



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under  
Construction

**DOLLAR  
GENERAL**

Deliverable Est.  
April 2019



UPGRADED BRICK CONSTRUCTION DOLLAR GENERAL

N 3 NOTCH ST & E COLLEGE ST, TROY, AL 36081

**\$1,779,456**

6.4% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR  
GENERAL**

TROY, AL

**\$1,779,456 | 6.4% CAP**

- Upgraded Construction Dollar General - 100% Masonry Construction
- Home of Troy University - Division I Sports University - Highest Student Enrollment in State of Alabama (28,000+ Combined)
- Larger "Plus Size" Format to Accommodate Higher Projected Sales Volume
- 20,000+ Residents within 5 Miles of Property
- Located on Larger Corner Lot in Downtown Troy
- Store was Relocated from Very Successful Location .25 Miles Away

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	10,542 SF
Land Area:	1.0 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$168.80

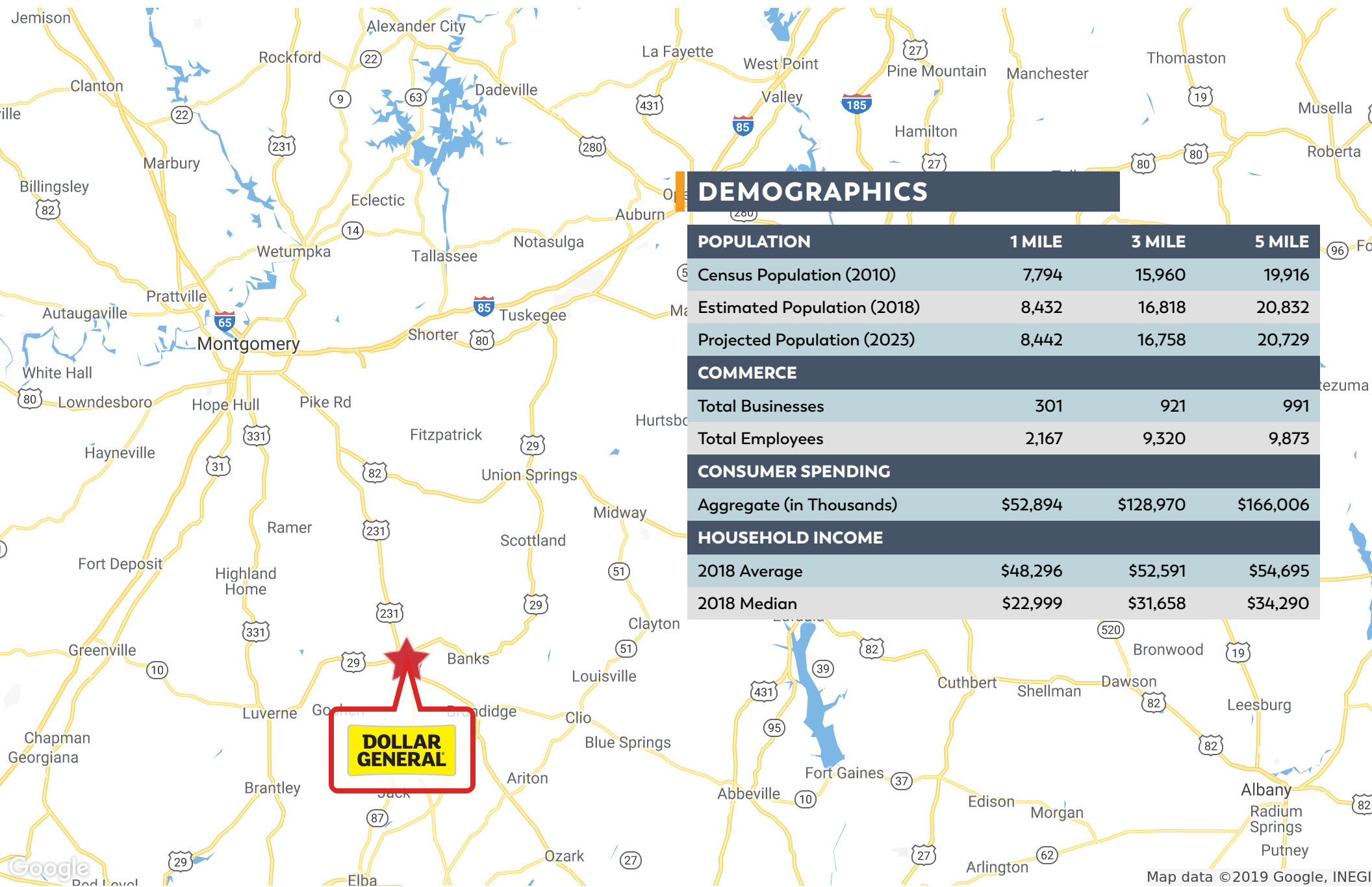
## LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	4/23/2019
Lease Expiration:	4/30/2034
Base Annual Rent:	\$113,885
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
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 OVERVIEW

N 3 NOTCH ST & E COLLEGE ST | TROY, AL



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	7,794	15,960	19,916
Estimated Population (2018)	8,432	16,818	20,832
Projected Population (2023)	8,442	16,758	20,729
COMMERCE			
Total Businesses	301	921	991
Total Employees	2,167	9,320	9,873
CONSUMER SPENDING			
Aggregate (in Thousands)	\$52,894	\$128,970	\$166,006
HOUSEHOLD INCOME			
2018 Average	\$48,296	\$52,591	\$54,695
2018 Median	\$22,999	\$31,658	\$34,290



# RETAILER MAP

N 3 NOTCH ST & E COLLEGE ST | TROY, AL



Google

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N 3 Notch Street - 5,900 VPD

Actual Property



# STORE BEING RELOCATED

N 3 NOTCH ST & E COLLEGE ST | TROY, AL



Past Dollar General Store on S 3 Notch St.  
0.3 Miles from New Relocated Dollar General Store.

Actual Property



Ranked to The Pinceton's Review's "Best in the Southeast" list for 14 consecutive years.  
Ranked as the #1 four-year college in the State of Alabama by Schools.com.  
Current enrollment of 18,086 students and 4 campuses statewide.  
Troy University is the largest univeristy in Alabama.

# TROY

UNIVERSITY™

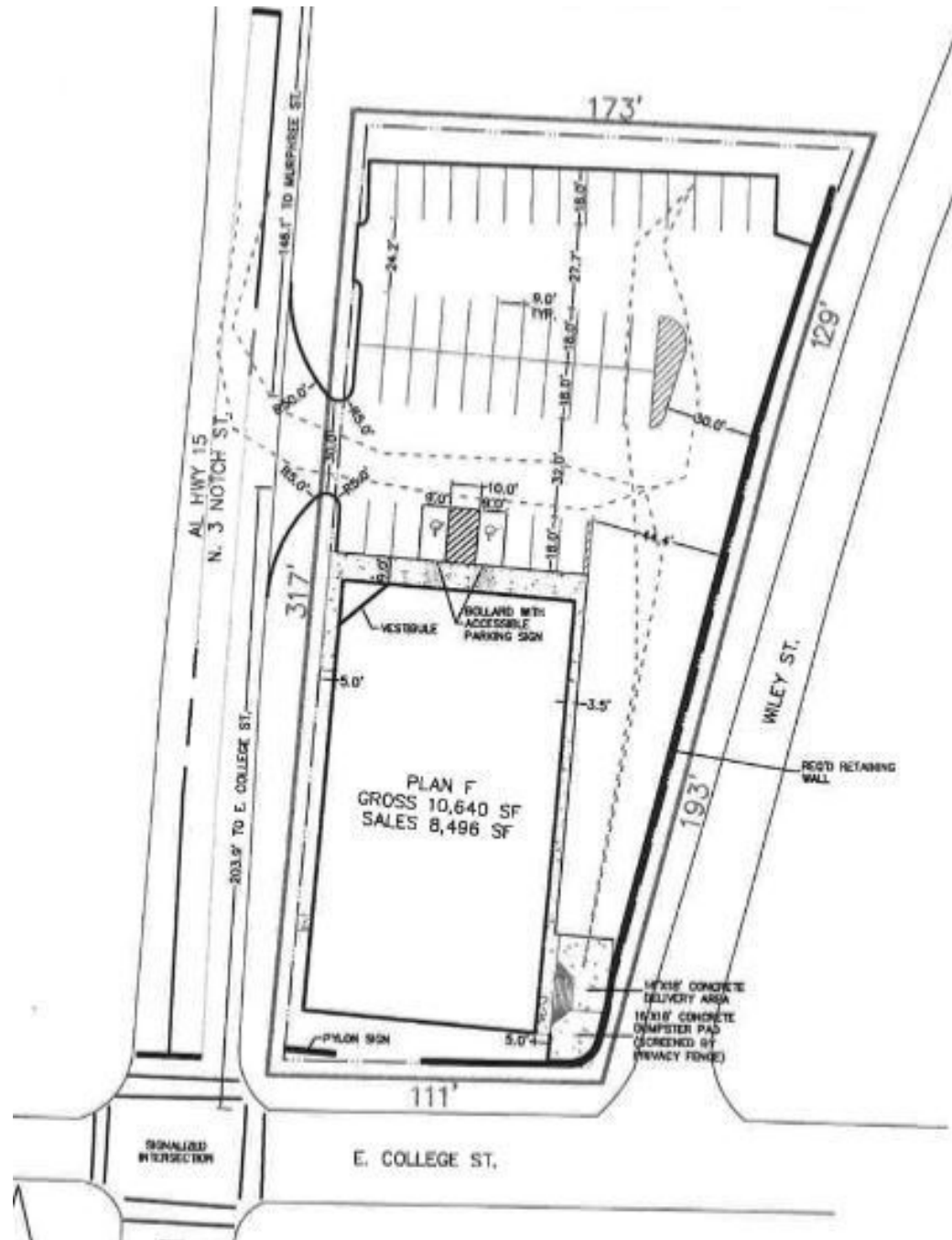




**TROY**  
UNIVERSITY™









- Primarily known for being a college town, Troy is home to Troy University. In addition to being the largest employer in the city, Troy University educates 18,000+ across four campuses statewide.
- The city of Troy, AL is currently home to 18,000+ residents. The city motto is "A Wonderful Place to Live!", boasting a large community presence and long term expansion project.
- Troy, AL is located 52 miles south of Montgomery, AL. Montgomery is the capital city and 2nd-largest city in Alabama.
- Montgomery is home to Alabama State University, Troy University (Montgomery Campus), and Auburn University.
- The Montgomery MSA has an estimated total population of 375,000+, ranking as the fourth largest MSA in the state.

## TROY 3 MILE RADIUS KEY DEMOGRAPHICS



16,818

2018 Total  
Population



\$52,591

2018 Average  
Household Income



5.38%

2010-2018  
Growth/Yr:  
Population



## 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:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee



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#### MATT DAVIS

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#### BROKER OF RECORD

ROBERT FISHER

Keller Williams Realty

AL #000076131

Actual Property