

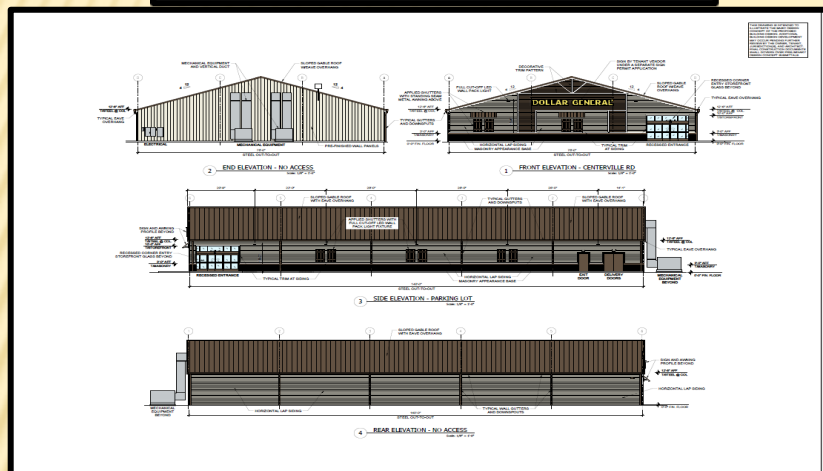




## SUMMARY INFORMATION

**DOLLAR GENERAL®**

### Actual Rendering of Store



### FEATURES

- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Excellent Visibility & Access
- ❖ Grocery Store is 5.5 miles away in this Trade Area

Location: 220 Centreville Road  
Queenstown, Maryland 21658

Rent Commencement: March 2027

Sale Price: Contact Howard Crossan

Cap Rate: Contact Howard Crossan

Original Term: 15 Years

Options: Five (5) – Five (5) year optional terms  
5% increase in each optional year

Lease Type: NNN

Building/Lot Size: 10,640 Sq. Ft./ 3.508 +/- acres

Howard H. Crossan  
President  
410-957-4005  
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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.

220 Centreville Road, Queenstown, MD 21863

38.957647  
-76.077863

Flooring & Cabinets

**Aerial Site**



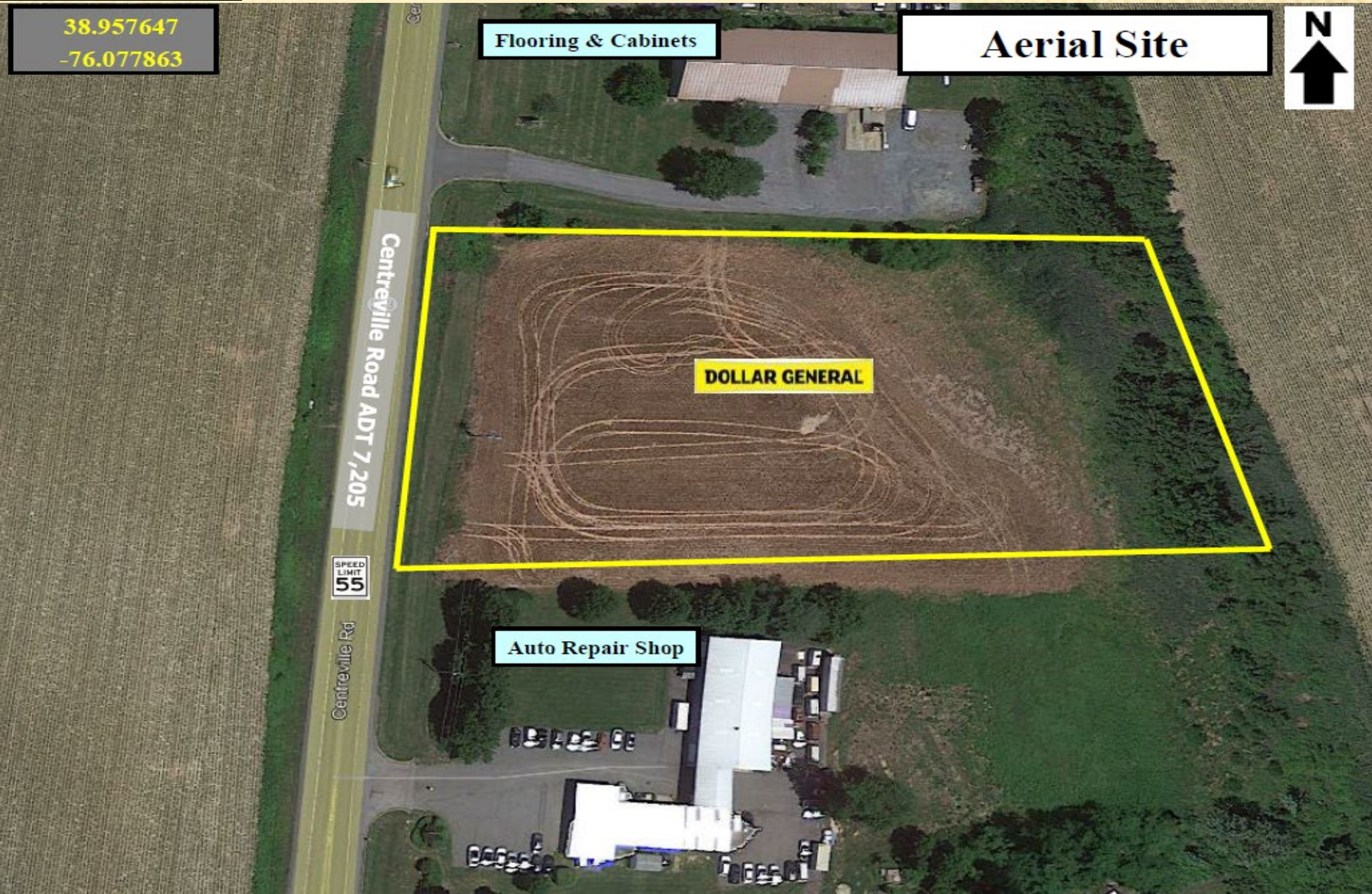
Centreville Road ADT 7,205

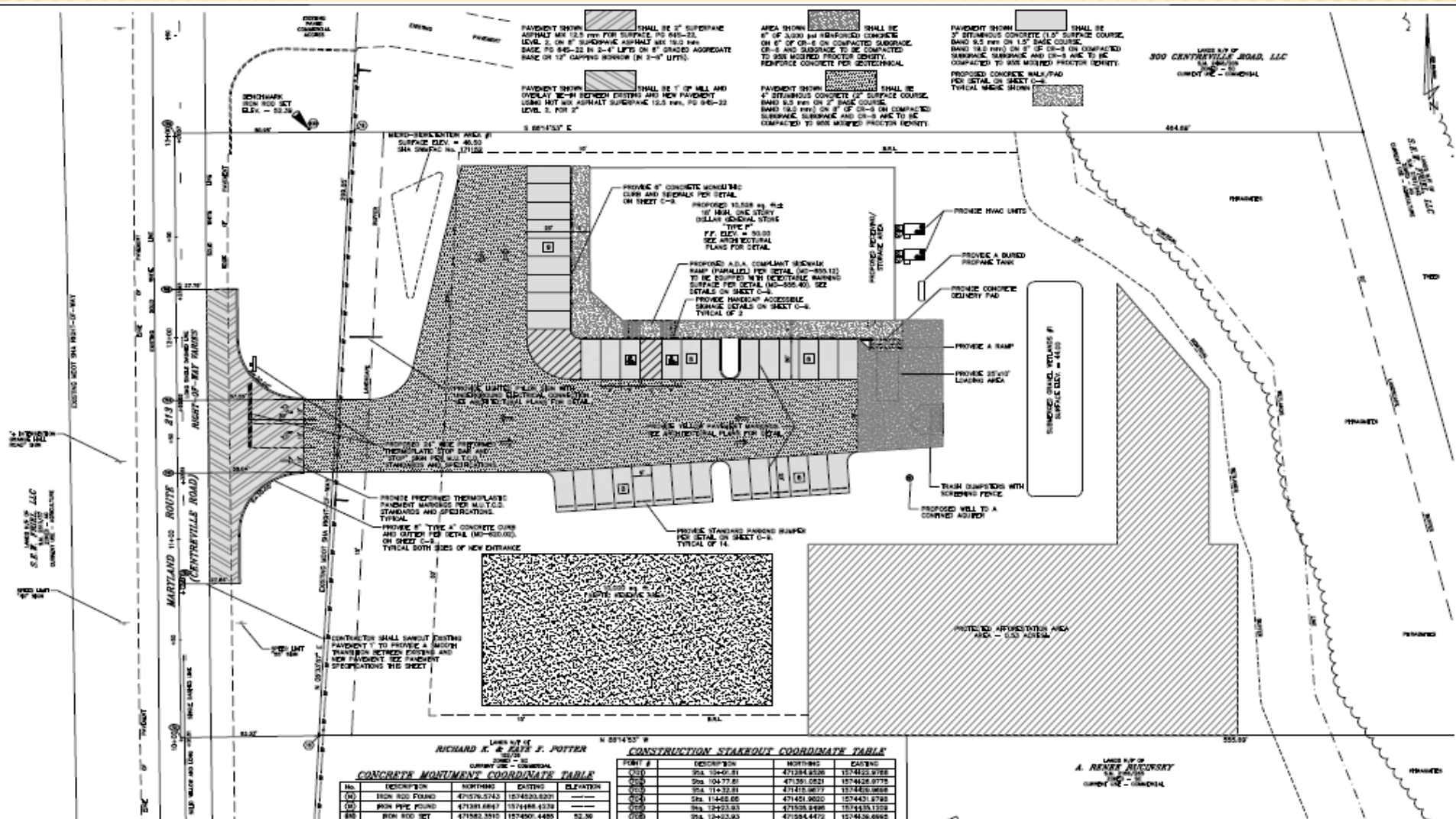
SPEED  
LIMIT  
55

Centreville Rd

**DOLLAR GENERAL**

Auto Repair Shop







## DEMOGRAPHICS

## DOLLAR GENERAL

| 2016           | One Mile  | Three Miles | Seven Miles |
|----------------|-----------|-------------|-------------|
| Population     | 157       | 1,415       | 5,145       |
| Average Income | \$117,089 | \$122,995   | \$125,537   |

Queenstown is a small historic waterfront town on the Eastern Shore of Maryland in Queen Anne's County. This project provides a convenient general merchandise resource designed to serve the routine retail needs of the surrounding community and traveling motorists along the Route 213 corridor.

Strategically located along a heavily traveled Eastern Shore corridor, the property sits just north of Chesapeake College and the busy intersection of U.S. Route 50.

Situated less than five miles northwest at the U.S. 50/301 split, are the Queenstown Outlets, a major regional outdoor shopping center drives significant visitor traffic directly past the Centreville Road corridor.

Situated just minutes away at the edge of town, the public Queenstown Boat Landing provides local residents and visitors convenient water access directly off the Chester River.

This project provides a convenient general merchandise resource designed to seamlessly integrate into the active commercial fabric, serving the routine retail needs of both the surrounding rural community and traveling motorists exploring the historic Wye Mills and Queenstown areas.

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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<br>1 <sup>st</sup> Quarter 2027) |
| Optional Terms      | 5 - 5 Year                                            |
| Increase in Options | 5%                                                    |

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## Tenant Summary

**DOLLAR GENERAL®**

### DOLLAR GENERAL DETAILS

|                      |                           |
|----------------------|---------------------------|
| Annual Sales         | \$37.8 Billion (FY 2022)  |
| Credit Rating        | Baa2                      |
| Founded              | 1939                      |
| Locations            | 18,700 (1,039/2022)       |
| Employees            | 170,000 (+)               |
| Distribution Centers | 18 (10 Fresh Dist. Ctrs.) |
| Symbol               | NYSE: DG                  |

#### Corporate Office

100 Mission Ridge  
Goodlettsville, TN 37072  
[www.dollargeneral.com](http://www.dollargeneral.com)

Dollar General is the largest discount retailer in the United States by number of stores with over 18,700 neighborhood stores in 47 states and Mexico. 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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