



Dollar General #25276
10860 Market Lane
Princess Anne, Maryland 21853

DOLLAR GENERAL®

Actual Rendering of this location



DOLLAR GENERAL – Princess Anne, MD
Rent Commencement: January 2024
Term: 15 Years
Corporate Guarantee
NNN Lease

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®

Actual Rendering of this location



FEATURES

- ❖ New Lease – No Landlord obligation
- ❖ New Construction
- ❖ Excellent Visibility & Access
- ❖ Only One other Grocery Store in this Trade Area

Location: 10860 Market Lane
Princess Anne, MD 21853

Rent Commencement: January 2024

Sale Price: \$2,582,346.00

Original Term: 15 Years

Options: Five (5) – Five (5) year optional terms
10% increase in each optional year

Lease Type: NNN

Building/Lot Size: 12,480 Sq. Ft./ 3.54 +/- acres

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.



Skipjack Cir

920

**Residential
Graduate Housing
for UMES – 120 Units**

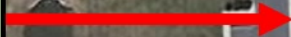
Clipper Cir

**Washington High
School
566 Students**

**MD Rt. 13 (Ocean Hwy.)
ADT 22,011**

13

**Legal & Accounting
Offices, Physical
Therapy and Gym**



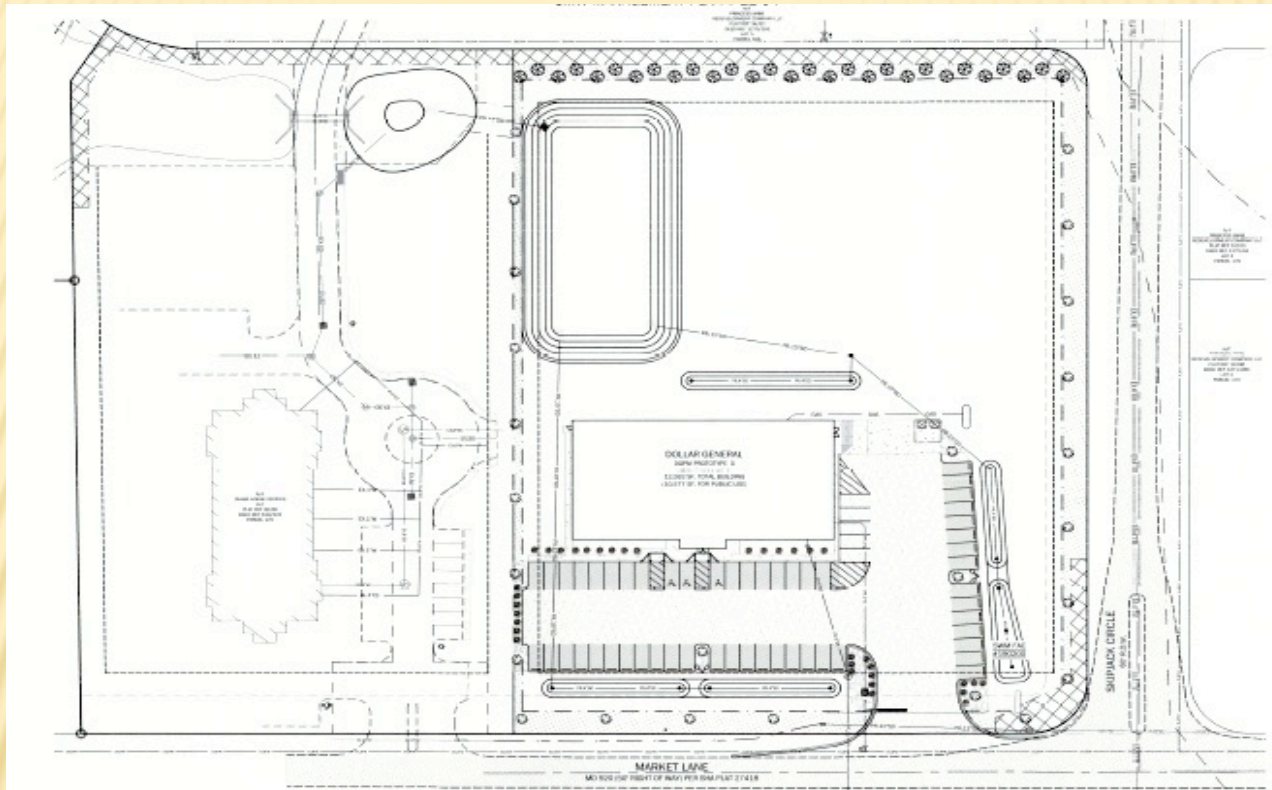
311 ft

Google Earth

13

FINAL SITE PLAN

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.



DEMOGRAPHICS

DOLLAR GENERAL

2016	Three Mile	Five Miles	Seven Miles
Population	10,858	12,753	14,663
Average Income	\$47,385	\$50,427	\$53,879

This is an excellent location for a DG Market. This location is on a service road running parallel to Rt. 13 (Ocean Highway) and is accessible from 4 entrances making access to and from the location easy. One of the two High Schools in the county is directly across the street, there is new Graduate Housing for UMES behind the site and several housing developments in the vicinity.

Rt. 13 running parallel to the service road accessing this site has an AADT of 22,011. Rt. 13 is the only direct route to Salisbury, Maryland, which has the highest population of any town on the lower eastern shore.

The trade area is very rural. There is a Dollar General (465) in the Town of Princess Anne, but not in the trade area of Rt. 13 (Ocean Hwy.) corridor. Population in a 3-, 5- and 7-mile area is 10,858, 12,753 and 14,663 respectively. There is only one grocery store in Princess Anne, a Food Lion, which is 2.8 miles north of this site to serve the area. There are two ways into the Food Lion but only one exit out which can be difficult and frustrating at times. 12.6 miles south of this site is Pocomoke, where the next closest grocery store is Walmart.

A Dollar General Market store will be a welcome addition to the area and serve the needs of the area as well as being an easy, accessible stop for travelers north and south on Rt. 13. The visibility will be excellent at this location.

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.



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 2024)
Optional Terms	5 - 5 Year
Increase in Options	10%

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.



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

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.

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.