DOLLAR GENERAL

Dade City, Florida

DOLLAR GENERAL

14645 7th St
Dade City, FL 33523

OFFERING SUMMARY

Price	$2,140,000
Cap Rate	6.25%
Net Operating Income	$133,457
Year Built	2011
Gross Leasable Area	9,301 SF
Lot Size	1.34 Acres

LEASE SUMMARY

Lease Term	20 Years
Lease Commencement	01/23/2011
Lease Expiration	01/31/2031
Remaining Term	4.5 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	10% in Options
Guarantor	Corporate
Options	4 x 5 Years

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-10	1/23/2011	$117,791	-
11-15	2/1/2021	$121,325	3.00%
Option 1: 16-20	2/1/2026	$133,457	10.00%
Option 2: 21-25	2/1/2031	$146,803	10.00%
Option 3: 26-30	2/1/2036	$161,484	10.00%
Option 4: 31-35	2/1/2041	$177,632	10.00%
Option 5: 36-40	2/1/2046	$195,395	10.00%
NET OPERATING INCOME		**$133,457**	

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL HERE**

DOLLAR GENERAL

Dollar General Corporation is a leading American discount retailer headquartered in Goodlettsville, Tennessee, operating more than 19,000 stores across 47 states. Founded in 1939, the company focuses on providing affordable everyday essentials, including household goods, groceries, apparel, and seasonal items, primarily in rural and underserved communities. Known for its low-price strategy and small-format stores, Dollar General emphasizes convenience and cost-efficiency, catering to value-conscious consumers. The company has experienced steady growth and is recognized as one of the largest and fastest-growing retailers in the U.S.

COMPANY SUMMARY

Company	Dollar General
Ownership	Public
Number of Locations	20,450+
Years in Business	86 Years
Headquarters	Goodlettsville, TN
Website	www.dollargeneral.com

Representative Photo

- Absolute NNN Lease – Zero Landlord Responsibilities: Tenant handles all expenses including taxes, insurance, and maintenance, offering truly passive income with minimal management required.
- Corporate guarantee from Dollar General (NYSE: DG): backed by Dollar General Corporation, one of the nation's largest and most recognized retailers with over 19,000 locations across 47 states
- Tenant Just Exercised their Option with No Reduction in Rent showing their Commitment to the Site
- The store is situated on US Highway 301 in Dade City, (With a VPD of 20,000) a market benefiting from population growth and inbound migration in the broader Tampa Bay region

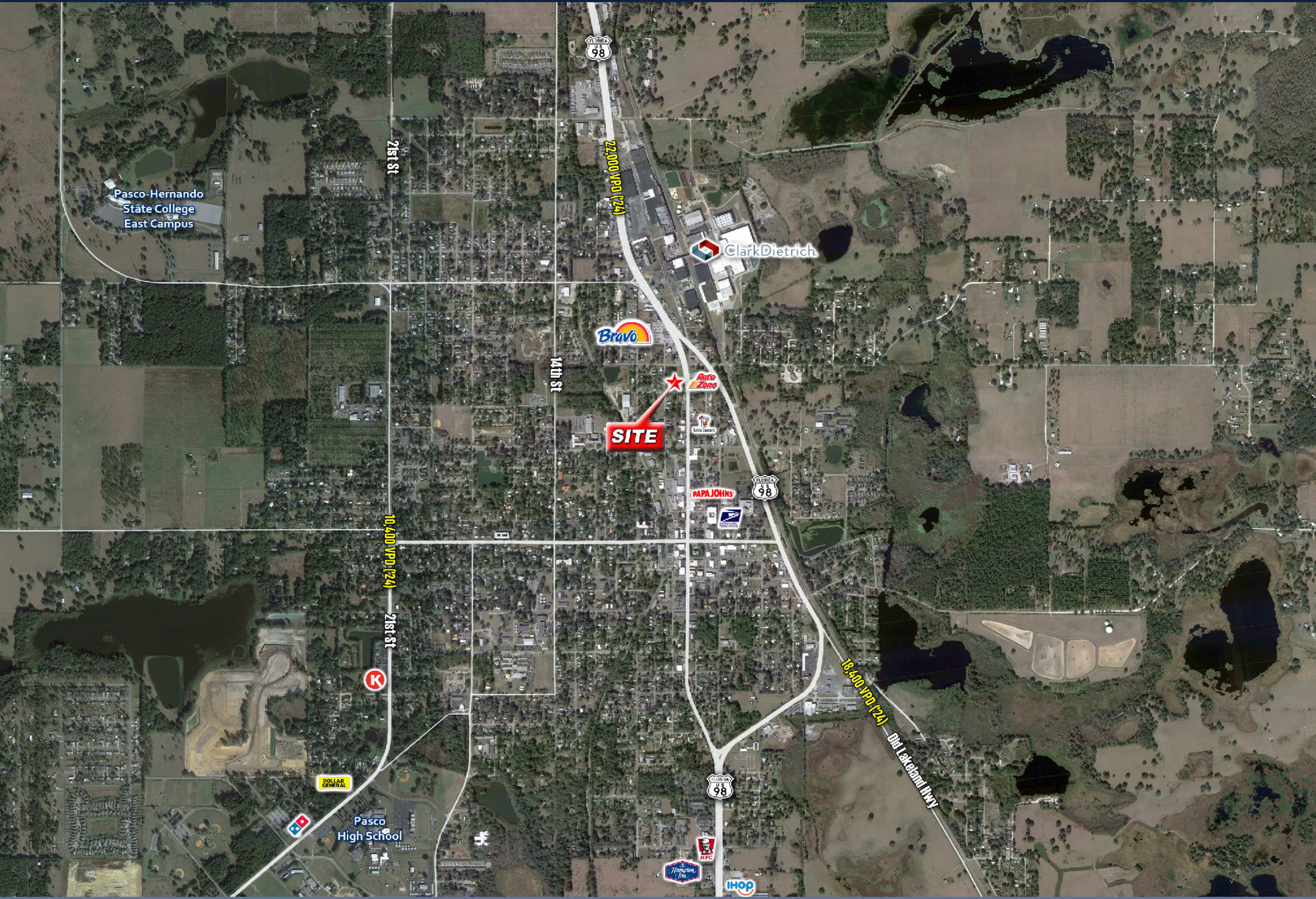
POPULATION WITHIN 5 MILE RADIUS
29,495

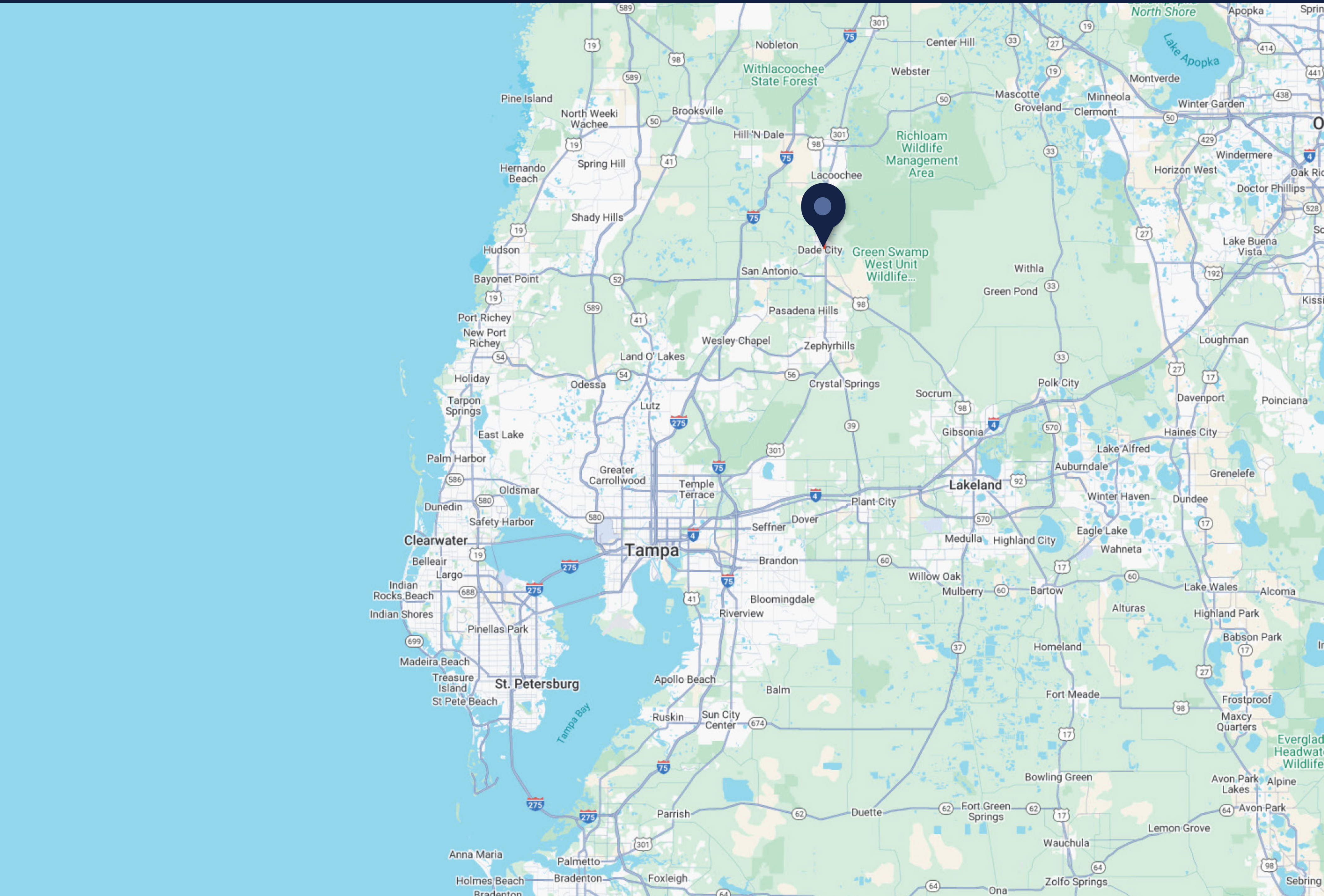
AVERAGE HOUSEHOLD INCOME
$75,996

ANNUAL GROWTH PER YEAR
3.30%

VEHICLES PER DAY
20,000

Representative Photo


98
22,000 VPD ('24)
21st St
Pasco-Hernando State College East Campus
ClarkDietrich
Bravo
14th St
Auto Zone
SITE
Little Caesars
PAPA JOHNS
98
10,400 VPD ('24)
21st St
18,400 VPD ('24)
Old Lakeland Hwy
DOLLAR GENERAL
Pasco High School
98
KFC
Hampton Inn
IHOP


North Shore
Apopka
Lake Apopka
Nobleton
Center Hill
Withlacoochee State Forest
Webster
Montverde
Mascotte
Minneola
Winter Garden
Groveland
Clermont
Pine Island
North Weeki Wachee
Brooksville
Hill 'N Dale
Richloam Wildlife Management Area
Windermere
Hernando Beach
Spring Hill
Lacoochee
Horizon West
Oak Ridge
Doctor Phillips
Shady Hills
Hudson
Dade City
Green Swamp West Unit Wildlife...
Lake Buena Vista
San Antonio
Withla
Bayonet Point
Green Pond
Pasadena Hills
Port Richey
New Port Richey
Wesley Chapel
Zephyrhills
Loughman
Land O' Lakes
Holiday
Odessa
Crystal Springs
Polk City
Davenport
Poinciana
Tarpon Springs
Lutz
Socrum
East Lake
Gibsonia
Haines City
Lake Alfred
Palm Harbor
Auburndale
Greater Carrollwood
Grenelefe
Temple Terrace
Oldsmar
Lakeland
Dunedin
Plant City
Winter Haven
Dundee
Safety Harbor
Dover
Seffner
Eagle Lake
Clearwater
Tampa
Medulla
Highland City
Wahneta
Belleair
Brandon
Largo
Willow Oak
Indian Rocks Beach
Mulberry
Bartow
Lake Wales
Alcoma
Bloomingdale
Alturas
Indian Shores
Riverview
Highland Park
Pinellas Park
Babson Park
Homeland
Madeira Beach
Treasure Island
St. Petersburg
Apollo Beach
St Pete Beach
Balm
Fort Meade
Frostproof
Ruskin
Sun City Center
Maxcy Quarters
Tampa Bay
Bowling Green
Avon Park Lakes
Alpine
Parrish
Duette
Fort Green Springs
Avon Park
Lemon Grove
Anna Maria
Wauchula
Palmetto
Holmes Beach
Bradenton
Foxleigh
Zolfo Springs
Ona
Sebring

TAMPA, FL

4th
Among U.S. MSA's for Population Growth

8th
Fastest Growing Metro in the U.S.

Top 10
Among the top ten U.S. cities with the largest net gains in Corporate Headquarters

17th
Ranked 17th largest Metropolitan area in the U.S. by population

22
Home to over 22 Companies on the fortune 500 List

OVERVIEW

Tampa serves as the dynamic economic hub of the Tampa Bay region, anchoring one of Florida's most diversified and fastest-growing metropolitan markets. The metro area is the 17th-largest in the United States and, with a population of over 3.3 million in 2023, is projected to grow by roughly 22 percent, adding more than 745,000 residents by 2050.

The region's economy is broad-based, spanning financial and professional services, information technology, life sciences and healthcare, manufacturing, logistics and distribution, defense, and corporate headquarters.

Tampa Bay's economy generated approximately $198 billion in GDP in 2023, growing at an annual rate of more than 4 percent, placing it among the fastest-growing large metro economies in the nation.

The corporate landscape is strong. The region is home to 19 major corporate headquarters with over $1 billion in annual revenue, including seven on the Fortune 1000 list. The area benefits from Florida's pro-business climate, with no state income tax, favorable corporate policies, and a streamlined regulatory environment that supports relocation and expansion.

Tampa Bay also offers strategic logistical advantages. Port Tampa Bay is Florida's largest seaport by tonnage, and the region's location provides same-day ground access to more than 34 million consumers, making it a prime hub for trade and distribution.

Job creation continues to accelerate, with the Tampa area ranking among the fastest-growing employment markets in Florida. Over the past five years, the region's GDP has expanded by more than 25 percent, outpacing statewide growth and underscoring Tampa's position as a leading driver of the Florida economy.

In short, Tampa has evolved from a sunshine city into a major economic powerhouse, defined by diversified industries, rapid expansion, and an infrastructure that supports both corporate headquarters and global commerce.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	6,151	15,482	26,092
2024 Population	7,374	18,269	29,495
2029 Population Projection	8,970	22,182	35,521
Annual Growth 2020-2024	5.00%	4.50%	3.30%
Annual Growth 2024-2029	4.30%	4.30%	4.10%
Median Age	35.9	37.3	39.8
Bachelor's Degree or Higher	13%	17%	21%
U.S. Armed Forces	0	0	11
POPULATION BY RACE			
White	3,000	9,735	18,152
Black	1,468	2,522	3,336
American Indian/Alaskan Native	33	78	109
Asian	27	93	249
Hawaiian & Pacific Islander	2	4	8
Two or More Races	2,844	5,837	7,641
Hispanic Origin	3,369	6,793	8,712
HOUSING			
Median Home Value	$132,463	$192,274	$226,251
Median Year Built	1974	1981	1985

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	2,115	5,530	9,562
2024 Households	2,567	6,539	10,819
2029 Household Projection	3,127	7,940	13,068
Annual Growth 2020-2024	3.60%	3.60%	2.40%
Annual Growth 2024-2029	4.40%	4.30%	4.20%
Owner Occupied	1,667	4,801	9,083
Renter Occupied	1,460	3,139	3,985
Avg Household Size	2.7	2.6	2.5
Avg Household Vehicles	2	2	2
Total Consumer Spending	$63.6M	$177.1M	$314.4M
INCOME			
Avg Household Income	$62,259	$67,309	$75,996
Median Household Income	$52,738	$55,409	$58,618
< $25,000	598	1,512	2,296
$25,000 - 50,000	562	1,361	2,124
$50,000 - 75,000	813	1,524	2,462
$75,000 - 100,000	224	915	1,317
$100,000 - 125,000	170	536	1,000
$125,000 - 150,000	41	277	663
$150,000 - 200,000	86	236	434
$200,000+	73	177	523

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and ParaSell, Inc and may not be made available to any other person or entity without the prior written consent of Summit RE and ParaSell, Inc. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE and ParaSell, Inc.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical 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. Summit RE and ParaSell, Inc have not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE and ParaSell, Inc have not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE and ParaSell, Inc expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE and ParaSell, Inc agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and ParaSell, Inc and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

NET LEASE DISCLAIMER

Summit RE hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Summit RE and ParaSell, Inc. have not and will not verify any of this information, nor has Summit RE or ParaSell, Inc. conducted any investigation regarding these matters. Summit RE and ParaSell, Inc. make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Summit RE and ParaSell, Inc. expressly deny any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.

By accepting this Marketing Brochure you agree to release Summit RE and ParaSell, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Exclusively Listed

In Association with ParaSell, Inc. | A Licensed Florida Broker #CQ1059597

SCOTT REID
Broker — ParaSell, Inc.
(949) 942-6585
broker@parasellinc.com
FL - BK3457599

SUMMIT RE