

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
SEBRING, FLORIDA



In Association with Brian Brockman (Bang Realty-Naples, Inc)  
A Licensed Florida Broker #BK3327646



**S** SCHUCHERT  
RETAIL GROUP

**EXCLUSIVELY LISTED BY:**

**JOE SCHUCHERT, CCIM**

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

**JIM SCHUCHERT, CCIM**

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

**BRIAN BROCKMAN**

Bang Realty-Naples, Inc.

bor@bangrealty.com

D 513.898.1551

FL License #BK3327646



## INVESTMENT SUMMARY



LIST PRICE  
**\$1,713,141**



PROPERTY ADDRESS  
**10305 LONGORIA PLACE  
SEBRING, FL 33876**



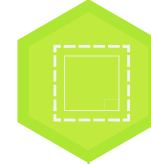
CAP RATE  
**6.75%**



ANNUAL RENT  
**\$115,637.04**



BUILDING SIZE  
**9,100 SQ. FT.**



LAND AREA  
**1.50 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE TERM REMAINING  
**6.33 YEARS**



LEASE EXPIRATION  
**01/31/2031**



RENEWAL OPTIONS  
**4 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**30 SPACES**



YEAR BUILT  
**2016**



PARCEL NUMBER  
**C-34-35-29-060-  
0000-0030**



TRAFFIC COUNTS  
**25,446 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 6.33 Years of Guaranteed Lease Term (Lease Exp: 01/31/2031)
- 2016 Build to Suit Construction | 9,100 SF Building - 1.50 Acre Parcel
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

## ABSOLUTE NNN LEASE:

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

## UPGRADED CONSTRUCTION:

- Brick & EIFS Stucco

## RECENT REMODEL - COMMITMENT TO LOCATION (JUNE 2023):

- Tenant Remodeled the Subject Property in June 2023 at their Sole Cost & Expense

## BUTTONWOOD BAY COMMUNITY:

- Located 1.4 Miles from Subject Property
- 55+ Community Has over 1,000 Units (RV Sites & Mobile Homes)
- Nestled on Lake Josephine & Jackson Creek

## SEBRING INTERNATIONAL SPEEDWAY - EST. 1950:

- America's Oldest Road Racing Track
- Host to the 12 Hours of Sebring
- Track Measures 3.74 Miles & Has 17 Turns (2nd Longest Major Road Course in North America)

## PROXIMITY FROM SEBRING, FLORIDA:

- Tampa, FL | 84 Miles
- Orlando, FL | 84 Miles
- Fort Myers, FL | 86 Miles
- Palm Beach, FL | 112 Miles
- The Villages, FL | 121 Miles
- Miami, FL | 172 Miles
- Jacksonville, FL | 224 Miles
- Tallahassee, FL | 327 Miles

## TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 4,487 Residents; 2.04% Annual Population Growth
- 3-Mile Average Household Income = \$94,518
- 5-Mile Population = 11,959 Residents; 2.29% Annual Population Growth
- 5-Mile Average Household Income = \$92,083
- 7-Mile Population = 32,397 Residents; 1.95% Annual Population Growth
- 7-Mile Average Household Income = \$88,624



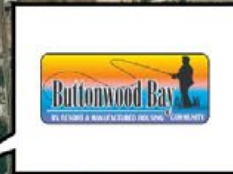
**DOLLAR  
GENERAL**



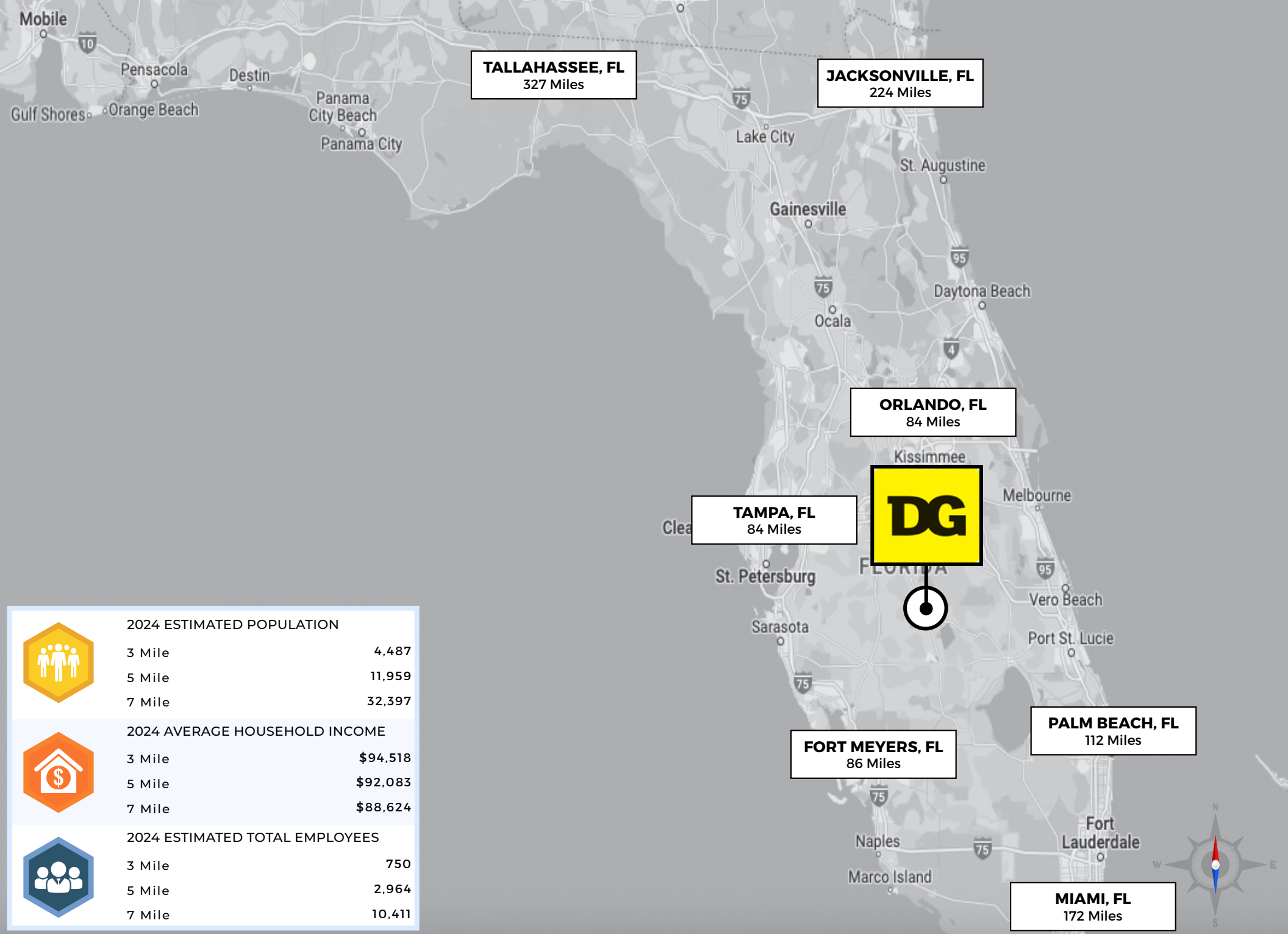


**DOLLAR  
GENERAL**

DOLLAR  
GENERAL







**TALLAHASSEE, FL**  
327 Miles

**JACKSONVILLE, FL**  
224 Miles

**ORLANDO, FL**  
84 Miles

**TAMPA, FL**  
84 Miles



**FORT MEYERS, FL**  
86 Miles

**PALM BEACH, FL**  
112 Miles

**MIAMI, FL**  
172 Miles

# AREA OVERVIEW



## SEBRING, FLORIDA

Sebring is a city in Highlands County, Florida, United States, nicknamed “The City on the Circle”, in reference to Circle Drive, the center of the Sebring Downtown Historic District. Sebring is the home of the Sebring International Raceway, created on a former airbase, first used in 1950. It hosted the 1959 Formula One United States Grand Prix, but is currently best known as the host of the 12 Hours of Sebring, an annual TUDOR United Sports Car Championship race. Nearby Highlands Hammock State Park is a popular attraction. Sebring offers a variety of recreational opportunities. Historical sites such as Historic Bok Sanctuary and Paynes Creek State Historic Site are nearby. Museums nearby are Brevard Museum of Art and Science, the Lake Wales Museum and the Lake Wales Museum. Sebring Regional Airport is located a few miles southeast of the city and provides general aviation facilities for Sebring. There are currently two colleges in Sebring: one state college, South Florida State College; its main campus is located just north of Sebring in neighboring Avon Park, and a private sector college, Azure College located in Sebring.

# AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	817	4,487	11,959	32,397
2029 Projected Population	914	4,947	13,333	35,556
2020 Census Population	706	4,198	10,527	30,113
Annual Growth Rate: 2024 to 2029	2.35%	2.04%	2.29%	1.95%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	359	2,172	5,636	14,891
2029 Projected Households	380	2,270	5,969	15,511
2020 Census Households	318	2,035	4,869	13,567
Annual Growth Rate: 2024 to 2029	1.19%	0.90%	1.18%	0.83%
Average Household Size	2.28	2.06	2.11	2.15



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$107,719	\$94,518	\$92,083	\$88,624
2024 Median Household Income	\$100,980	\$68,642	\$61,877	\$59,091
2024 Per Capita Income	\$47,238	\$45,753	\$43,434	\$40,819



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	359	2,172	5,636	14,891
2024 Owner-Occupied Units	279	1,842	4,733	11,354
2024 Renter Occupied Housing Units	80	330	903	3,536



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	31	162	557	1,625
2024 Employees	111	750	2,964	10,411

# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$18.89 Billion



**FORTUNE 500**  
#108



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
20,345 +



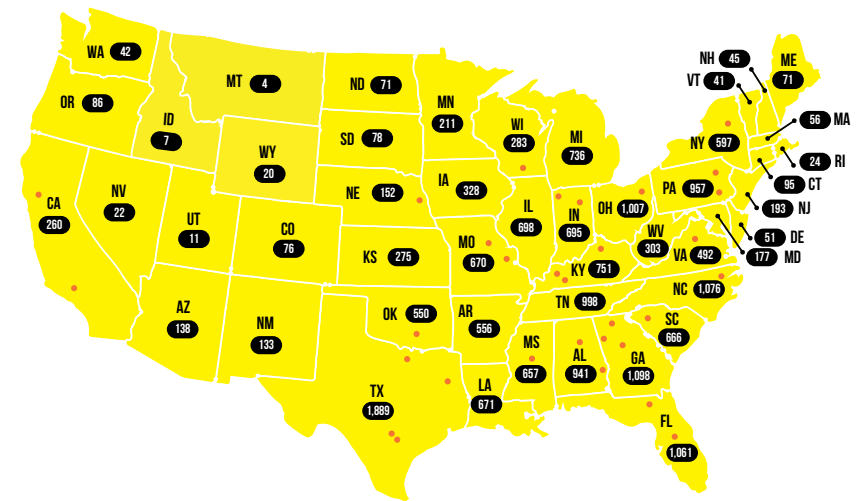
**NO. EMPLOYEES**  
186,000

## ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the company's 20,345+ Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

**20,345 STORES** | IN 48 STATES | AS OF 08/02/2024

● STORES  
● DISTRIBUTION CENTER



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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