

# FOR SALE

DOLLAR GENERAL  
21411 Great Mills Road  
Lexington Park, Maryland 20653



**EXCLUSIVE**  
— REALTY —

REPRESENTATIVE PHOTO



## INVESTMENT HIGHLIGHTS

- Absolute NNN Lease/Zero Landlord Responsibilities
- 9,026 square feet on 1.1 Acres of Land
- Built in 2017
- Upgraded Brick Construction
- In close proximity to national retailers AutoZone, U-Haul, Sheetz, CVS, Checkers, Wendy's, Kohl's, Walmart, Hobby Lobby and more
- Over 18,000 Vehicles Per Day
- Population Exceeds 49,000 Residents within a 5 Mile Radius
- Average Annual Household Income exceeds \$100,000 within a 5 Mile Radius
- Corporate Guaranteed Lease

PRICE:	\$1,795,000
NOI:	\$113,094
CAP RATE:	6.3%
LEASE TYPE:	ABSOLUTE NNN
PRIMARY LEASE TERM:	15 YEARS

**FOR MORE INFO CONTACT: JULIAN KARIM/STEVE SAGMANI**

# 313-963-7653

2150 Franklin Road, Suite A  
Bloomfield Twp., Michigan 48302  
julian@exclusive-realty.com/steve@exclusive-realty.com

[WWW.EXCLUSIVE-REALTY.COM](http://WWW.EXCLUSIVE-REALTY.COM)

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,026 square foot Dollar General store located in Lexington Park, Maryland. The property has an Absolute NNN Lease with zero landlord responsibilities. The Dollar General lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of “BBB” and this is classified as investment grade.

The subject property is strategically located on Great Mills Road in Lexington Park with over 18,000 Vehicles Per Day drawing more patrons to the store and is in close proximity to national retailers AutoZone, U-Haul, Sheetz, CVS, Checkers, Wendy’s, Kohl’s, Walmart, Hobby Lobby and more. The Average Annual Household Income exceeds \$100,000 within a 5 Mile Radius ensuring that this location is ideal for a Dollar General and retail stores and will offer profitable sales.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.



## INVESTMENT SUMMARY

LIST PRICE:	\$1,795,000
NOI:	\$113,094
CAP RATE:	6.3%
BUILDING SIZE:	9,026 sq. ft.
LAND ACREAGE:	1.1 Acres
ZONING:	Commerical
YEAR BUILT:	2017
TENANT:	Dollar General
LEASE TYPE:	Absolute NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Tenant Responsibility
LEASE START DATE:	May 1, 2017
LEASE EXPIRATION DATE:	April 30, 2032
OPTIONS:	4 (5) Year Options
INCREASES:	10% in Each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	<a href="http://www.dollar-general.com">www.dollar-general.com</a>

## FOR MORE INFORMATION CONTACT:

Steve Sagmani  
Chief Executive Officer  
[steve@exclusive-realty.com](mailto:steve@exclusive-realty.com)  
(248) 833-6601

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## TENANT PROFILE

**DOLLAR  
GENERAL®**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

## TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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## DISCLOSURE:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY	3 MILES	5 MILES	10 MILES	
Great Mills Road	18,877	Total Population	20,563	49,191	98,924
Three Notch Rd & Corporate Dr SE	33,192	Total Households	7,817	18,360	36,054
Three Notch Rd & Shangri la Dr N SE	24,484	Average HH Income	\$88,869	\$100,876	\$112,405

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Lexington Park is a census-designated place (CDP) in St. Mary's County, Maryland, United States, and the principal community of the Lexington Park, Maryland Micropolitan Statistical Area. Lexington Park in seaside St. Mary's County is one of the nation's fastest-growing "micropolitan" areas, expanding by 14.6 percent since 2000, largely on the strength of military growth. The county population has surpassed 100,000 in 2010. In addition, Southern Maryland is the fast-growing area in the state, and a very desirable bedroom community for people who work in the District of Columbia, but unlike neighboring Charles and Calvert counties, many in St. Mary's County both work and live in the county. The Patuxent River Naval Air Station, which is based in Lexington Park, employs about 20,000 people, driving about 75 percent of the economy in St. Mary's County and providing roughly \$3 billion to the state economy. St. Mary's College of Maryland is located seven miles south of Lexington Park and is one of only two public honors colleges in the nation. It is ranked "5th in the nation" under the "public colleges" category by U.S. News & World Report. It is also ranked "4th in the nation" under the category of "Best schools for veterans" by U.S. News & World Report. The College of Southern Maryland, a community college, offers classes in and near the area. The Paul Hall Center for Maritime Studies (a merchant marine academy) is only about 20 minutes away.



### Patuxent River Naval Air Museum

The Patuxent River Naval Air Museum (PRNAM) is a member-supported, privately-funded museum preserving the history and heritage of Naval Aviation and associated technology. Their mission is to "Preserve, Educate, Inspire" by presenting the continuing story of Naval Aviation.



### Newtowne Players

The Newtowne Players is a non-profit 501(c)(3) community theatre group located in the heart of Southern Maryland. NTPs mission is to promote all aspects of the performing arts in Southern Maryland.



### Historic St. Mary's City

Historic St. Mary's City is one of the premier historic sites in America, a museum of living history and archaeology telling diverse stories on the site of Maryland's first capital in beautiful, tidewater Southern Maryland.



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