

Dollar General #25625
523 South Main Street
Federalsburg, MD 21632



Typical Prototype Store – Not actual store

DOLLAR GENERAL – Federalsburg, MD
Rent Commencement : July 2024
Term: 15 Years
Corporate Guarantee
NNN Lease

Howard H. Crossan
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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

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

Location: 523 South Main Street, Federalsburg, MD

Rent Commencement: July 2024

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. - 1.60 +/- acres

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AERIAL SITE



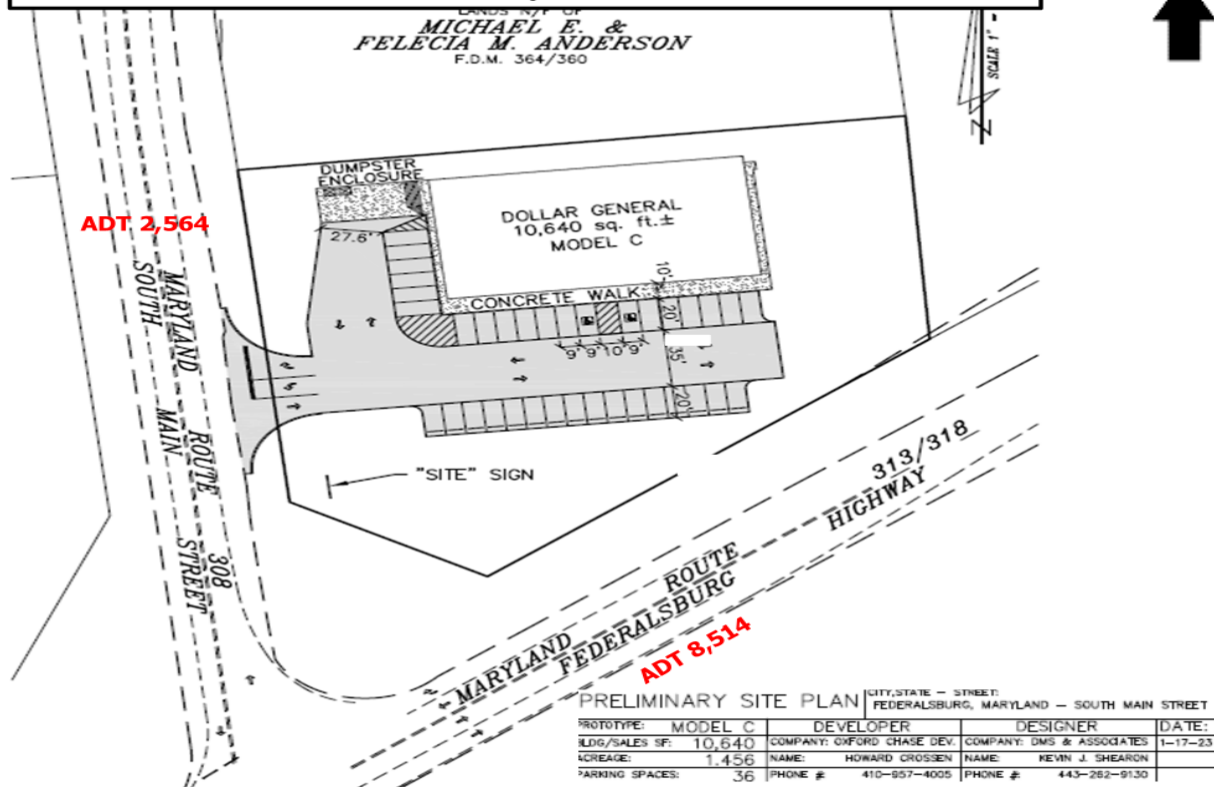
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38.686000
-75.772780

**S. Main Street, Federalsburg, MD
Preliminary Site Plan**



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DEMOGRAPHICS

DOLLAR GENERAL®

2016	One Mile	Three Miles	Five Miles
Population	3,027	4,976	6,862
Average Income	\$64,187	\$66,060	\$69,286

Federalsburg is a town in Caroline County, Maryland. The primary state highways serving the town are Maryland Route 318, which runs east-west, and Maryland Route 313, which runs north-south. The location of this site will attract the southern half of town and is easy access to walking and biking as well as the Rt. 313/318 traffic traveling between Maryland and Delaware. Average Daily Traffic Counts on Rt.313/318 is 8,514 and on Soth Main Street is 2,564.

There is a park and public boat ramp/marine adjacent to this location which will attract boaters outside the Federalsburg areas as it is a tributary to the Chesapeake Bay.

There is not grocery or convenience sore that serves this side of Federalsburg and traffic along Rt. 313/318.

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RENT SCHEDULE

DOLLAR GENERAL®

Size		Year	Annual Rent	Rent/Ft.
10,640 sf	Initial Term	1-5	\$147,950.04	\$13.91
	Initial Term	6-10	\$155,347.54	\$14.60
	Initial Term	11-15	\$163,114.92	\$15.33
	First Optional Term	16-20	\$171,270.67	\$16.10
	Second Optional Term	21-25	\$179,834.20	\$16.90
	Third Optional Term	26-30	\$188,825.91	\$17.75
	Fourth Optional Term	31-35	\$198,267.20	\$18.63
	Fifth Optional Term	36-40	\$208,180.56	\$19.57

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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