

DOLLAR GENERAL

*U. S. Highway 90 & County Road 137
Wellborn, FL 320904*

Lake City

1140 SW Bascom Norris Drive, Suite 101
Lake City, FL 32025

Mailing

295 NW Commons Loop Suite 115-391
Lake City, FL 32055

Gainesville

6011 NW 1st Place
Gainesville, FL 32601

877-309-1029

www.conceptcompanies.net

Property Highlights

Market Facts:

- This location was selected due to its unmet need for the market and prime location.
- U. S. Highway 90 is the main corridor between two larger municipalities, Live Oak and Lake City. This highway supports a mix of commercial and commuter traffic between these two cities and has a daily vehicle count of **5600**.
- This site is located approximately 1.28 miles from the newly constructed Suwannee Correctional Institute, which has **900** employees.
- The median household income for the market area is: **\$45,546**
- Median age of site's market area population is: 39.2
- **69.6%** of the population own homes, and the median home value is: **\$128,665**
- There are **4,019** households with a total population of **10,498** people within the market area.

Site Specific Facts:

- This site is located on the **South** side of East Main Street
- The site is a 0.96ac +/- site with Dollar General fronting East Main Street and visible to West and East bound traffic.
- The site has some existing paving which will help to reduce the cost of the site work.
- The entrance can be accessed easily for north bound or south bound traffic.
- The traffic count on East Main Street in the vicinity of the subject property is **5,900/daily**
- Store will be a front-entry store.
- The store will be finished with block on the front with the receiving area on the north side.
- The property will have additional exterior finishes due to its unique location in the central business district in Lake Butler.

Property Investment Summary

Property Location: *U. S. Highway 90 & County Road 137, Wellborn, FL 320904*

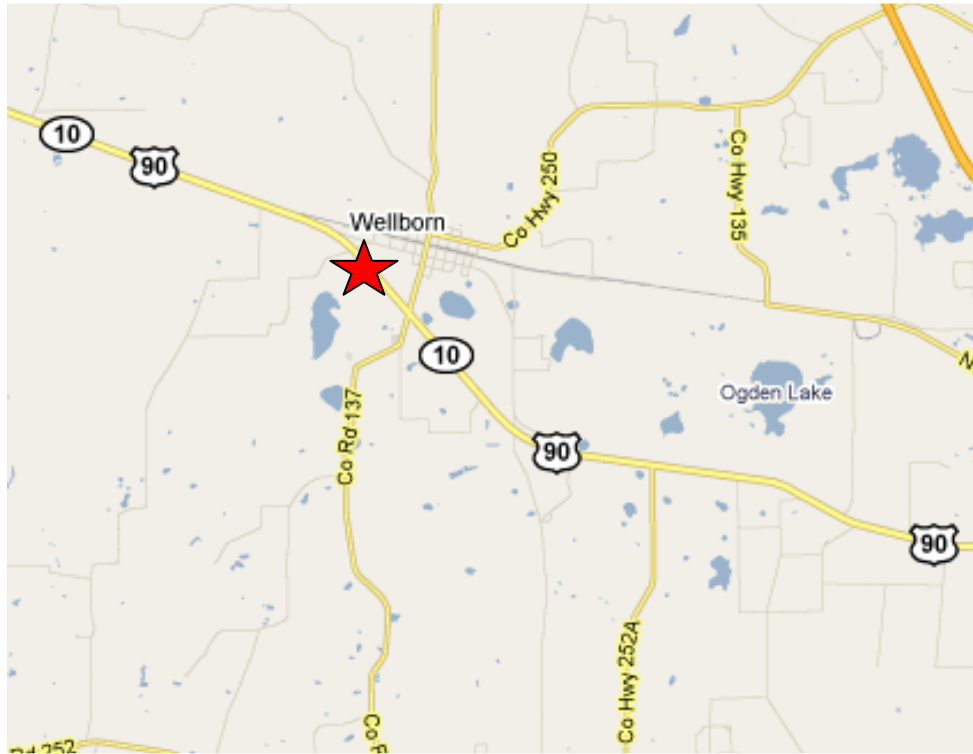
Building Size 9,100 sf
Lot Size..... .96 Acres
Lease Type NNN
Lease Term 15 Years
Lease Commencement Date 4/01/2011

Annual Operating Data

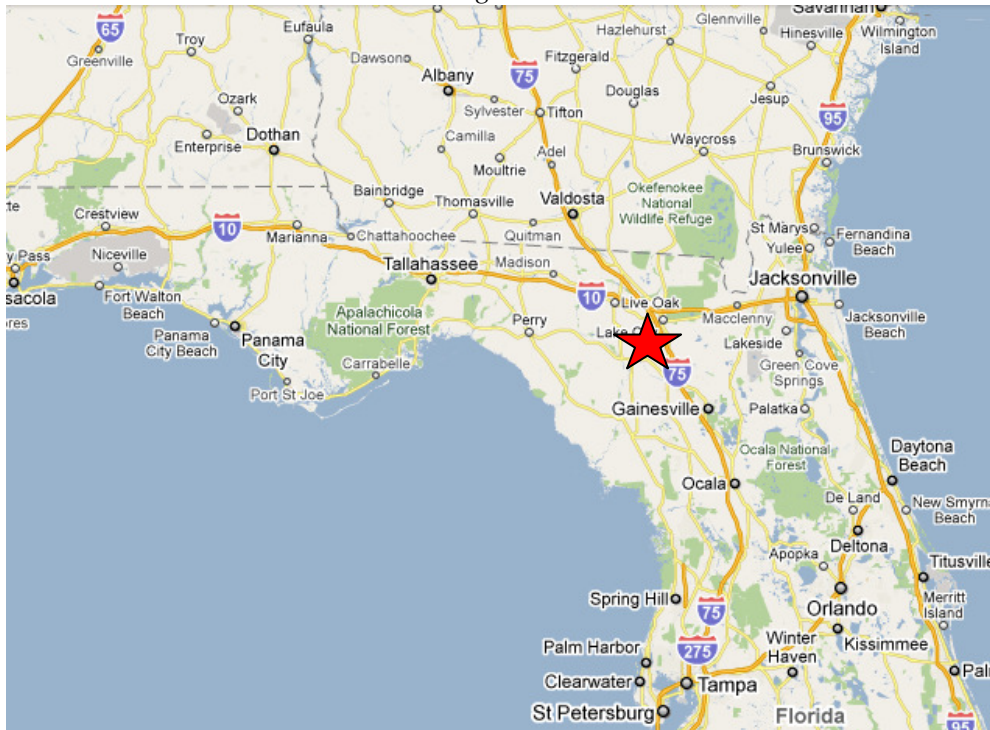
<u>Rent Period</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Years 1-10	\$9,458	\$113,496
Years 11-15	\$9,742	\$116,904
Years 16-20 (Option 1)	\$10,716	\$128,592
Years 21-25 (Option 2)	\$11,788	\$141,456
Years 26-30 (Option 3)	\$12,966	\$155,592

Project Location

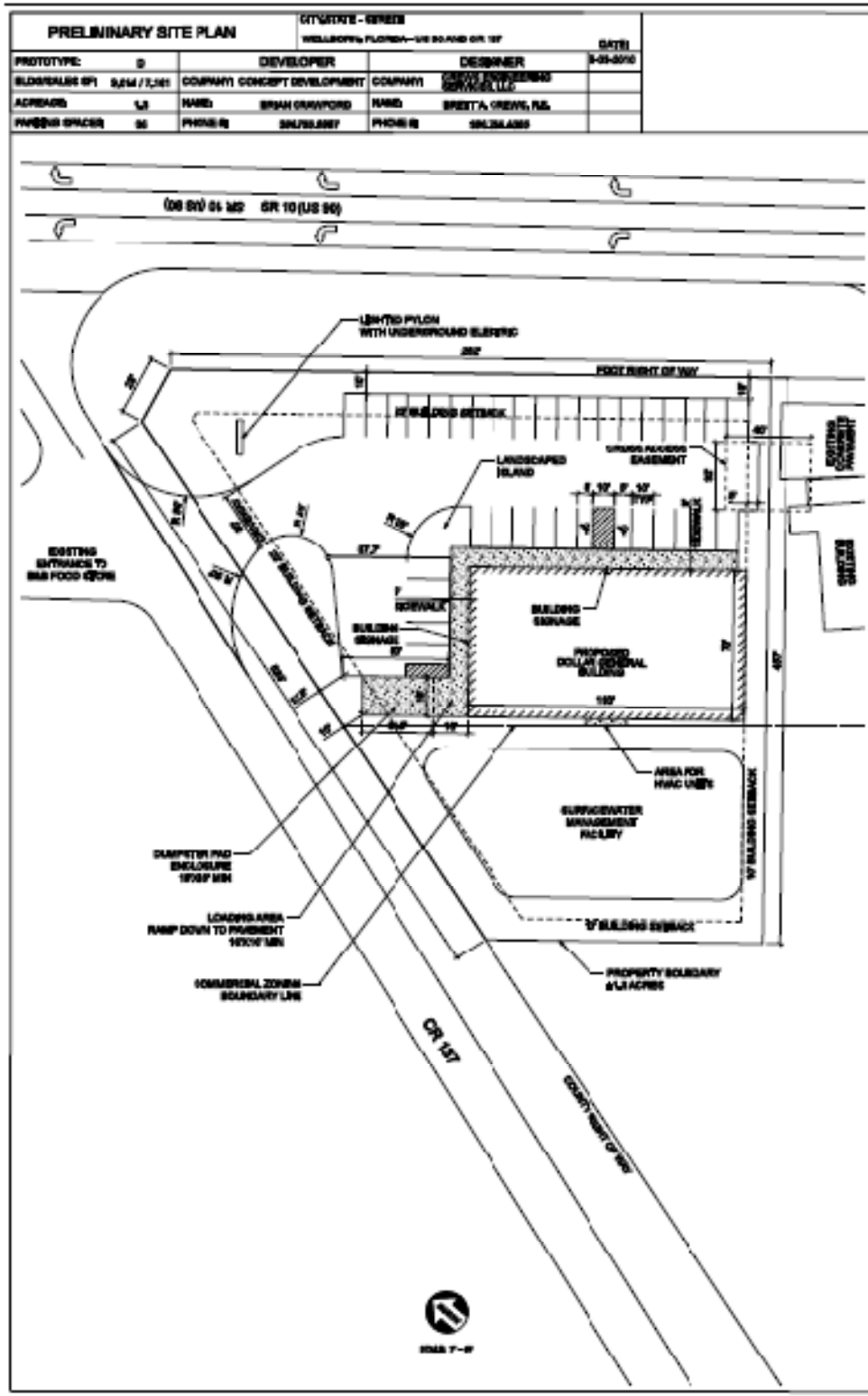
Local



Regional



Site Plan



Aerial



Demographic Report



Executive Summary

Prepared By STDBOnline

Lat: 30.221270, Lon: -82.822851

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	1,638	4,287	10,498
Male Population	48.6%	48.7%	49.1%
Female Population	51.4%	51.3%	50.9%
Median Age	40.0	39.9	39.2

2009 Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
Median HH Income	\$34,613	\$36,021	\$37,654
Per Capita Income	\$18,797	\$17,664	\$17,774
Average HH Income	\$47,806	\$45,266	\$45,546

2009 Households

	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
Total Households	659	1,684	4,019
Average Household Size	2.48	2.54	2.61

2009 Housing

	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
Owner Occupied Housing Units	68.4%	69.4%	69.6%
Renter Occupied Housing Units	15.4%	15.5%	18.1%
Vacant Housing Units	16.2%	14.9%	12.3%

Population

	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
1990 Population	1,060	2,628	6,210
2000 Population	1,409	3,760	9,111
2009 Population	1,638	4,287	10,498
2014 Population	1,768	4,637	11,426
1990-2000 Annual Rate	2.89%	3.65%	3.91%
2000-2009 Annual Rate	1.64%	1.43%	1.54%
2009-2014 Annual Rate	1.54%	1.58%	1.71%

In the identified market area, the current year population is 10,498. In 2000, the Census count in the market area was 9,111. The rate of change since 2000 was 1.54 percent annually. The five-year projection for the population in the market area is 11,426, representing a change of 1.71 percent annually from 2009 to 2014. Currently, the population is 49.1 percent male and 50.9 percent female.

Households

	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
1990 Households	396	956	2,204
2000 Households	558	1,451	3,439
2009 Households	659	1,684	4,019
2014 Households	716	1,832	4,395
1990-2000 Annual Rate	3.49%	4.25%	4.55%
2000-2009 Annual Rate	1.81%	1.62%	1.7%
2009-2014 Annual Rate	1.67%	1.7%	1.8%

The household count in this market area has changed from 3,439 in 2000 to 4,019 in the current year, a change of 1.7 percent annually. The five-year projection of households is 4,395, a change of 1.8 percent annually from the current year total. Average household size is currently 2.61, compared to 2.64 in the year 2000. The number of families in the current year is 2,945 in the market area.

Housing

Currently, 69.6 percent of the 4,582 housing units in the market area are owner occupied; 18.1 percent, renter occupied; and 12.3 percent are vacant. In 2000, there were 3,873 housing units, 71.4 percent owner occupied, 17.8 percent renter occupied and 10.7 percent vacant. The rate of change in housing units since 2000 is 1.83 percent. Median home value in the market area is \$128,665, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.49 percent annually to \$152,741. From 2000 to the current year, median home value changed by 7.49 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Prepared By STDBOnline

Lat: 30.221270, Lon: -82.822851

Site Type: Ring

	Radius: 3 Miles	Radius: 5 Miles	Radius: 7 Miles
Median Household Income			
1990 Median HH Income	\$22,132	\$23,278	\$23,231
2000 Median HH Income	\$31,025	\$31,474	\$32,013
2009 Median HH Income	\$34,613	\$36,021	\$37,654
2014 Median HH Income	\$34,909	\$37,021	\$39,716
1990-2000 Annual Rate	3.44%	3.06%	3.26%
2000-2009 Annual Rate	1.19%	1.47%	1.77%
2009-2014 Annual Rate	0.17%	0.55%	1.07%
Per Capita Income			
1990 Per Capita Income	\$10,396	\$10,191	\$10,261
2000 Per Capita Income	\$15,756	\$14,852	\$14,911
2009 Per Capita Income	\$18,797	\$17,664	\$17,774
2014 Per Capita Income	\$19,489	\$18,189	\$18,326
1990-2000 Annual Rate	4.25%	3.84%	3.61%
2000-2009 Annual Rate	1.93%	1.89%	1.92%
2009-2014 Annual Rate	0.73%	0.59%	0.61%
Average Household Income			
1990 Average Household Income	\$28,168	\$28,270	\$28,328
2000 Average Household Income	\$41,058	\$38,858	\$39,079
2009 Average HH Income	\$47,806	\$45,266	\$45,546
2014 Average HH Income	\$49,289	\$46,367	\$46,759
1990-2000 Annual Rate	3.84%	3.23%	3.27%
2000-2009 Annual Rate	1.66%	1.66%	1.67%
2009-2014 Annual Rate	0.61%	0.48%	0.53%

Households by Income

Current median household income is \$37,654 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$39,716 in five years. In 2000, median household income was \$32,013, compared to \$23,231 in 1990.

Current average household income is \$45,546 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$46,759 in five years. In 2000, average household income was \$39,079, compared to \$28,328 in 1990.

Current per capita income is \$17,774 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$18,326 in five years. In 2000, the per capita income was \$14,911, compared to \$10,261 in 1990.

Population by Employment

Total Businesses	43	73	164
Total Employees	258	440	1,206

Currently, 87.8 percent of the civilian labor force in the identified market area is employed and 12.2 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 92.3 percent of the civilian labor force, and unemployment will be 7.7 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, 59.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 50.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 20.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 28.9 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 80.9 percent of the market area population drove alone to work, and 1.7 percent worked at home. The average travel time to work in 2000 was 26.5 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:

- 18.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 40.2 percent were high school graduates only (29.6 percent in the U.S.)
- 7.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 8.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 5.1 percent had earned a Masters/Professional/Doctorate Degree (9.8 percent in the U.S.)