

Dollar General
6712 Livingston Road
Oxon Hill, MD (Washington DC MSA)



Tenant	Square Ft.	Ann. Rent	R/SF	Term	Increases	Lease	Opt
Dollar General	7,575	\$166,545	\$21.98	15 Yrs	Flat in base	NNN	5x5 at 10 %

HIGHLIGHTS

- New 15-Year Absolute NNN Lease with Five 5-Year Option Terms
- “BBB” Credit Rating by S&P
- New Construction with Attractive Masonry and Stonework Exterior
- Less than 2 miles from Washington DC in a densely populated suburban community
- Close proximity to Washington National Harbor, MGM National Harbor Hotel & Casino and Gaylord National Hotel and Conference Center

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,504	114,882	324,214
AVG. HH INCOME	\$80,052	\$72,913	\$94,909

Dollar General 6712 Livingston Road Oxon Hill, MD (Washington DC MSA)

- PETSMART
- AMC THEATRES
- ZOSS
- STAPLES
- TARGET

Tanger Outlets at National Harbor
Over 80 stores

H&M	SWAROVSKI
NIKE	kate spade NEW YORK
Brooks Brothers	adidas
UNDER ARMOUR	COACH