



TRINITY

REAL ESTATE INVESTMENT SERVICES



**NEWER DEVELOPMENT DOLLAR GENERAL**

6057 CO RD 1763, ARAB, AL 35016

**\$1,122,545**

6.6% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

ARAB, AL

**\$1,122,545 | 6.6% CAP**

- New Development Dollar General - 13+ Years Remaining on Lease - Built in 2017
- Investment Grade Tenant - Corporately Guaranteed Lease - Credit Equal to CVS & Walgreens
- 5 Mile Population - 13,867
- Average Income 5 Miles - \$56k+

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CHANCE HALES**

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**MATT DAVIS**

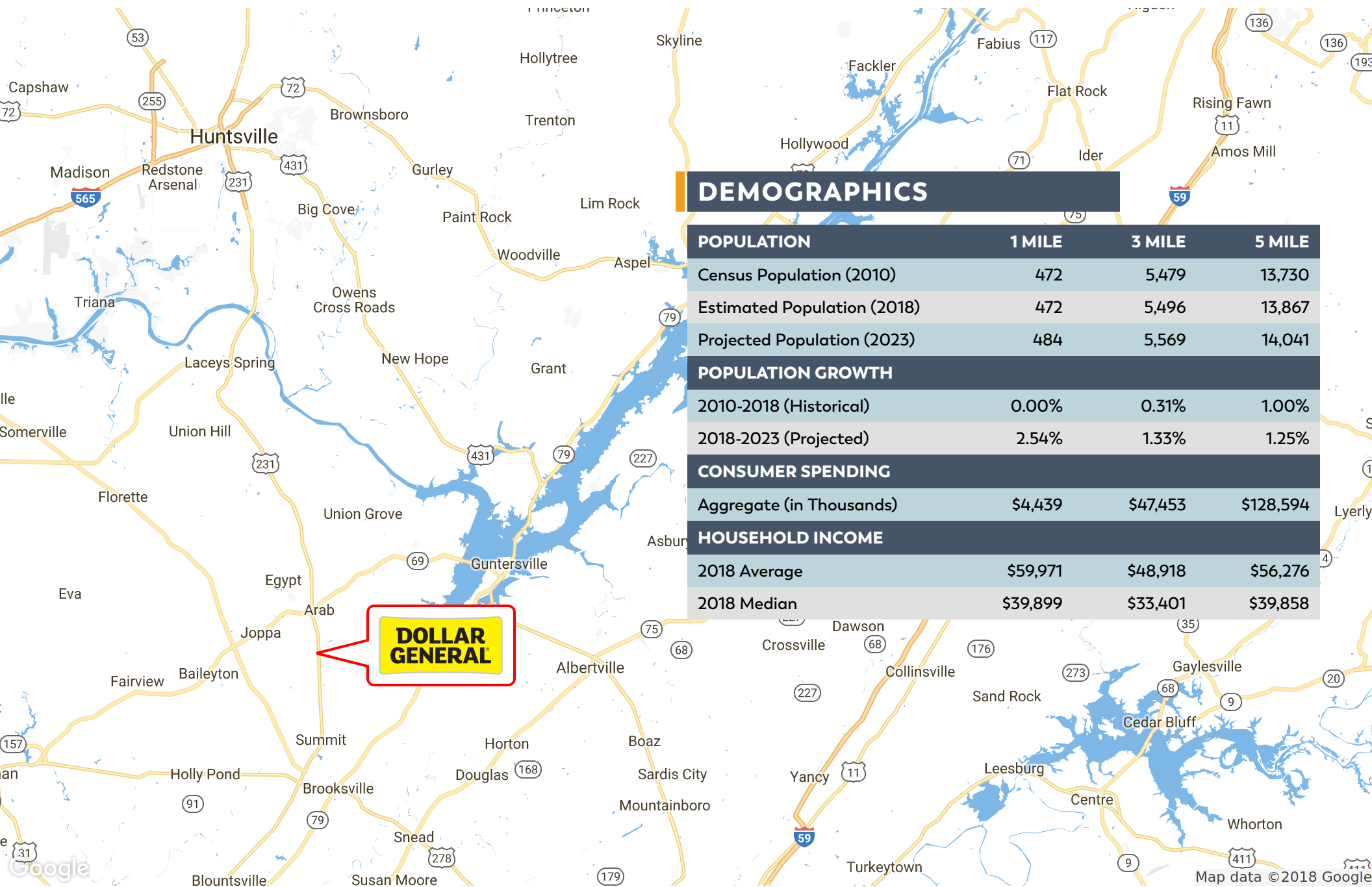
325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.93 AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$123.36

## LEASE OVERVIEW:

Remaining Lease Term:	13+ Years
Rent Commencement:	3/1/2017
Lease Expiration:	2/29/2032
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Base Annual Rent:	\$74,088
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	472	5,479	13,730
Estimated Population (2018)	472	5,496	13,867
Projected Population (2023)	484	5,569	14,041
POPULATION GROWTH			
2010-2018 (Historical)	0.00%	0.31%	1.00%
2018-2023 (Projected)	2.54%	1.33%	1.25%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$4,439	\$47,453	\$128,594
HOUSEHOLD INCOME			
2018 Average	\$59,971	\$48,918	\$56,276
2018 Median	\$39,899	\$33,401	\$39,858

**DOLLAR  
GENERAL**





Google

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## TENANT SUMMARY

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 14,000 stores in 44 states as of August 19, 2017. 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.



## TENANT DETAILS:

Tenant Name:	<b>Dollar General</b>
Tenant Type:	<b>Net-Leased Dollar Store</b>
Parent Company Trade Name:	<b>Dollar General</b>
Ownership:	<b>Public (NYSE: DG)</b>
No. of Locations:	<b>14,000 (as of August 2017)</b>
Website:	<b>dollargeneral.com</b>
Year Founded:	<b>1939</b>
Credit Rating (S&P):	<b>BBB</b>
No. of Employees:	<b>127,000+</b>
Headquartered:	<b>Goodlettsville, Tennessee</b>



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Actual Property





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