



TRINITY

REAL ESTATE INVESTMENT SERVICES



**FRED'S SUPER DOLLAR AND PHARMACY**

601 S MASON ST, MOUNT VERNON, GA 30445

**\$1,524,483**

9.0% CAP

TRINITYREIS.COM

Actual Property





MOUNT VERNON, GA

**\$1,524,483 | 9.0% CAP**

- Fred's Super Dollar NN Lease With 5 Years Remaining
- Minimal Landlord Responsibilities
- Main Retail Corridor for Mount Vernon | County Seat of Montgomery County
- One of the Only Pharmacies in the Area | Drive-Thru Access
- Attractive Cap Rate | Ideal 1031 Property
- Large Footprint of 16,471 sqft

## EXCLUSIVELY MARKETED BY:

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**SIMEON BEAM**

972.921.2659 | simeon@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>16,471 SF</b>
Land Area:	<b>2.67 AC</b>
Year Built:	<b>2011</b>
Guarantor:	<b>FRED'S INC.</b>
Price (Psf):	<b>\$92.56</b>

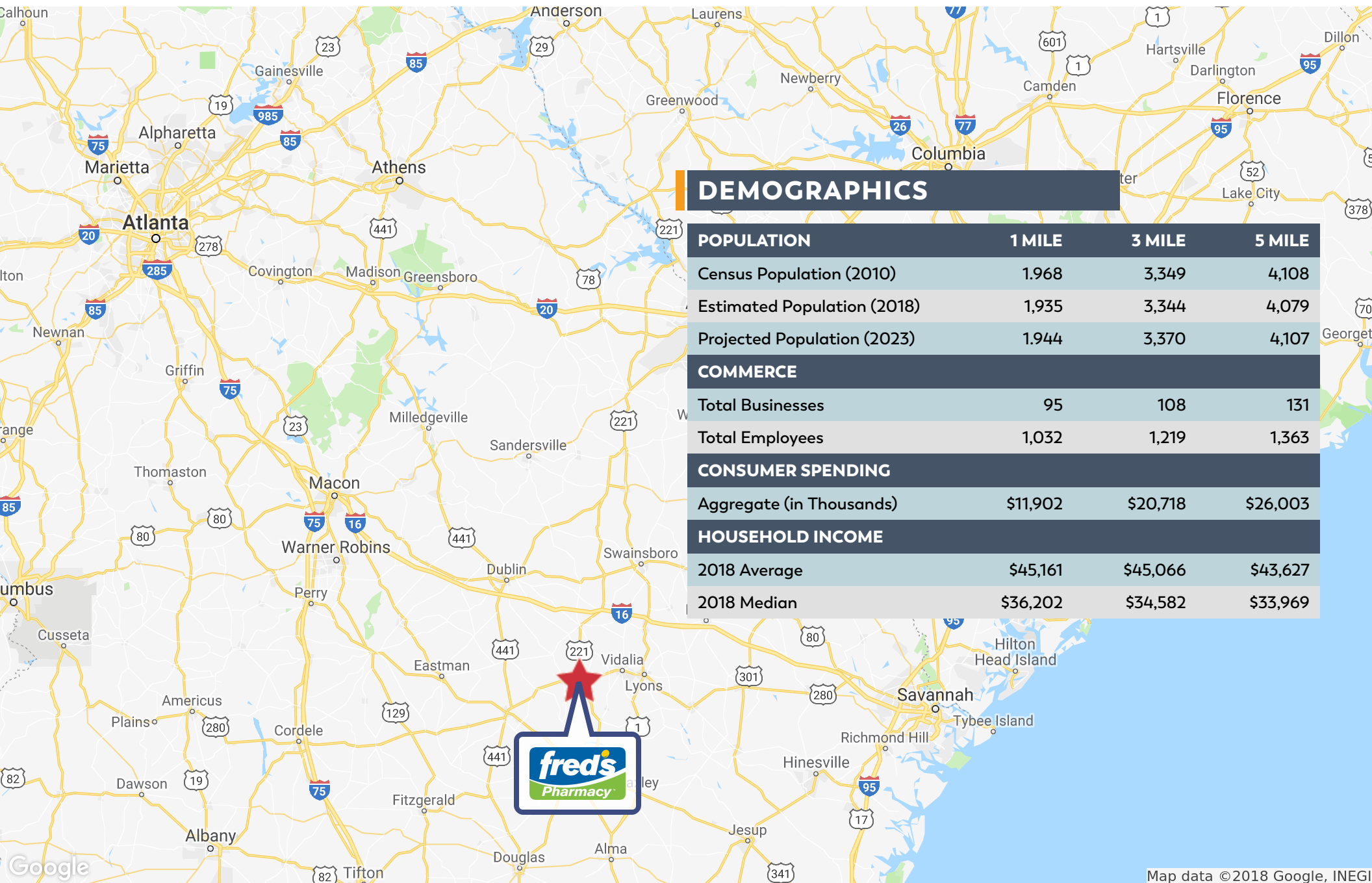
## LEASE OVERVIEW:

Remaining Lease Term:	<b>5 Years</b>
Rent Commencement:	<b>12/1/2011</b>
Lease Expiration:	<b>11/30/2023</b>
Base Annual Rent:	<b>\$137,203.44</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>None</b>
Options & Increases:	<b>Three (3), 5-Year; 10%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Landlord</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Landlord</b>
HVAC:	<b>PAID BY Landlord*</b>

\*Tenant to pay first \$750 of HVAC

## DEMOGRAPHICS OVERVIEW

601 S MASON ST | MOUNT VERNON, GA



Map data ©2018 Google, INEGI



# RETAILER MAP

601 S MASON ST | MOUNT VERNON, GA







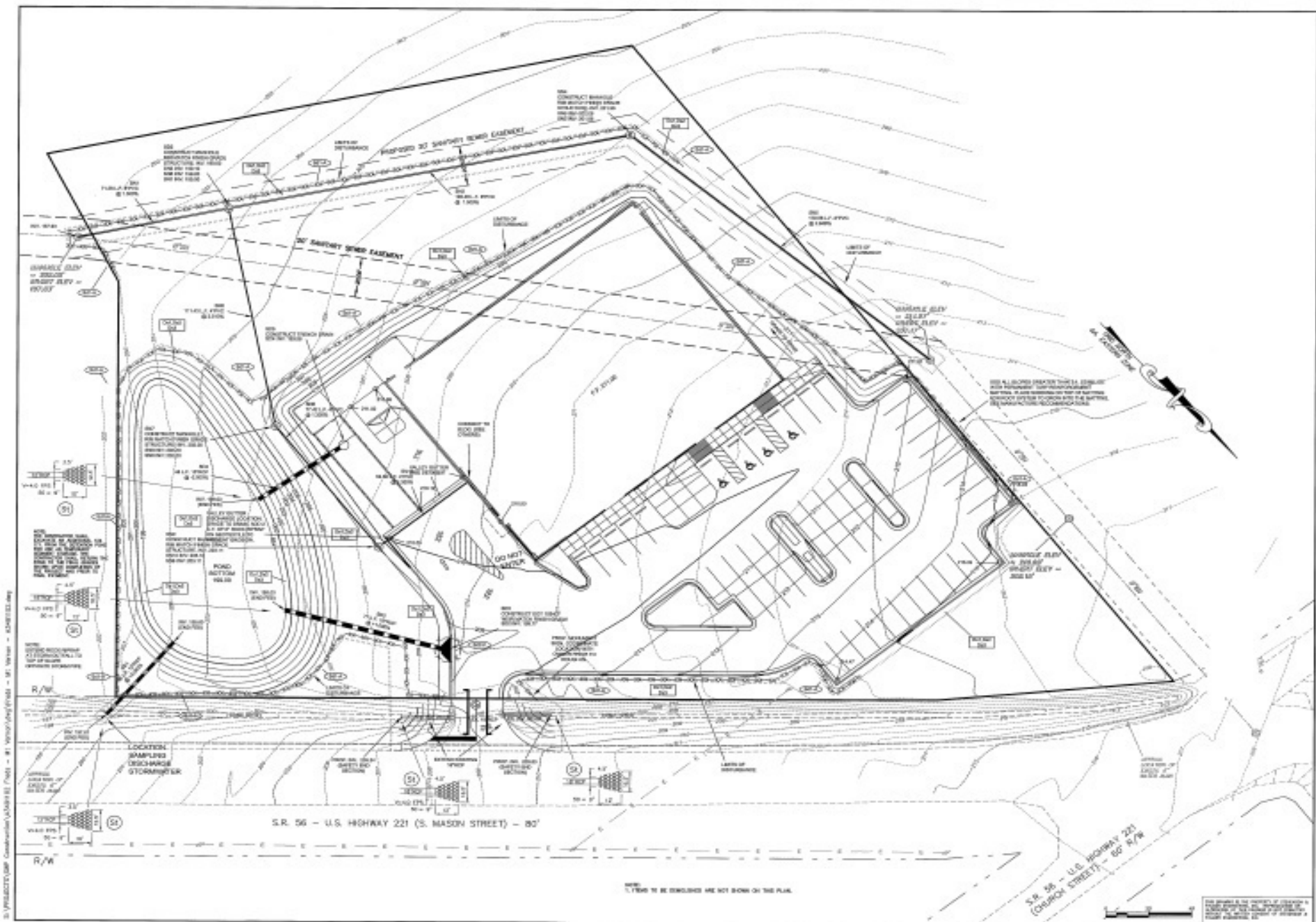
Actual Property



16,471 Square Feet | 2.67 Acres  
Discount Store | Pharmacy







<p>ALBANY COUNTY GEORGIA</p> <p><b>Stevenson &amp; Palmer Engineering, Inc.</b></p> <p>REGISTERED PROFESSIONAL ENGINEER NO. 20000-0001</p>	
<p>STATE OF GEORGIA</p> <p>NO. 1-1-11</p> <p>STEVEN E. MURDER ENGINEER REGISTERED PROFESSIONAL NO. 20000-0001</p>	
<p><b>fred's</b></p> <p>4300 New Gatwell Road Memphis, Tennessee 38118</p>	
<p>GRADING, DRAINAGE AND INTERIOR, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN</p> <p>8" = 20'</p>	
DATE	2011 JUNE 24
REVISIONS	
SHEET NO.	C2

## TENANT SUMMARY

Fred's history can be traced back to 1947, with the opening of their first store in Coldwater, MS. Today, Fred's is headquartered in Memphis, TN and operates more than 650 discount general merchandise stores. Additionally, Fred's Inc. has 304 full-service pharmacy departments found within Fred's stores in 15 states. There are four franchised locations and 57 Xpress pharmacy locations, primarily stretching across the southeastern United States.

## STRATEGY

Fred's strategy mainly encompasses a unique store format, combining the best elements of discount dollar stores and drug stores. Fred's stocks more than 12,000 frequently purchased items addressing the daily needs of its customers. This merchandise features over 1,700 one-dollar items, nationally recognized brands, Fred's label products and a full range of value-priced selections.

The company has two distribution centers, Memphis, TN and Dublin, GA. Additionally, they own and operate two additional chains, Getwell Drug & Dollar and Yazoo Trading Company.



## TENANT DETAILS:

Tenant Name:	<b>Fred's Super Dollar and Pharmacy</b>
Tenant Type:	<b>Net Leased Dollar Store</b>
Parent Company Trade Name:	<b>FRED'S INC.</b>
Ownership:	<b>Public</b>
No. of Locations:	<b>659 Locations as of November 2018</b>
Website:	<b><a href="https://fredsinc.com/">fredsinc.com/</a></b>
Year Founded:	<b>1947</b>
Credit Rating (S&P):	<b>B+</b>
No. of Employees:	<b>9,336 as of November 2018</b>
Headquartered:	<b>Memphis, TN</b>



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Actual Property





## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETING BY:

**CODY CRIST**

817.584.2000

[cody@trinityreis.com](mailto:cody@trinityreis.com)

**BROKER OF RECORD**

DENNIS POWELL

GA#89783

**SIMEON BEAM**

972.921.2659

[simeon@trinityreis.com](mailto:simeon@trinityreis.com)

Actual Property