

DOLLAR GENERAL

*SR 121 & CR 229
Raiford, Florida*

Property Highlights

Market Facts:

- This location was chosen because of its unserved market & ideal location.
- This site is located in Raiford, at the intersection of State Road 121 & County Road 229.
- SR 121 is a major commercial corridor leading to the heavily populated areas of Raiford, FL which is made up of high density single family and multifamily homes.
- The median household income for the market area is: **\$41,094.00.**
- Median age of site's market area population is: **40.3.**
- **68.1%** of the population own homes, and the median home value is: **\$108,393.00.**
- There are **1,111** households with a population of **4,531** people in a three mile radius.

Site Specific Facts:

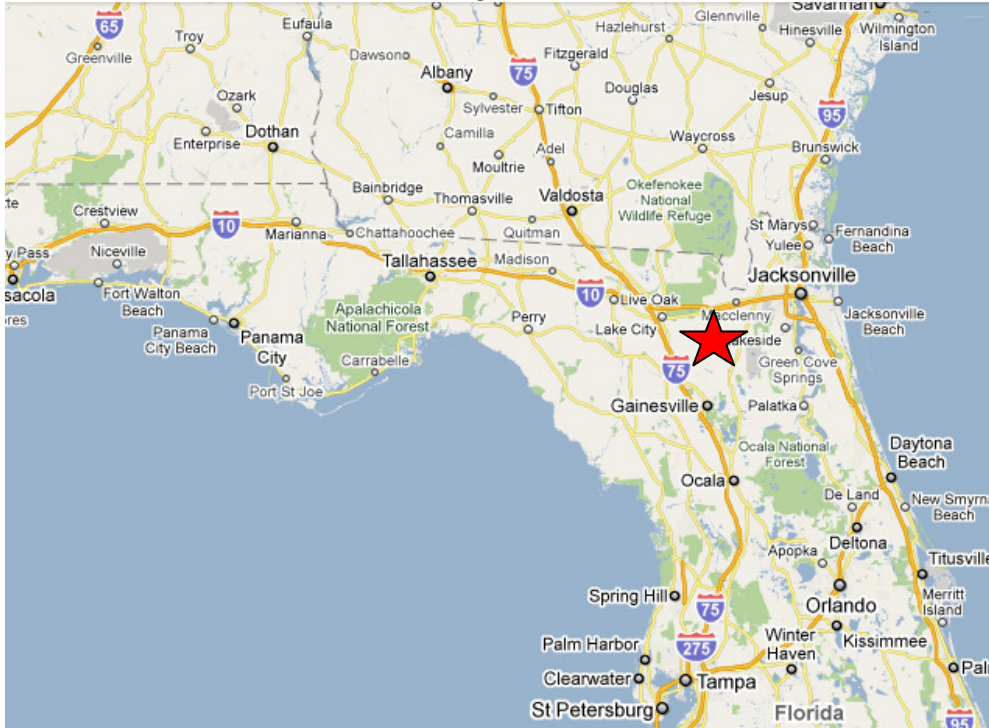
- This site is located on the corner of SR 121 and CR 229 and has road frontage on both streets.
- The site is a 1.89 ac +/- site
- West and East bound traffic will access the site via State Road 121.
- North and South bound traffic will be able to enter the site from County Road 229.
- This site is on the going home side of SR 121 with easy crossover.
- The trucks will enter the site from County Road 229 and exit.
- SR 121 has **5,600 VPD**
- SR 121 is a two-lane highway with 1 west-bound lane and 1 east- bound lane.
- The Store will be a side-entry store.
- The store will be finished on 3 sides and have signage on the front

Project Location

Local



Regional



Property Investment Summary

Property Location: SR 121 & CR 229 Raiford, Florida

Building Size 9,014 sf

Lot Size..... 1.89 Acres

Lease Type NNN

Lease Term 15 Years

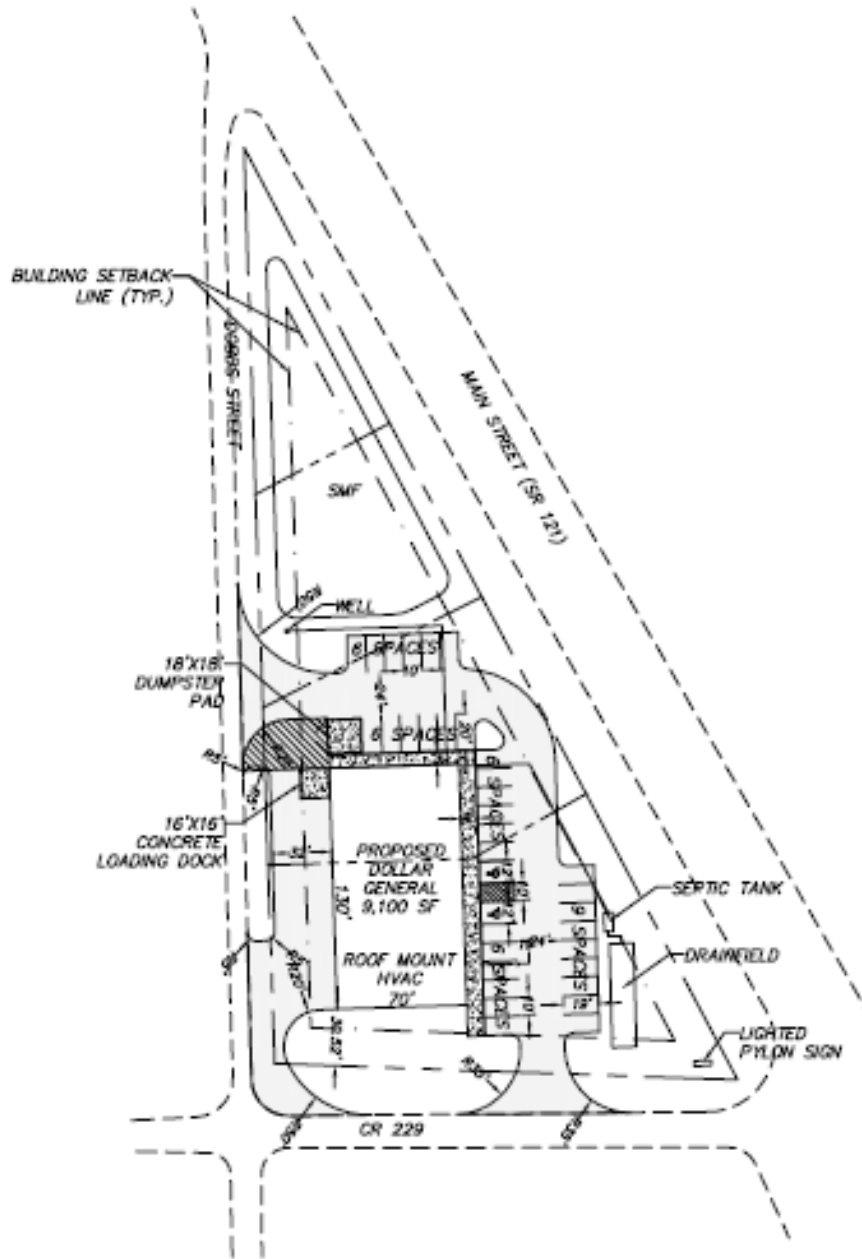
Lease Commencement Date 7/15/2010

Annual Operating Data

| <u>Rent Period</u> | <u>Monthly Rent</u> | <u>Annual Rent</u> |
|---------------------------|----------------------------|---------------------------|
| Years 1-15 | \$7,870 | \$94,440 |
| Years 16-20 (Option 1) | \$8,657 | \$103,884 |
| Years 21-25 (Option 2) | \$9,523 | \$114,276 |
| Years 26-30 (Option 3) | \$10,475 | \$125,700 |
| Years 31-35 (Option 4) | \$11,522 | \$138,264 |

Site Plan

| | | | |
|------------------------------|-------------------------------------|--|-------|
| PRELIMINARY SITE PLAN | | CITY, STATE - STREET: RAIFORD, FLORIDA SR 121 AT CR 229 | |
| PROTOTYPE: D | DEVELOPER | DESIGNER | DATE: |
| BLDG/SALES SF: 9,100/7,232 | COMPANY: CRAWFORD DEVELOPMENT, INC. | COMPANY: GARDNER, HENRI, & WILSON, INC. | |
| ACREAGE: 1.41 | NAME: BRIAN CRAWFORD | NAME: ALAN L. TILLY, PE | |
| PARKING SPACES: 35 | PHONE #: (386)756-8887 | PHONE #: (352)331-1878 | |



Aerial



Demographic Report



Executive Summary

Prepared By STDBonline

Lat: 30.063097, Lon: -82.237603

Site Type: Ring

Radius: 3 Miles

Radius: 5 Miles

Radius: 7 Miles

2009 Population

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|-------------------|-----------------|-----------------|-----------------|
| Total Population | 4,531 | 8,742 | 12,390 |
| Male Population | 78.8% | 77.7% | 72.1% |
| Female Population | 21.2% | 22.3% | 27.9% |
| Median Age | 38.4 | 37.7 | 37.3 |

2009 Income

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|-------------------|-----------------|-----------------|-----------------|
| Median HH Income | \$39,570 | \$40,702 | \$43,857 |
| Per Capita Income | \$17,505 | \$17,812 | \$18,354 |
| Average HH Income | \$51,587 | \$50,769 | \$52,681 |

2009 Households

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|------------------------|-----------------|-----------------|-----------------|
| Total Households | 519 | 1,134 | 2,480 |
| Average Household Size | 3.73 | 3.44 | 2.74 |

2009 Housing

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|-------------------------------|-----------------|-----------------|-----------------|
| Owner Occupied Housing Units | 71.4% | 68.2% | 66.6% |
| Renter Occupied Housing Units | 20.8% | 21.2% | 22.0% |
| Vacant Housing Units | 7.8% | 10.6% | 11.4% |

Population

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|-----------------------|-----------------|-----------------|-----------------|
| 1990 Population | 2,845 | 5,765 | 8,748 |
| 2000 Population | 3,804 | 7,401 | 10,692 |
| 2009 Population | 4,531 | 8,742 | 12,390 |
| 2014 Population | 4,626 | 8,930 | 12,640 |
| 1990-2000 Annual Rate | 2.95% | 2.53% | 2.03% |
| 2000-2009 Annual Rate | 1.91% | 1.82% | 1.61% |
| 2009-2014 Annual Rate | 0.42% | 0.43% | 0.4% |

In the identified market area, the current year population is 12,390. In 2000, the Census count in the market area was 10,692. The rate of change since 2000 was 1.61 percent annually. The five-year projection for the population in the market area is 12,640, representing a change of 0.4 percent annually from 2009 to 2014. Currently, the population is 72.1 percent male and 27.9 percent female.

Households

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|-----------------------|-----------------|-----------------|-----------------|
| 1990 Households | 397 | 878 | 1,957 |
| 2000 Households | 449 | 997 | 2,213 |
| 2009 Households | 519 | 1,134 | 2,480 |
| 2014 Households | 553 | 1,196 | 2,587 |
| 1990-2000 Annual Rate | 1.24% | 1.28% | 1.24% |
| 2000-2009 Annual Rate | 1.58% | 1.4% | 1.24% |
| 2009-2014 Annual Rate | 1.28% | 1.07% | 0.85% |

The household count in this market area has changed from 2,213 in 2000 to 2,480 in the current year, a change of 1.24 percent annually. The five-year projection of households is 2,587, a change of 0.85 percent annually from the current year total. Average household size is currently 2.74, compared to 2.77 in the year 2000. The number of families in the current year is 1,860 in the market area.

Housing

Currently, 66.6 percent of the 2,800 housing units in the market area are owner occupied; 22.0 percent, renter occupied; and 11.4 percent are vacant. In 2000, there were 2,445 housing units—68.1 percent owner occupied, 22.5 percent renter occupied and 9.4 percent vacant. The rate of change in housing units since 2000 is 1.48 percent. Median home value in the market area is \$112,314, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.3 percent annually to \$125,848. From 2000 to the current year, median home value changed by 6.72 percent annually.



Executive Summary

Prepared By STDBonline

Lat: 30.063097, Lon: -82.237603

Site Type: Ring

| | Radius: 3 Miles | Radius: 5 Miles | Radius: 7 Miles |
|---------------------------------|-----------------|-----------------|-----------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$27,177 | \$28,082 | \$26,308 |
| 2000 Median HH Income | \$34,283 | \$34,966 | \$35,872 |
| 2009 Median HH Income | \$39,570 | \$40,702 | \$43,857 |
| 2014 Median HH Income | \$41,554 | \$42,465 | \$45,322 |
| 1990-2000 Annual Rate | 2.35% | 2.22% | 3.15% |
| 2000-2009 Annual Rate | 1.50% | 1.60% | 2.2% |
| 2009-2014 Annual Rate | 0.98% | 0.85% | 0.66% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$10,419 | \$9,913 | \$9,885 |
| 2000 Per Capita Income | \$9,746 | \$9,973 | \$11,234 |
| 2009 Per Capita Income | \$17,505 | \$17,812 | \$18,354 |
| 2014 Per Capita Income | \$18,850 | \$19,187 | \$19,661 |
| 1990-2000 Annual Rate | -0.67% | 0.06% | 1.29% |
| 2000-2009 Annual Rate | 6.54% | 6.47% | 5.45% |
| 2009-2014 Annual Rate | 1.49% | 1.5% | 1.39% |
| Average Household Income | | | |
| 1990 Average Household Income | \$29,526 | \$30,125 | \$29,602 |
| 2000 Average Household Income | \$43,428 | \$43,077 | \$43,982 |
| 2009 Average HH Income | \$51,587 | \$50,769 | \$52,681 |
| 2014 Average HH Income | \$51,934 | \$51,366 | \$53,861 |
| 1990-2000 Annual Rate | 3.93% | 3.64% | 4.04% |
| 2000-2009 Annual Rate | 1.88% | 1.79% | 1.97% |
| 2009-2014 Annual Rate | 0.13% | 0.23% | 0.44% |

Households by Income

Current median household income is \$43,857 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$45,322 in five years. In 2000, median household income was \$35,872, compared to \$26,308 in 1990.

Current average household income is \$52,681 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$53,861 in five years. In 2000, average household income was \$43,982, compared to \$29,602 in 1990.

Current per capita income is \$18,354 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$19,661 in five years. In 2000, the per capita income was \$11,234, compared to \$9,885 in 1990.

Population by Employment

| | | | |
|------------------|---|-----|-------|
| Total Businesses | 2 | 35 | 206 |
| Total Employees | 7 | 806 | 4,045 |

Currently, 95.5 percent of the civilian labor force in the identified market area is employed and 4.5 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 97.2 percent of the civilian labor force, and unemployment will be 2.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 32.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 43.0 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 34.4 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 22.6 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 82.3 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 26.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 22.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 45.6 percent were high school graduates only (29.8 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 5.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 2.6 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)