



Monument
RETAIL



DOLLAR GENERAL ABSOLUTE NET LEASED OFFERING

20 PINEO POINT ROAD, HARRINGTON, MAINE 04643

O F F E R I N G M E M O R A N D U M



DOLLAR GENERAL

EXCLUSIVELY LISTED BY

DANNY BROOKER

Investment Sales Group
dbrooker@monumentretail.com
202.772.0530

RICH SILLERY

Investment Sales Group
rsillery@monumentretail.com
202.777.2005

DALE J HOLMAN

Broker of Record
Keystone Real Estate
License Number: DB913941

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OFFERING SUMMARY

 PRICE
\$1,290,400

 CAP
7.00%

 NOI
\$90,327.96

Offered for sale is an absolute net leased Dollar General in Harrington, Maine. Addressed 20 Pineo Point Road, Harrington, Maine 04643 and consisting of 9,002 square feet on 1.55 acres, the property is ideally positioned at the intersection of U.S. Route 1A and Pineo Point Road. The offering is a rare opportunity to acquire an absolute net-leased asset backed by a strong corporate guarantee; with limited trade competition in the surrounding market (no other discount stores within an approximately ten-minute drive of the property).

Absolute Net Lease | Strong Rental Increases

- Large 1.55-acre parcel improved by 9,002 square foot Dollar General prototype (build-to-suit)
- 8+ years remain on original 15-year absolute-net lease with three, five-year options thereafter
- 10% rental increases each option period
- No Landlord responsibilities - tenant is responsible for all real estate taxes, insurance, utilities and maintenance

Corporate Guarantee | Investment Grade Credit

- The lease is guaranteed by investment grade credit (S&P: BBB/stable outlook) tenant Dollar General (NYSE: DG)
- Dollar General operates 20,000+ stores throughout the continental United States
- Dollar General boasted \$37.88 billion in revenue in fiscal year 2023 (10.59% increase from 2022)
- Dollar General ranks #111 on Fortune 500's May 2024 list

Strategic Location | Limited Competition

- The property prominently fronts/has excellent visibility along US Route 1A (300 feet of frontage) and Pineo Point Road (226 feet of frontage)
- US Route 1 stretches 526+ miles in Maine; this is the only Dollar General along US Route 1A
- US Route 1 is a major North/South highway that serves the eastern part of the state (known as the "Coastal Route")

Ideal 1031 Exchange Property

- The offering is ideal for a buyer in a 1031 exchange seeking a management free asset that offers true passive income



PROPERTY SUMMARY

Property Overview

Market	Washington County
Address	20 Pineo Point Road Harrington, Maine 04643
Property Type	Dollar Store
Year Built	2017
Rentable SF	9,002 SF
Land Area (AC)	1.55 Acres
Frontage	300' (US Route 1A) & 226' (Pineo Point Road)
Parking Spaces	30
Occupancy	100% (Single-Tenant)

Lease Abstract

Tenant	Dollar General
Ownership	Public (NYSE: DG)
Annual Rent	\$90,327.96
Lease Type	Absolute Net
Lease Commencement	September 1, 2017
Rent Commencement	September 1, 2017
Lease Expiration	August 31, 2032
Lease Term Remaining	8-Years
Options	Three, Five-Year
Rental Increases	10% Every Option Period
Guarantee	Corporate



TENANT OVERVIEW



www.dollargeneral.com

Headquartered in Goodlettsville, Tennessee, Dollar General operates 20,000+ stores; employing 186,000 individuals across 48 states. Boasting \$38.7 billion in revenue and \$2.4 billion operating profit in fiscal year 2023, Dollar General ranked #111 among the May 2024 Fortune 500 list.

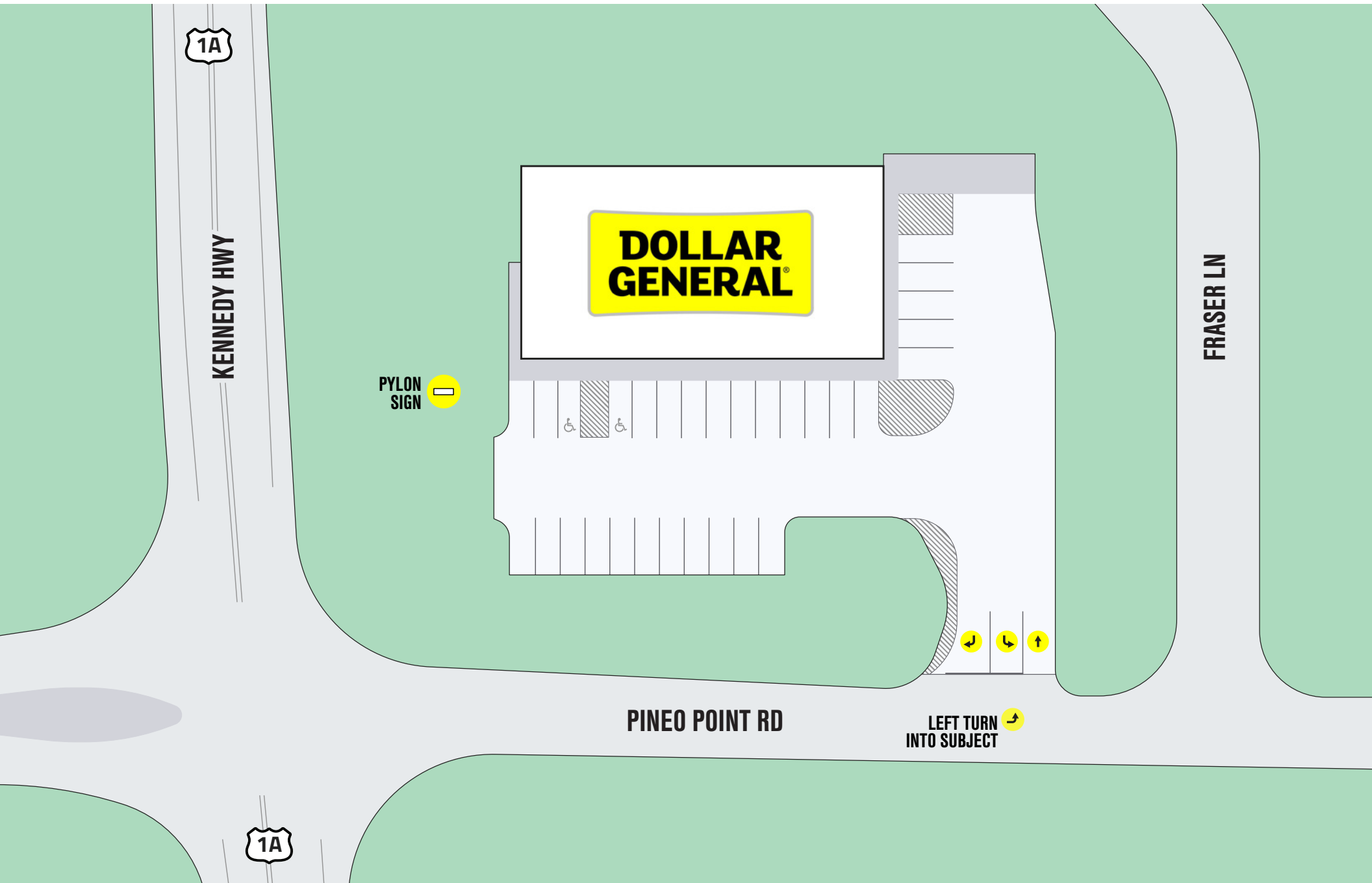
Founded in 1939 as a family-owned business by James Luther Turner and Cal Turner, Dollar General makes shopping for everyday needs simpler and hassle-free by offering an assortment of the most popular brands at everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more.

“America’s neighborhood general store”

INITIAL TERM	RENT/SF	MONTHLY RENT	ANNUAL RENT
September 1, 2017 - August 31, 2032	\$10.03	\$7,527.33	\$90,327.96
OPTION PERIODS	RENT/SF	MONTHLY RENT	ANNUAL RENT
September 1, 2032 - August 31, 2037	\$11.04	\$8,280.06	\$99,360.76
September 1, 2037 - August 31, 2042	\$12.14	\$9,108.07	\$109,296.83
September 1, 2042 - August 31, 2047	\$13.36	\$10,018.88	\$120,226.51



SITE PLAN



MARKET OVERVIEW

Submarket | Washington County

Established June 25, 1789 in conjunction with Hancock County, Washington County, is a thriving market in coastal Maine often referred to as the “Sunrise County” because it includes the eastern most point in the United States, where many believe the sun first rises on the forty-eight contiguous states.

Named for George Washington, the county encompasses two cities, forty towns, three plantations and two Native American areas. It covers 3,258 square miles (2,563 square miles of land and 695 square miles of water, or 21%). The population is 32, 856 (2010) which works out to about 13 people per square mile. The population is located, for the most part, along the coast.

Natural resources comprise a large portion of economic activity in the county. Blueberries play a major role; nearly 85% of the world’s supply of wild blueberries comes from Washington County. Lobsters accounted for over \$45 million dollars of economic activity in 2014.

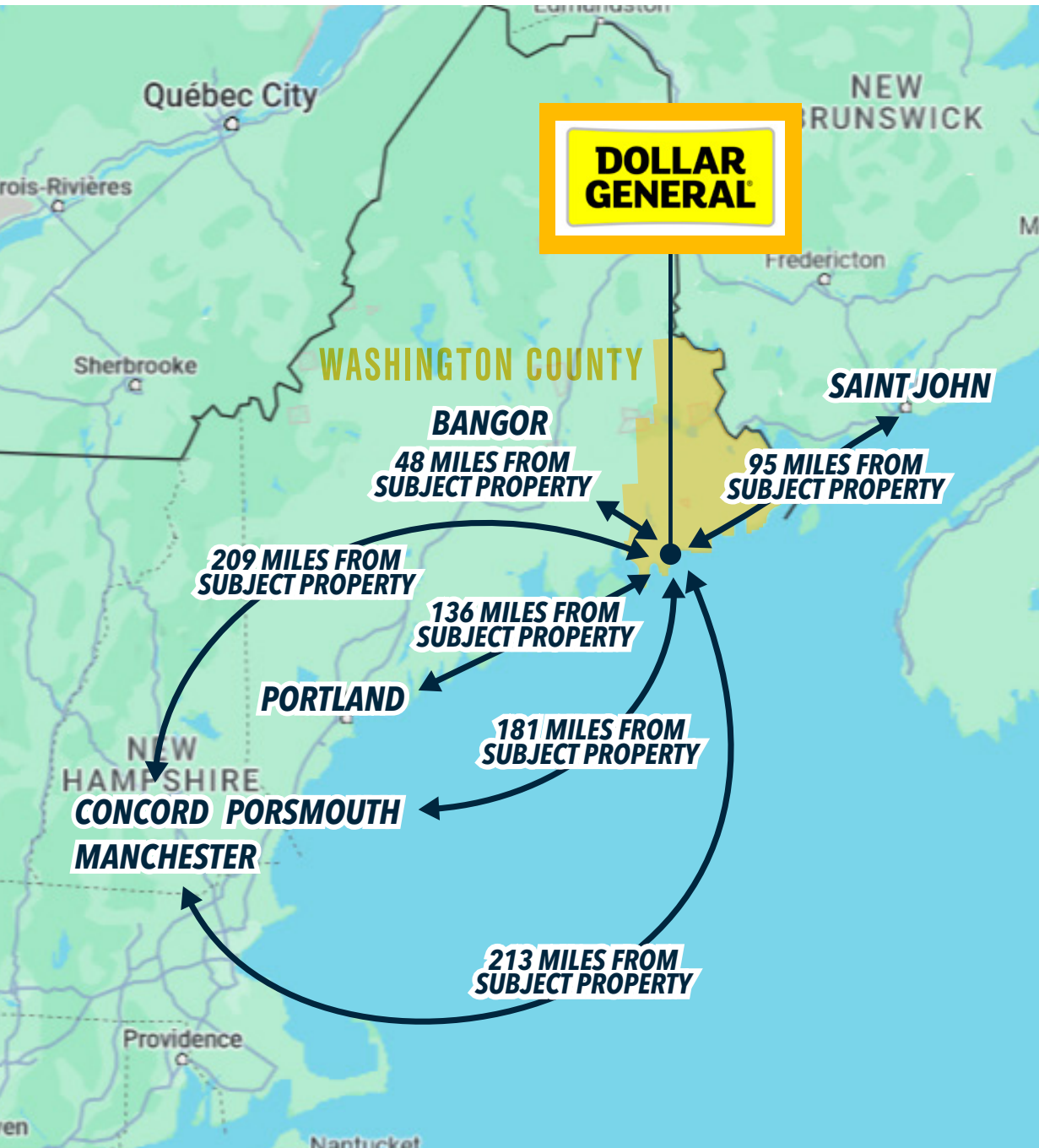
What makes Washington County so special is a question of an entirely different sort and demands a different response. It takes four hours to drive from one end of the county to the other. During that drive the topography changes, reflecting the glacial scouring of 10,000 years ago. Left behind were rock formations, lakes and streams, and wide-open expanses to rival the plains. And in that landscape an independent sort live, work and raise their families.

Washington County is a lot of things. It is the most gorgeous, has the deepest cargo port, the longest coastline including the Bold Coast, the highest tides, and produces the most lobster and clam landings.

Welcome to Washington County.



AREA MAP & DOLLAR GENERAL STATS



186K+
EMPLOYEES



80+
YEARS IN BUSINESS
Founded in 1939



\$38.7K
BILLION IN SALES
In Fiscal Year 2023



20K+
STORES
In 48 States as of May 2024



31
DISTRIBUTION
CENTERS
Traditional, DG Fresh & Combination



#111
FORTUNE
500 LIST
Rank On the May 2024



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