

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
KISSIMMEE, FLORIDA



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:

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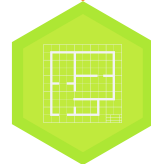
INVESTMENT SUMMARY



LIST PRICE
\$2,688,296



CAP RATE
5.50%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
6.50 YEARS



RENEWAL OPTIONS
6 - 5 YEAR



PARKING
33 SPACES



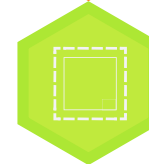
APN
**30-26-29-0000-
0023-0000**



PROPERTY ADDRESS
**3260 PLEASANT HILL ROAD
KISSIMMEE, FL 34746**



ANNUAL RENT
\$147,856.32



LAND AREA
1.23 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
01/31/2029



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2014



TRAFFIC COUNTS
34,455 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- ➊ Approximately 6.50 Years Remaining in Initial 15-Year Lease Term
- ➋ 2014 Build-to-Suit Dollar General
- ➌ Six (6) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE | COUPON CLIPPER:

- ➊ Absolute NNN Lease with ZERO Management Responsibilities
- ➋ Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

UPGRADED CONSTRUCTION:

- ➊ CMU Block Stucco/Brick

LOCATION:

- ➊ Traffic Counts in Excess of 34,455 Vehicles Per Day
- ➋ Located on Pleasant Hill Road (4-Lane Highway)
- ➌ Across from Valencia College's New 65,000 SF Poinciana Campus with 3,500 Students
- ➍ Situated within Brand New Retail Development Project that Includes 7-Eleven, Starbucks & Heartland Dental

EXPLOSIVE POPULATION GROWTH:

- ➊ 1-Mile Annual Population Growth: 6.80% (34.02% Over the Next 5 Years)
- ➋ 3-Mile Annual Population Growth: 4.10% (20.55% Over the Next 5 Years)
- ➌ 5-Mile Annual Population Growth: 2.93% (15.01% Over the Next 5 Years)
- ➍ 7-Mile Annual Population Growth: 2.59% (12.96% Over the Next 5 Years)

TRADE AREA DEMOGRAPHICS:

- ➊ 1-Mile: 4,611 Residents; \$81,811 Average Household Income
- ➋ 3-Mile: 34,618 Residents; \$71,829 Average Household Income
- ➌ 5-Mile: 84,280 Residents; \$61,458 Average Household Income
- ➍ 7-Mile: 130,947 Residents; \$60,496 Average Household Income

PROXIMITY FROM KISSIMMEE, FLORIDA:

- ➊ Orlando, FL | 22 Miles
- ➋ The Villages, FL | 69 Miles
- ➌ Tampa, FL | 73 Miles
- ➍ Fort Myers, FL | 146 Miles
- ➎ Jacksonville, FL | 162 Miles
- ➏ Miami, FL | 218 Miles

TENANT:

- ➊ Strong Corporate Guaranty (NYSE: "DG") – Dollar General Corporation is Rated "BBB" by Standard & Poor's
- ➋ 18,566 Stores in 47 States as of July 29, 2022







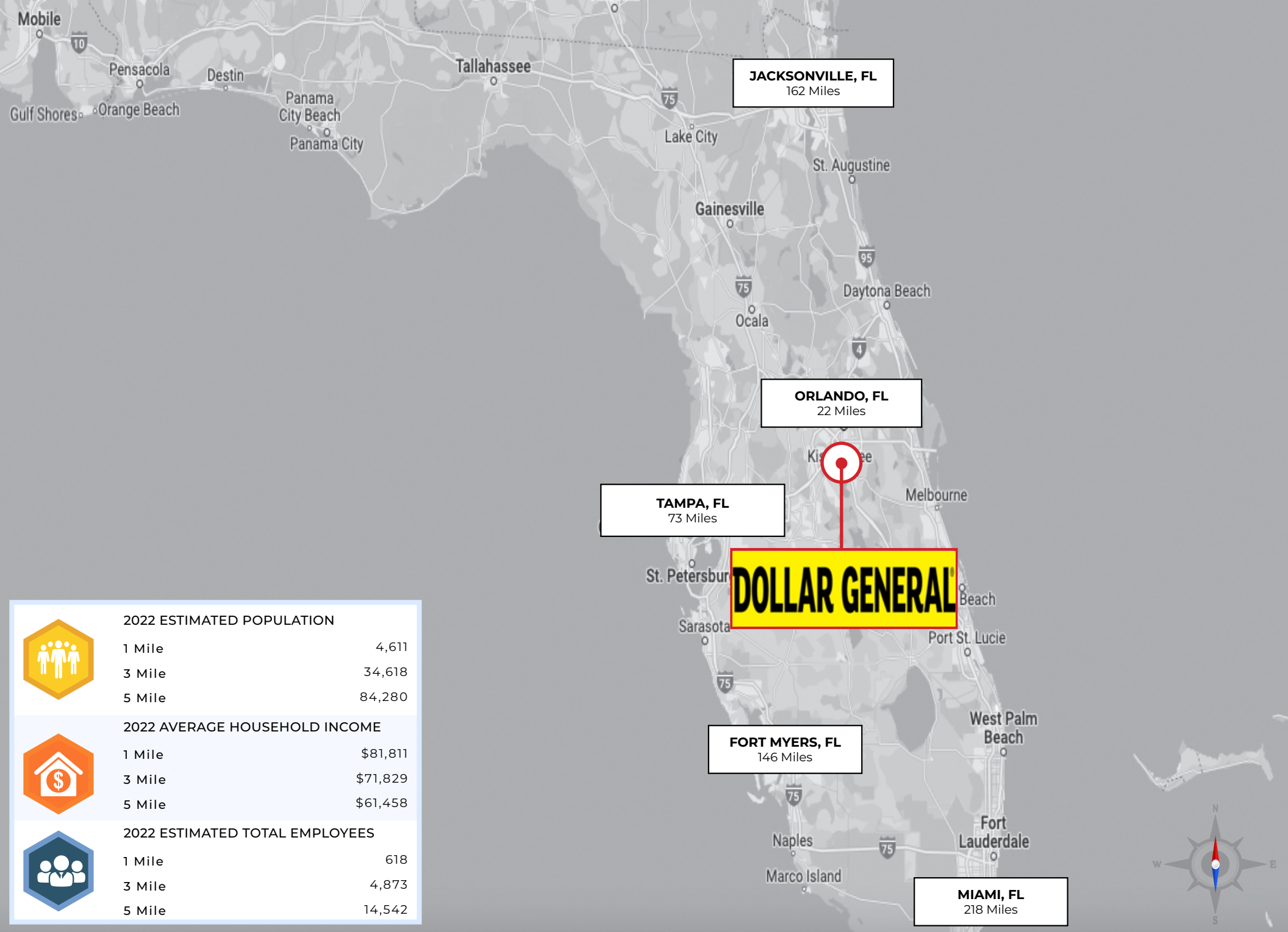




DOLLAR GENERAL

SITE





AREA OVERVIEW



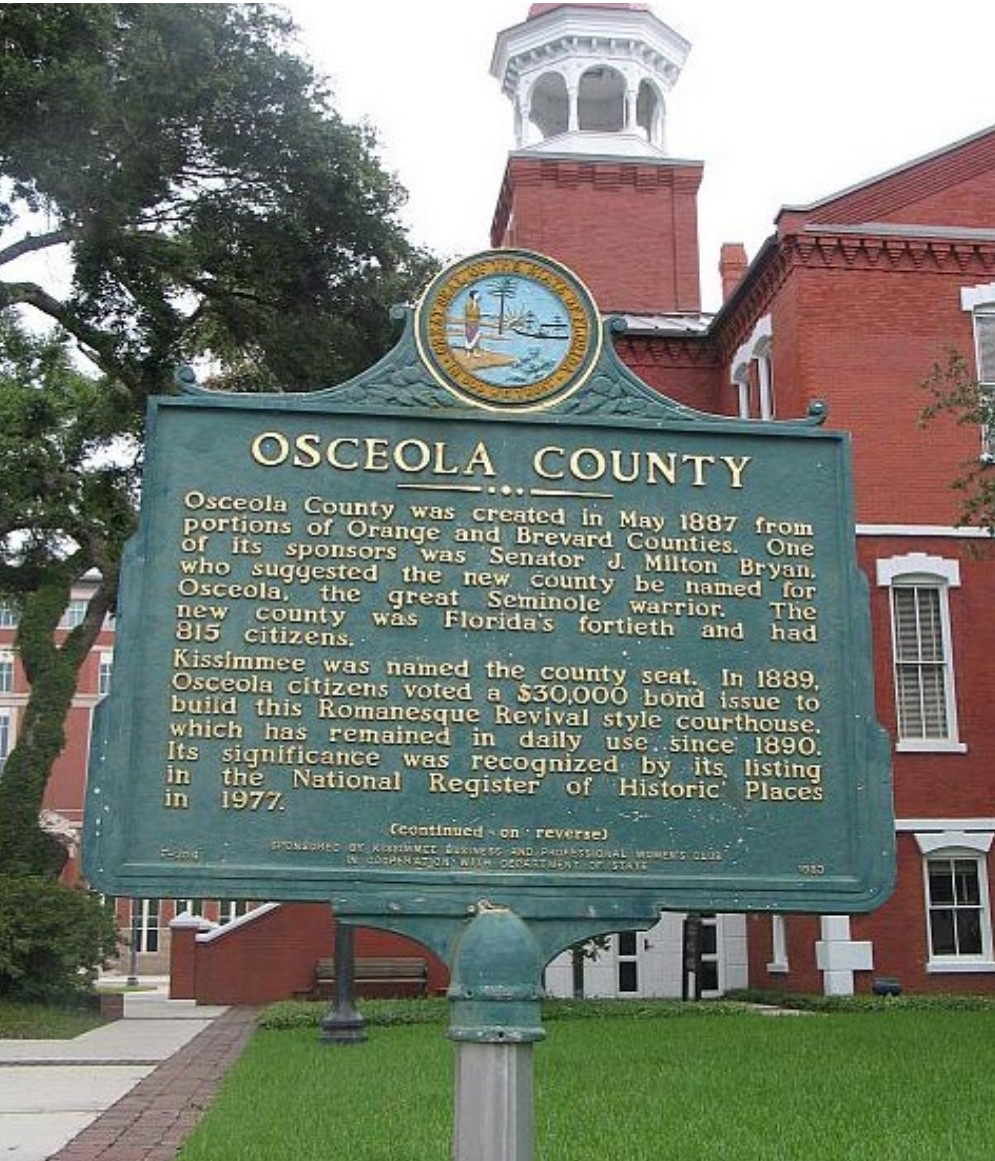
KISSIMMEE, FLORIDA

Kissimmee, Florida is 17 miles south of Orlando, Florida and 68 miles east of Tampa, Florida. It is located in Osceola County in Central Florida along the shore of Lake Tohopekaliga, which is locally referred to as Lake Toho. It has a large Hispanic population which includes a large number of Puerto Ricans. Of Florida's 67 counties, Osceola is the State's sixth largest in geographical size, with a land area of 1,506 square miles. There are approximately 13,580 acres within the corporate limits of the City. The estimated population as of the 2020 Census was 79,226.

The City is primarily residential in character but also serves as a regional retail and commercial center. It derives a substantial portion of its economic activity from its proximity to Walt Disney World as well as from the surrounding cattle industry. The Walt Disney World complex has been largely responsible for growth in the City and its adjacent areas since it opened on October 1, 1971. The complex is the site of the "Magic Kingdom", an amusement theme park, and a variety of other facilities designed to attract visitors for an extended stay by offering a wide range of recreational activities for the entire family.

Kissimmee attractions includes Oldtown, Osceola Center for the Arts, Osceola County Historical Society & Museum, and The Houston Astros participate in Spring Training in Kissimmee at the Osceola County Stadium. Visitors have opportunities to take a tour of the region's working cattle ranches. Tours of the Boggy Creek wetlands are available. The close by Lake Buena Vista is popular for outdoor activities. The Kissimmee Chain of Lakes is well known for its largemouth bass fishing. The city features a large water park and numerous golf courses including Kissimmee Golf Club, Ginn Reunion Resort Golf Course and Kissimmee Oaks Golf Club. Excellent fishing opportunities are available at Lake Toho. The School District of Osceola County, Florida serves Kissimmee.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Population	4,611	34,618	84,280	130,947
2027 Projected Population	6,180	41,732	96,631	147,923
2020 Census Population	3,837	32,233	79,487	124,286
Annual Growth Rate: 2022 to 2027	6.80%	4.10%	2.93%	2.59%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Households	1,330	10,367	26,597	42,959
2027 Projected Households	1,840	12,828	31,217	49,660
2020 Census Households	1,101	9,632	25,070	40,736
Annual Growth Rate: 2022 to 2027	7.66%	4.74%	3.47%	3.11%
Average Household Size	3.46	3.33	3.15	3.03



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Average Household Income	\$81,811	\$71,829	\$61,458	\$60,496
2022 Median Household Income	\$81,686	\$78,807	\$80,911	\$83,116
2022 Per Capita Income	\$23,617	\$21,516	\$19,433	\$19,881



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Housing Units	1,330	10,367	26,597	42,959
2022 Owner-Occupied Units	1,105	8,175	19,674	31,354
2022 Renter Occupied Housing Units	225	2,192	6,923	11,605



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Businesses	148	1,249	3,251	5,760
2022 Employees	618	4,873	14,542	27,942

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#106



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,566



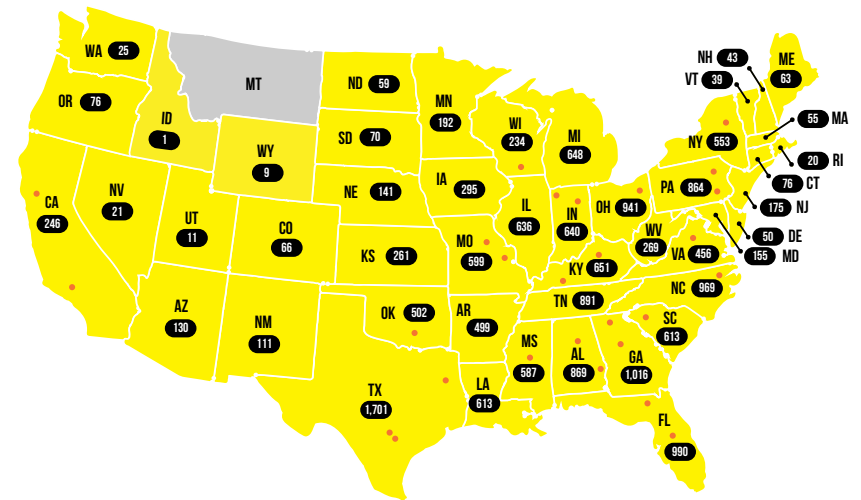
NO. EMPLOYEES
173,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,566 stores in 47 states as of July 29, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

18,566 STORES | **IN 47 STATES** |
AS OF 07/29/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 3260 Pleasant Hill Road, Kissimmee, FL 34746 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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