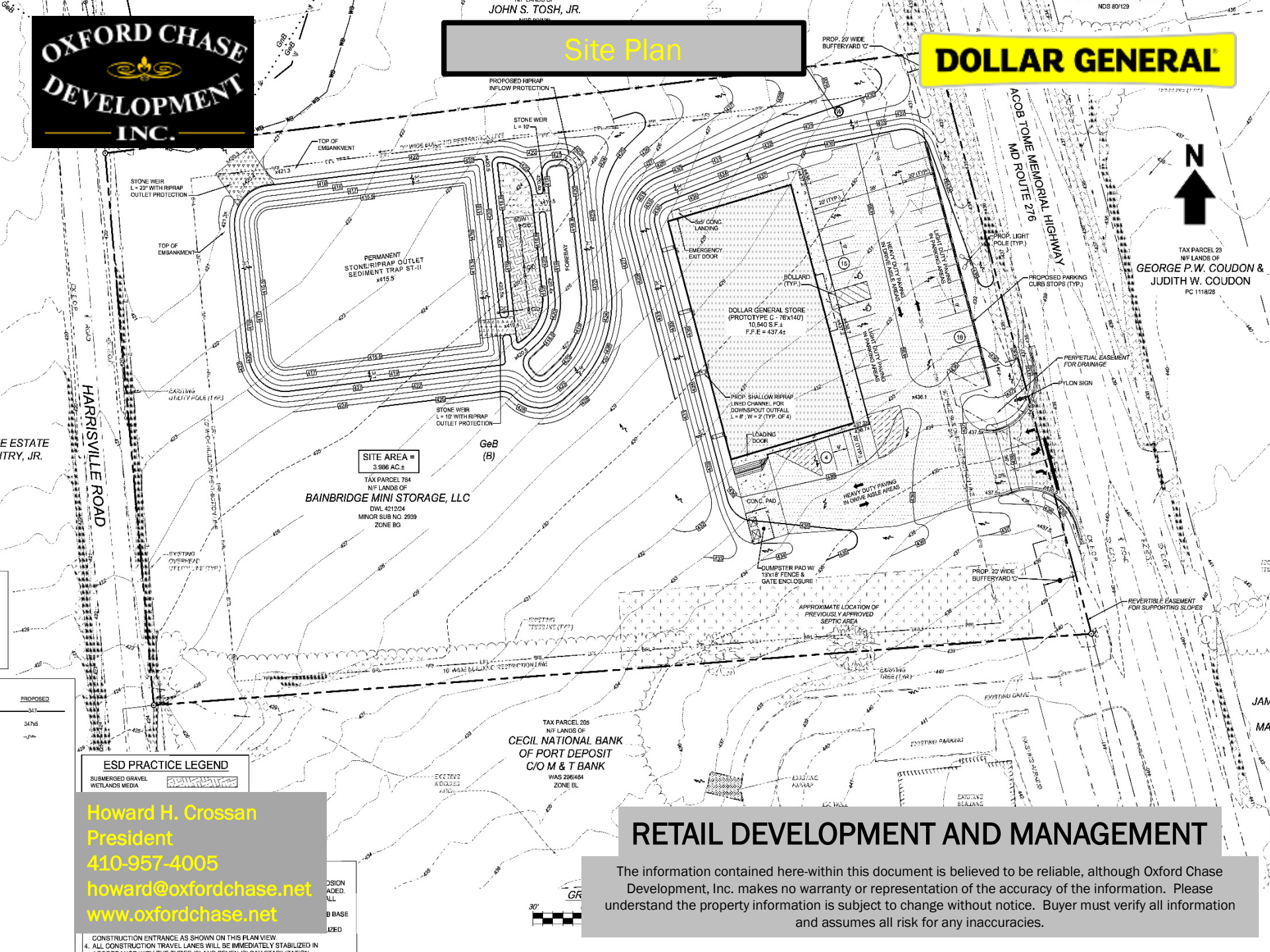
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JOHN S. TOSH, JR.

Site Plan

DOLLAR GENERAL



E ESTATE
TRY, JR.

HARRISVILLE ROAD

SITE AREA =
3.986 AC ±
TAX PARCEL 784
N/F LANDS OF
BAINBRIDGE MINI STORAGE, LLC
CIVL 421324
MINOR SUB NO. 2939
ZONE BG

GeB
(B)

TAX PARCEL 205
N/F LANDS OF
CECIL NATIONAL BANK
OF PORT DEPOSIT
C/O M & T BANK
WAS 296484
ZONE BL

TAX PARCEL 23
N/F LANDS OF
GEORGE P.W. COUDON &
JUDITH W. COUDON
PC 111828



PROPOSED
3475
3475

ESD PRACTICE LEGEND
SUBMERGED GRAVEL
WETLANDS MEDIA

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CONSTRUCTION ENTRANCE AS SHOWN ON THIS PLAN VIEW.
4. ALL CONSTRUCTION TRAVEL LANES WILL BE IMMEDIATELY STABILIZED IN



DEMOGRAPHICS/COMPETITION

DOLLAR GENERAL

2022	1 Mile	3 Miles	5 Miles
Population	2,045	9,972	23,081
Avg. Inc.	\$89,861	\$98,482	\$102,574

Rising Sun is in Cecil County, Maryland about 2 miles south of the Pennsylvania State Line.

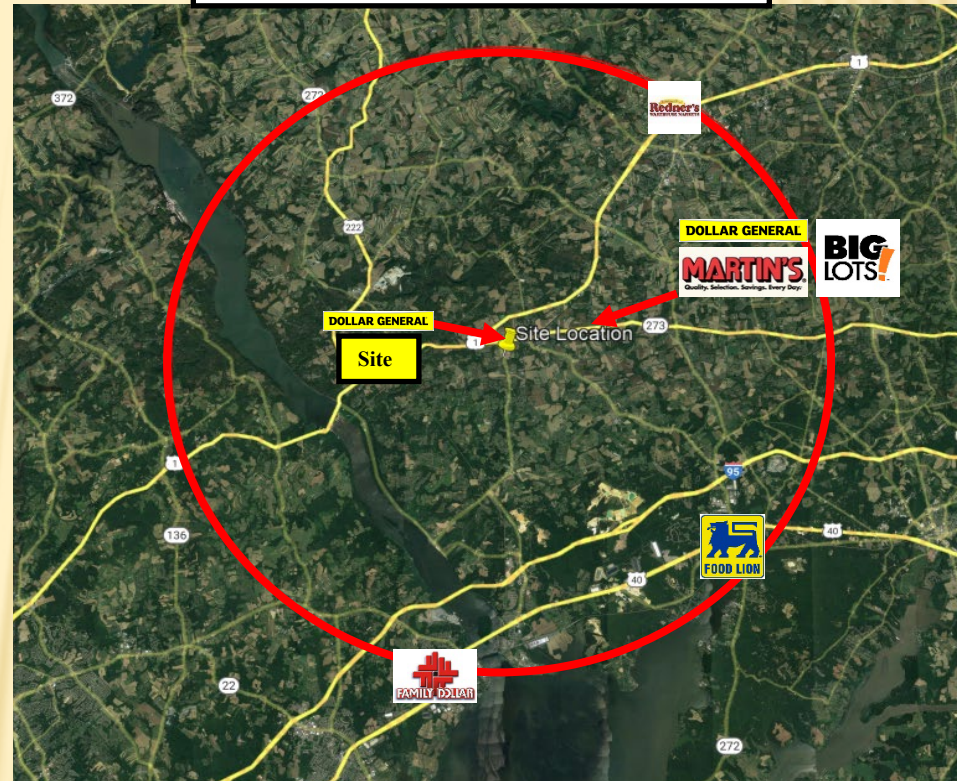
Future job growth over the next 10 years is 28.2% (https://www.bestplaces.net/economy/city/maryland/rising_sun)

This location will benefit the population located north, south and west. As well as traffic headed to and from Pennsylvania.

Seven miles to the south of the site, is Hollywood Casino and in 2023 a Great Wolf Lodge Resort will be complete. This site will capture patrons going to those locations.

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10 Mile Area –Retailers



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RENT SCHEDULE

DOLLAR GENERAL®

Size		Year	Annual Rent	Rent/Ft.
10,640 sf	Initial Term	1-15	\$127,419.00	\$11.98
	First Optional Term	16-20	\$140,160.96	\$13.17
	Second Optional Term	21-25	\$154,176.96	\$14.49
	Third Optional Term	26-30	\$169,594.68	\$15.94
	Fourth Optional Term	31-35	\$186,554.16	\$17.53
	Fifth Optional Term	36-40	\$205,209.60	\$19.29

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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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 1 st Quarter 2023)
Optional Terms	5 - 5 Year
Increase in Options	10%

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Tenant Summary

DOLLAR GENERAL®

DOLLAR GENERAL DETAILS

Annual Sales	\$33.7 Billion (FY 2020)
Credit Rating	Baa2
Founded	1939
Locations	17,915 (10/2021)
Employees	143,000 (+)
Distribution Centers	17
Symbol	NYSE: DG

Corporate Office

100 Mission Ridge
Goodlettsville, TN 37072
www.dollargeneral.com

Dollar General has had 31 consecutive years of same-store sales growth. Dollar General is the largest discount retailer in the United States by number of stores with over 17,915 neighborhood stores in 46 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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