



DOLLAR GENERAL

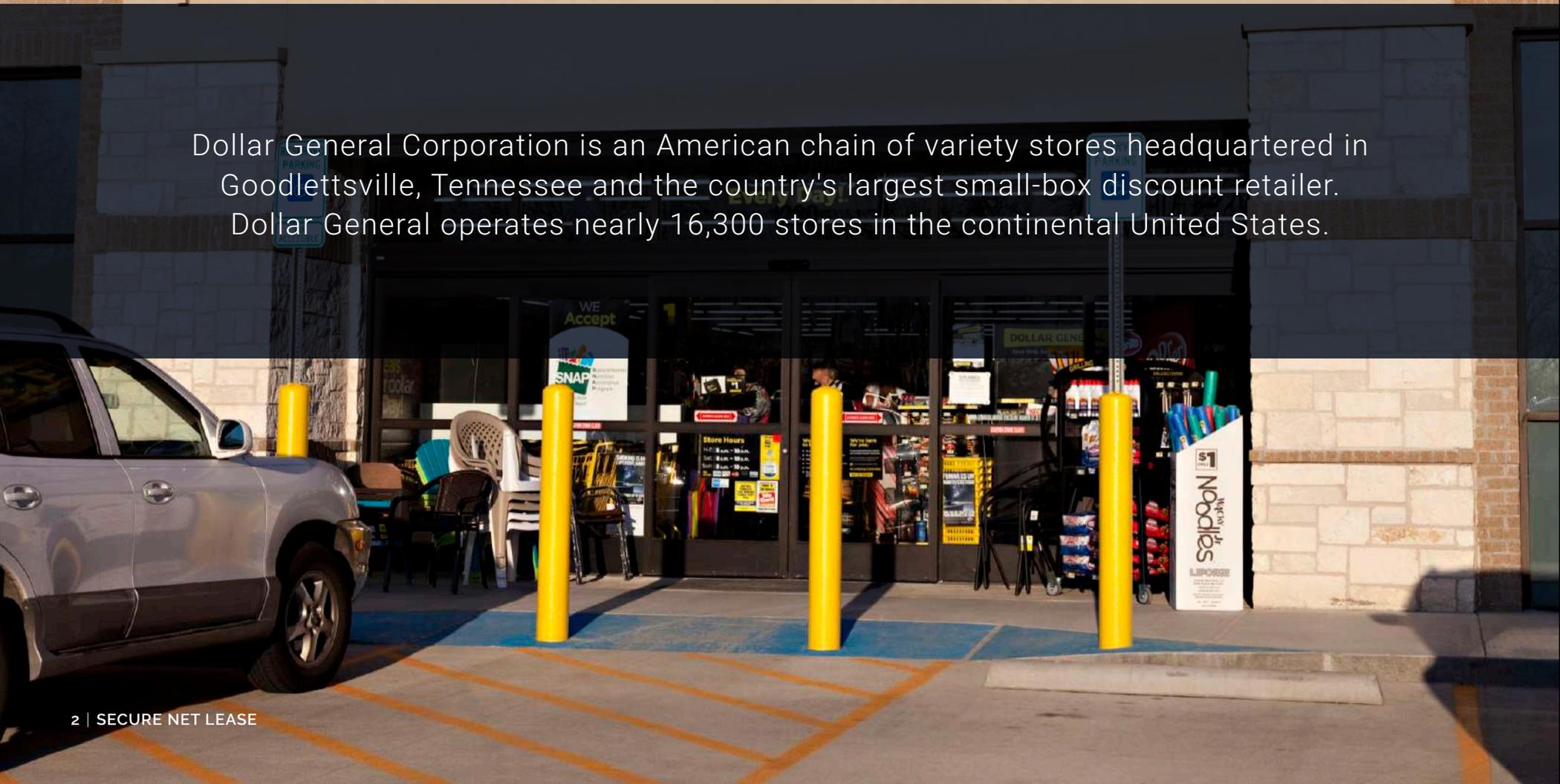
\$1,489,000 | 6.70% CAP

87 Access Hwy, Limestone, ME 04750

- ✓ Located in Aroostook County, Larger than Connecticut and Rhode Island Combined
- ✓ 1 Mile from the #2 Ranked High School in the Country
- ✓ Located in Heart of Limestone Along Access Highway
- ✓ Dollar General is the Country's Largest Small-Box Discount Retailer



Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee and the country's largest small-box discount retailer. Dollar General operates nearly 16,300 stores in the continental United States.



INVESTMENT OVERVIEW

DOLLAR GENERAL | LIMESTONE, MAINE

\$1,489,000 | 6.70% CAP

 **\$99,720**
NOI

 **±9,026 SF**
BUILDING AREA

 **±1.97 ACRES**
LAND AREA

 **2018**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ Built in 2018, **Absolute NNN lease with 10% rent increases at the beginning of each option period.**
- ✓ Located in Aroostook County, Maine, the **largest American county by land area** east of the Mississippi River.
- ✓ **1 Mile from Maine School of Math and Science**, Limestone High School and a number of churches.
- ✓ **Dollar General is the country's largest small-box discount retailer** and has achieved 27 consecutive years of same store sales growth - sales increased 8.5% in fiscal year 2019 to \$27.8 Billion.
- ✓ Dollar General has become a shopping staple across the country with **16,300 stores in 45 states.**

SECURE

NET LEASE

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TENANT OVERVIEW

DOLLAR GENERAL | LIMESTONE, MAINE

DOLLAR GENERAL

DOLLAR GENERAL (dollargeneral.com)

Dollar General Corporation has been delivering value to shoppers for over 75 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 16,300 stores in 45 states as of March 2019. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.

\$27.8 B

REVENUE

DG

STOCK TICKER



16,300 +

TOTAL LOCATIONS

BBB

CREDIT RATING

FILE PHOTO



MAKING BILLIONS AT THE DOLLAR STORE

Phil Wahba, May 22, 2019 (*Fortune*)

The boxy, brick-fronted shop in the town square of Scottsville, Ky. (population: 4,500), is one of the oldest stores in the Dollar General chain—and it looks its age. The aisles are cluttered; the ceilings are low; the lights are dim. There are rows of plastic storage containers, towers of paper towels, and fridges full of frozen pizzas—the kind of seemingly random, dirt-cheap bric-a-brac that fits the drab dollar-store stereotype.

Dollar General has relied on a crafty mix of 7-Eleven-like convenience and Walmart-like low prices to become a retail giant.

But not far past the entrance, shoppers can spot something incongruous: a sleek cooler full of Starbucks drinks, topped by the coffee chain's smiley mermaid logo. There, a shopper can grab a Doubleshot espresso for \$2 or get two cans of frappuccino for \$5. They're the sort of modest extravagances associated more with bougie city thoroughfares than with rural town squares—and, with the nearest actual Starbucks a 30-minute drive away, in Bowling Green, they're a magnet for caffeine cravers. And frappuccinos aren't the only semi-upscale impulse purchase on the shelves. This Dollar General also offers Keurig K-Cups and Dannon yogurts; not long before Christmas, it started selling Lego kits priced from \$8 to \$20.



[CLICK HERE TO READ MORE](#)

HOW DOLLAR GENERAL IS BUCKING THE TREND

Greg Petro, October 04, 2019 (*Forbes*)

We're in the midst of a retail renaissance, a time when retailers and brands continue to explore new pathways for marketing, unique sales channels, and an evolving supply chain. We've seen some truly innovative moves, but also we've seen those who fail to innovate, or even just keep up with the times, continue to be left behind - or even disappear. And while more stores had been shuttered by August of this year than in all of 2018, Dollar General (NYSE: DG) is managing to thrive. This dark horse discount chain has been quietly chugging along for decades, and is now in the process of opening 975 new

The budget retailer has reported 29 consecutive years of same-store growth, with same-*store sales increasing 4.0% in the second quarter of this year.*

stores this year, in addition to remodeling 1000 locations and relocating another 100. According to Business Insider, its prices are generally 20%-40% lower than grocery and drug stores, attracting cost-conscious consumers.

But it's more than lower prices that have enabled Dollar General to thrive, particularly with Amazon (NYSE: AMZN) offering low prices and fast shipping.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

DOLLAR GENERAL | LIMESTONE, MAINE

Initial Lease Term	15- Years, Plus (3), 5-Year Options to Renew
Rent Commencement	October 2018
Lease Expiration	October 2033
Lease Type	Corporate Absolute NNN Lease
Rent Increases	10% Every 5 Years in Option Periods
Annual Rent YRS 1-15	\$99,720
Option 1	\$109,692
Option 2	\$120,661
Option 3	\$132,727

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FILE PHOTO



DOLLAR GENERAL
SUBJECT PROPERTY
87 ACCESS HWY.

WAN BUREN ROAD
± 575 VPD

ALBERT MCHAUD
MEMORIAL PARK

ACCESS HIGHWAY
± 800 VPD

89

1A

Mikes's
FAMILY MARKET

GRAND FALLS ROAD
± 168 VPD

229

UNITED STATES
POSTAL SERVICE

MAINE SCHOOL-SCI
(145 STUDENTS)

LIVESTONE HIGH SCHOOL
(1,016 STUDENTS)

SITE OVERVIEW

DOLLAR GENERAL | LIMESTONE,
MAINE



2018
YR BUILT



±9,026 SF
BUILDING AREA

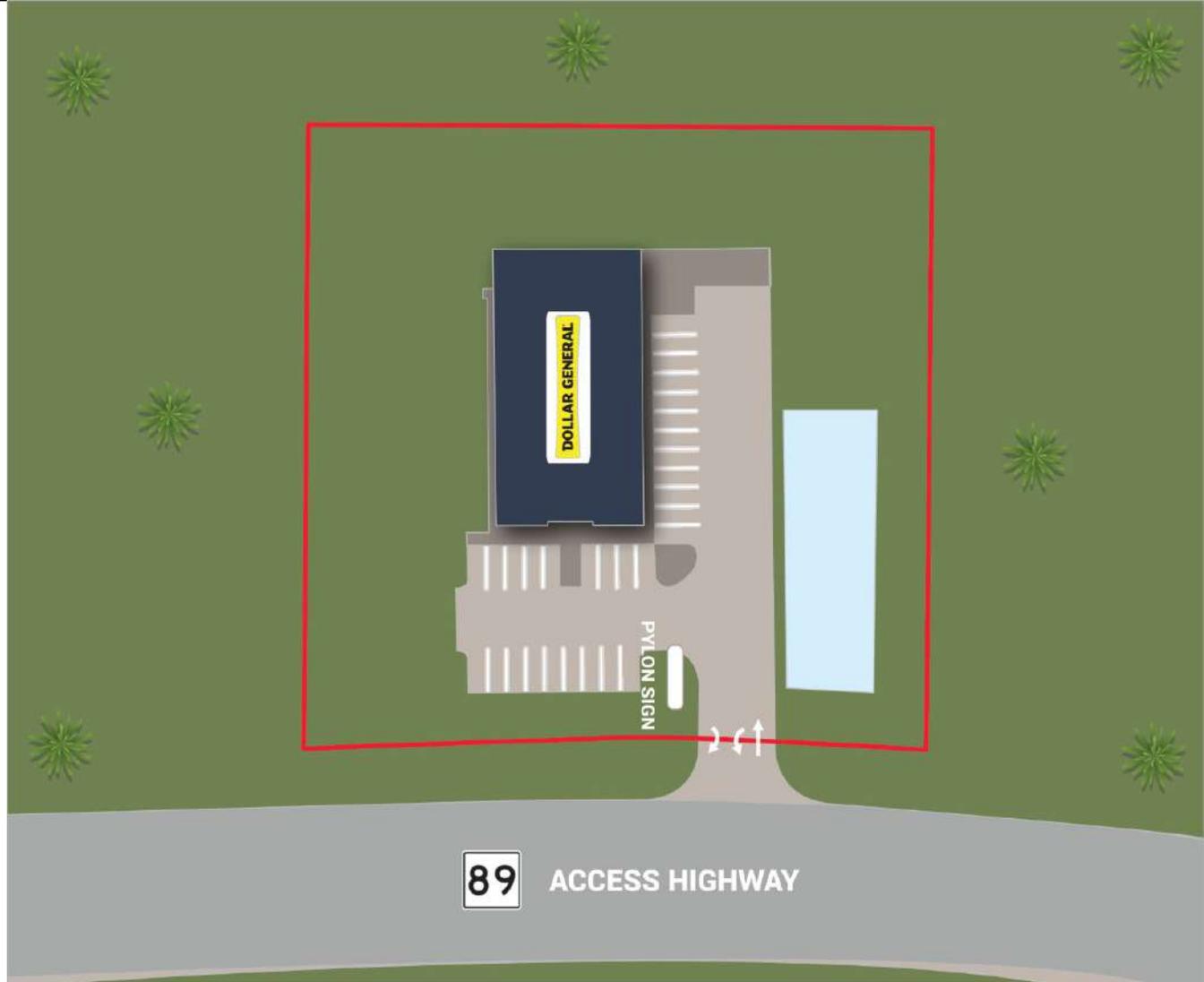


±1.97 ACRES
LAND AREA

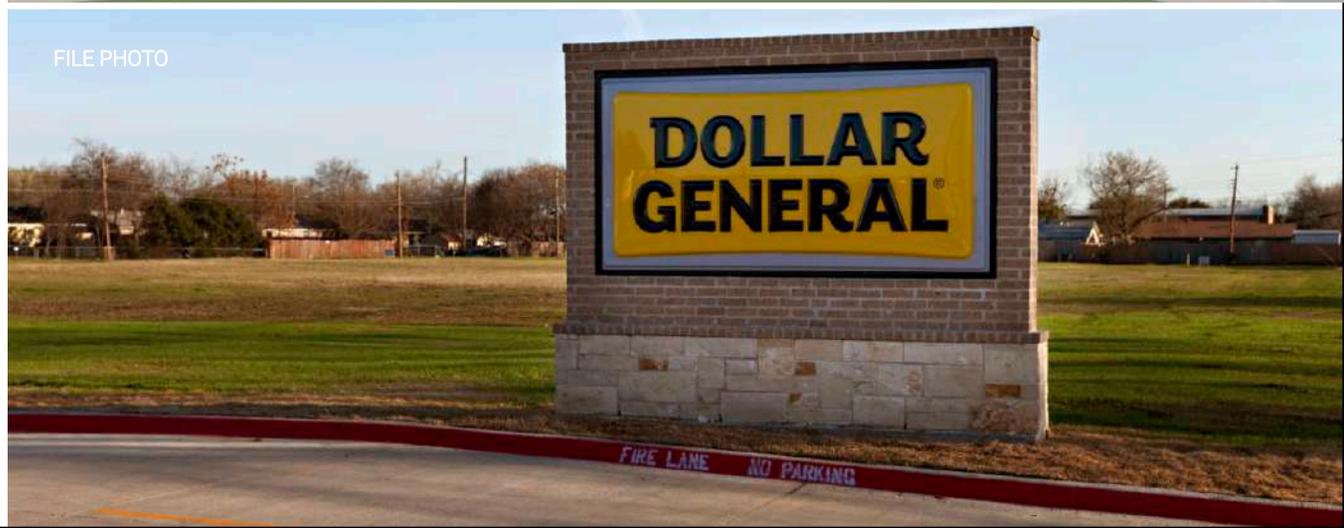
NEIGHBORING RETAILERS

United States Postal
Service

Mike's Family Market



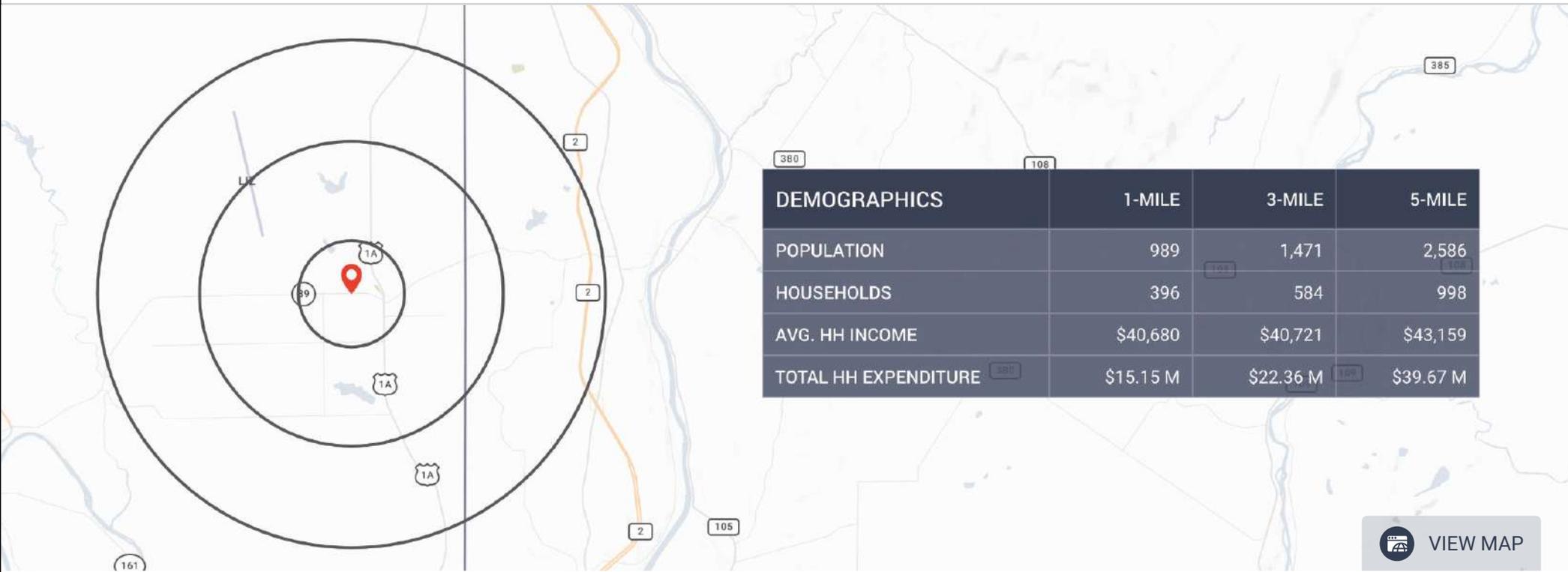
FILE PHOTO



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LOCATION OVERVIEW

DOLLAR GENERAL | LIMESTONE, MAINE



 VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

McCain Foods Usa, Inc. (1,200)

Burrelle's Information Services LLC (606)

Maine Department of Transportation (500)

Cary Medical Center (430)

Irving, J.D. Limited (250)

Columbia Forest Production, Inc. (250)

County Super Spuds Inc. (226)

World Pond Hockey Championship Inc. (200)

Veterans and Emergency Management Maine Dep. of Defense (200)

Vitalite Health Network (200)

Twin Rivers Paper Company Inc. (200)

Borderview Manor Inc (190)

McDonalds (150)

Walmart (125)

Lowe's Home Centers LLC (125)

LOCATION OVERVIEW

DOLLAR GENERAL | LIMESTONE, MAINE



LIMESTONE MAINE



2,314
POPULATION



\$39,135
MEDIAN HOUSEHOLD INCOME

Limestone is a town in Aroostook County, Maine. The town is best known for being the home of the Loring Commerce Centre (formerly Loring Air Force Base) and Maine School of Science and Math, which in 2017 was ranked the #1 High School

Known locally in Maine as **"The County", it is the largest American county by land area east of the Mississippi River.**

in Maine, #10 STEM School in the US and #19 Best School in the US. Aroostook County is located along the Canada–U.S. border. Known locally in Maine as "The County", it is the largest American county by land area east of the Mississippi River. As Maine's northernmost county, its northernmost village, Estcourt Station, is therefore also the northernmost community in New England and in the contiguous United States east of the Great Lakes. Aroostook County is known for its potato crops, as well as its Acadian culture. In the Saint John Valley in the northern part of the county, which borders Madawaska County, New Brunswick,

many of the residents are bilingual in English and Acadian French. Aroostook's other nickname is "The Crown of Maine," because of the way it sits atop the rest of the state. And the way its natural beauty shines and sparkles. Cascading through Aroostook is the Allagash Wilderness Waterway, a 92-mile-long natural wonder of lakes, rivers and streams with great camping, hunting, fishing and canoeing. Aroostook stages World and National Cup-level cross country-skiing and biathlon events each winter.

**BEAUTIFUL
RIVER**

AROOSTOOK IS NAMED FOR AN INDIAN WORD MEANING "BEAUTIFUL RIVER"

LARGER

AROOSTOOK COUNTY IS LARGER THAN CONNECTICUT AND RHODE ISLAND COMBINED

IN THE NEWS

DOLLAR GENERAL | LIMESTONE, MAINE

CARIBOU ESTABLISHES MAY 18 AS LORING JOB CORPS DAY

Chris Bouchard, April 13, 2020 (*THECOUNTY*)

In addition to formal recognition, the city also voted to establish May 18 as "Loring Job Corps Day."

Mayor Mark Goughan asked Councilor Nicole Cote, who also serves as the Job Corps Administration director, to read the official declaration.

"The Loring Job Corps Center continues to be an important facet of our workforce development system and has a proven record of success in preparing disadvantaged youth to obtain and hold a job or pursue opportunities in higher education," Cote read from the statement.

The Caribou City Council unanimously recognized the work of the Loring Job Corps Center, *a Limestone-based organization that provides residential training and education for area youths in preparation for future jobs, college or the military.*

The city also recognized the center's community focus and involvement in numerous local events. The Job Corps Honor Guard, which consists of students in the facility's military preparation program, attends every local veteran ceremony and parade. It also goes on trips throughout the country, including visits to the State House in Augusta as well as Washington, D.C.

In addition to preparing youth for the military, Job Corps also trains young people for several trades, including carpentry, cement masonry, a certified nurse assistant, computer networking and heavy truck driving.

 [CLICK HERE TO READ MORE](#)

A MAINE HIGH SCHOOL WAS RANKED NO. 2 IN THE COUNTRY.

Dialynn Dwyer, May 01, 2019 (Boston.com)

According to the Portland Press Herald, the updated methodology used by U.S. News for the 2019 rankings allowed the inclusion of the Limestone magnet school, which had been excluded from the process in 2018 and in 2016. In 2017, it placed 19th in the national rankings.

"To wake up to No. 2 in the nation exceeded any and all of our expectations," Alan Whittlemore, the school's dean of enrollment, told the newspaper. "We feel for our faculty, our students, our staff, that it is vindication for all of the hard work that happens as a daily routine up here."

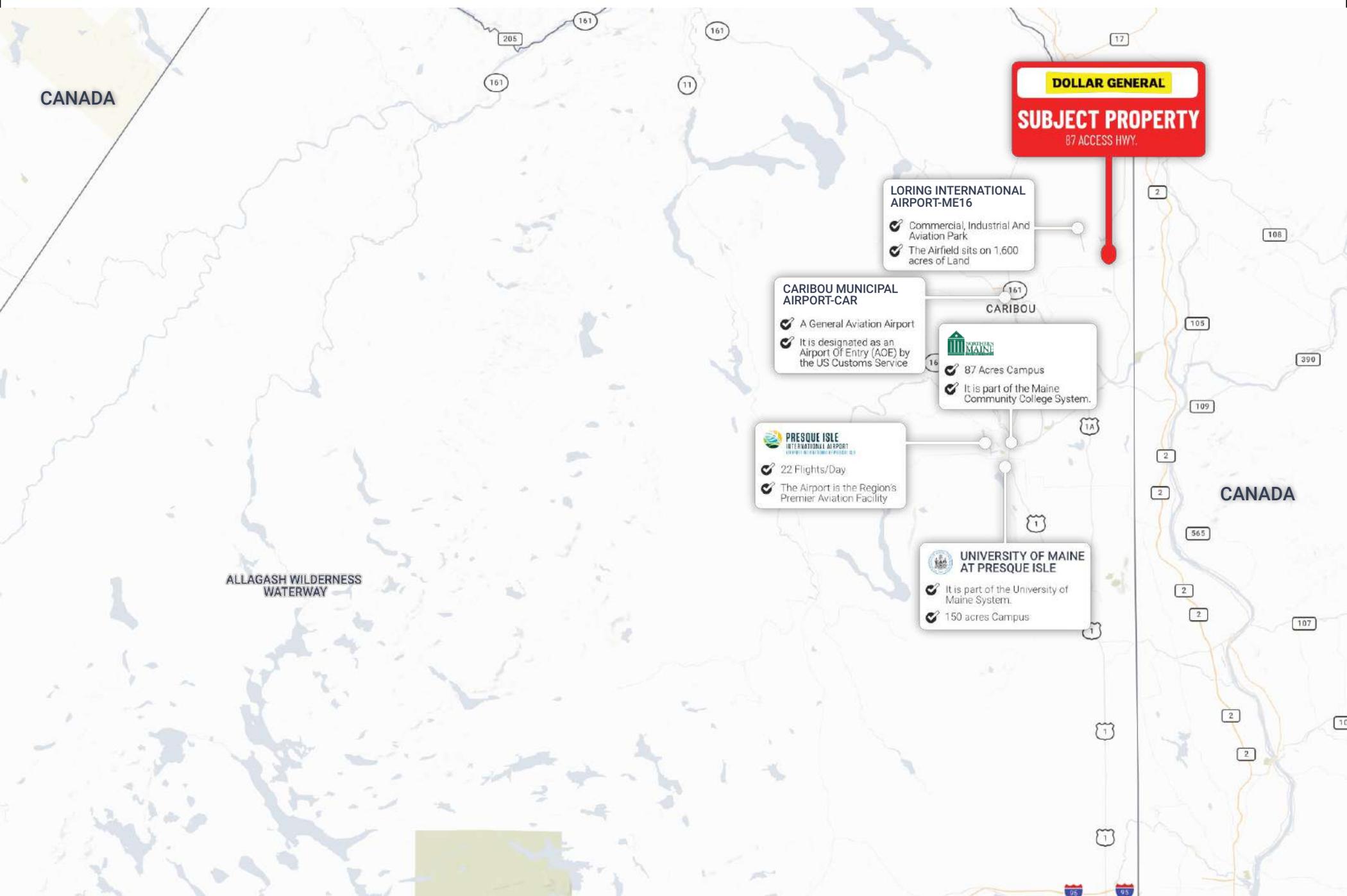
"Our students hail from across the state of Maine and around the world,"

MSSM, which has 145 students enrolled with a student-to-teacher ratio of eight-to-one, was chartered and funded by the state in 1994 after the nearby Loring Air Force Base closed.

They come for inquiry, camaraderie, and a unique high school experience. Here students, staff, and faculty engage in energetic intellectual sparring served up with encouragement and support."

There is no tuition for Maine residents at the school, and need-based financial aid is offered to state families to cover the costs of room and board, which for the 2018-2019 school year were set at \$9,300.

 [CLICK HERE TO READ MORE](#)



DOLLAR GENERAL
SUBJECT PROPERTY
87 ACCESS HWY.

LORING INTERNATIONAL AIRPORT-ME16

- ✓ Commercial, Industrial And Aviation Park
- ✓ The Airfield sits on 1,600 acres of Land

CARIBOU MUNICIPAL AIRPORT-CAR

- ✓ A General Aviation Airport
- ✓ It is designated as an Airport Of Entry (AOE) by the US Customs Service



- ✓ 87 Acres Campus
- ✓ It is part of the Maine Community College System.



- ✓ 22 Flights/Day
- ✓ The Airport is the Region's Premier Aviation Facility

UNIVERSITY OF MAINE AT PRESQUE ISLE

- ✓ It is part of the University of Maine System.
- ✓ 150 acres Campus

SECURE

NET LEASE

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