



TRINITY

REAL ESTATE INVESTMENT SERVICES



BRAND NEW DEVELOPMENT AL DOLLAR GENERAL

ROBERTS RD & CELESTE RD, CHUNCHULA, AL 36521

\$1,380,242

6.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

CHUNCHULA, AL

\$1,380,242 | 6.5% CAP

- Brand New Development Dollar General With Full 15 Years Remaining on Primary Term - Rent Set to Commence December 2019
- Absolute NNN Lease Requiring Zero Landlord Responsibility
- Limited Local Retail Competition - Subject Property Would Serve as the Main Source of Primary Goods in the Immediate Area
- Above Average Lot Size of 1.94 Acres Situated on the Corner Lot of Main Thoroughfare
- Located in the Mobile MSA - Third-Largest in the State of 412,000+ Residents

EXCLUSIVELY MARKETING BY:

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MATT DAVIS

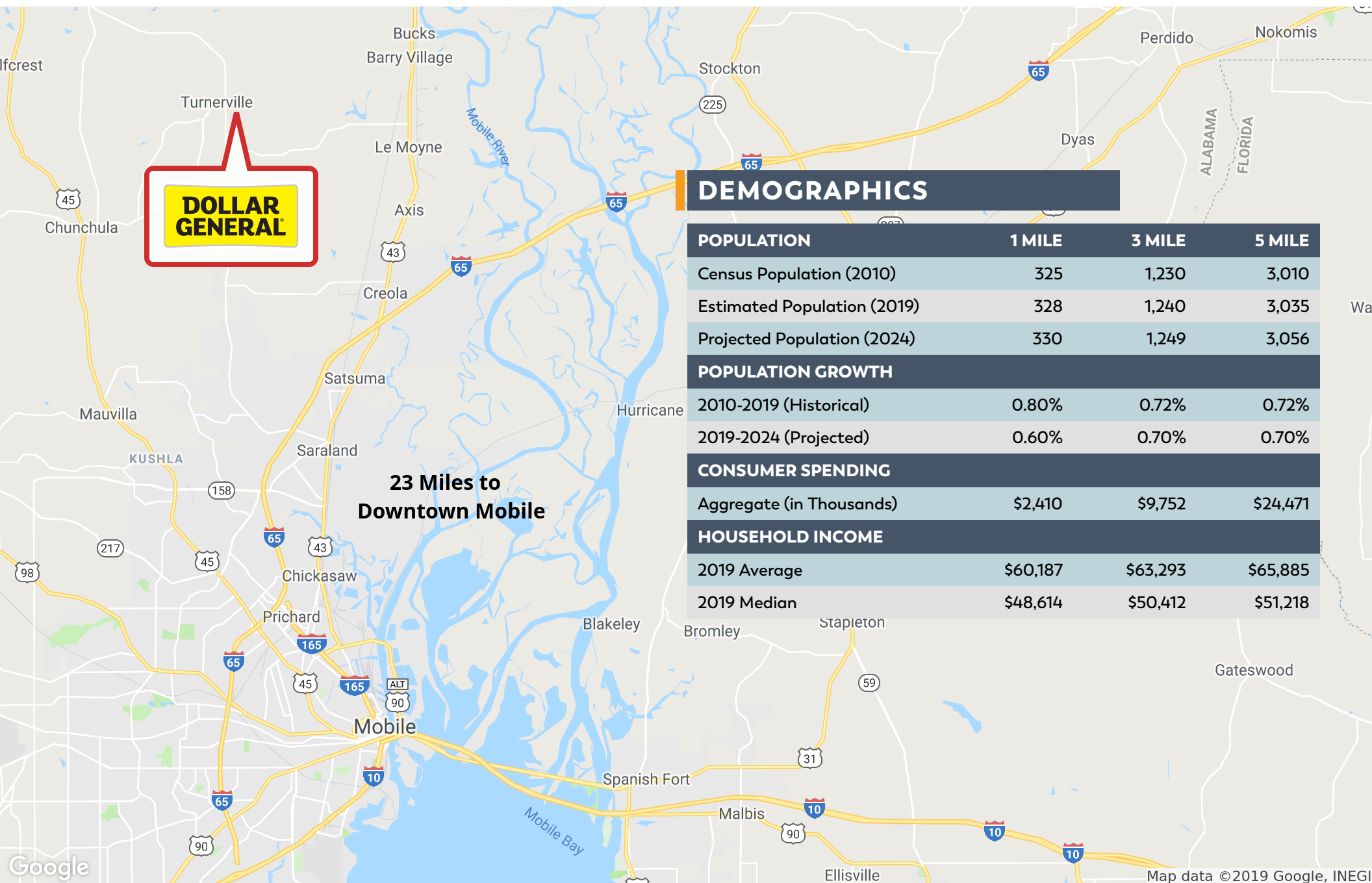
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PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.94 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$152.92

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	Est. December 2019
Lease Expiration:	12/31/2034
Base Annual Rent:	\$89,716
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Years; 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

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	325	1,230	3,010
Estimated Population (2019)	328	1,240	3,035
Projected Population (2024)	330	1,249	3,056
POPULATION GROWTH			
2010-2019 (Historical)	0.80%	0.72%	0.72%
2019-2024 (Projected)	0.60%	0.70%	0.70%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$2,410	\$9,752	\$24,471
HOUSEHOLD INCOME			
2019 Average	\$60,187	\$63,293	\$65,885
2019 Median	\$48,614	\$50,412	\$51,218

- The subject property is located in the city of Mobile, the third most populous city in Alabama and county seat of Mobile County.
- Mobile MSA is the third-largest metropolitan statistical area in the states, with a total population of 600K+ residents.
- Being one of the oldest cities on the Gulf Coast, Mobile has a multitude of experiences for locals and tourists alike. Mobile has long been the cultural center of the Gulf Coast, filled with 300-years worth of history.
- Mobile is the birthplace of the celebration *Mardi Gras* in the nation and has the oldest celebration, dating back to the 18th century during the French colonial period.
- The Port of Mobile, the 12th-largest port in the United States, plays a key role in the economic health of the city.
- The city of Mobile hosts four universities, the largest of the four being the University of South Alabama. There are currently 14,000+ students enrolled.
- The three largest employers in Mobile are Mobile County Public School System, Infirmity Health Systems, and University of South Alabama.

MOBILE **5 MILE RADIUS** KEY DEMOGRAPHICS



114,656

2019 Total
Population



\$53,992

2019 Average
Household Income



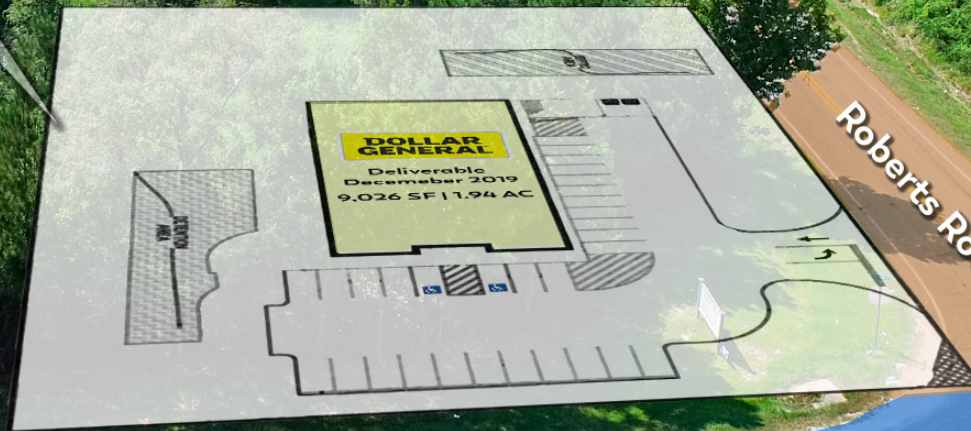
\$891,688

2019 Consumer
Spending
(in Thousands)



Turnerville Baptist Church

Turnerville Church

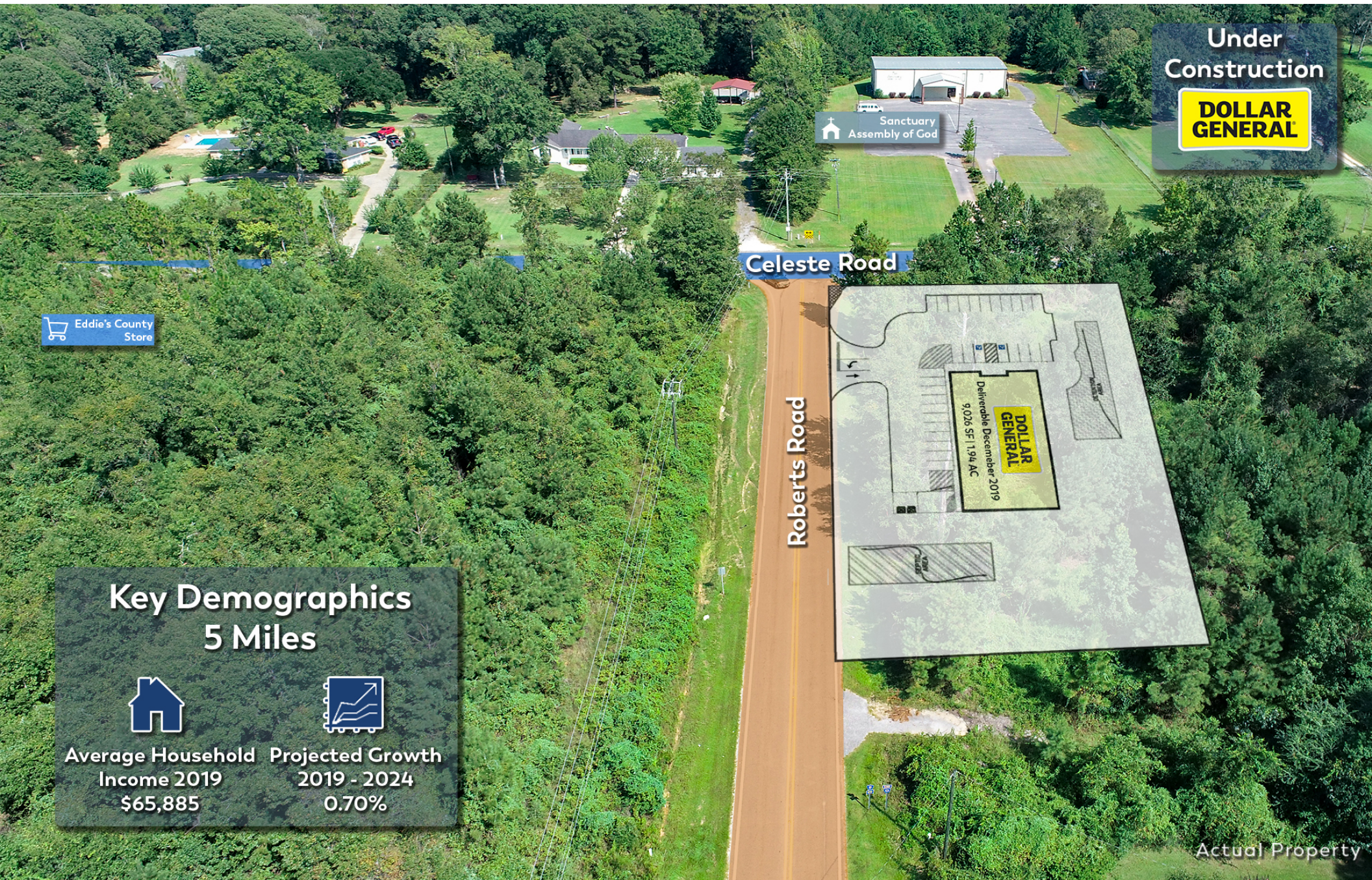


Roberts Road

Celeste Road

Actual Property





Eddie's County Store

Sanctuary
Assembly of God

Under
Construction

DOLLAR
GENERAL

Celeste Road

Roberts Road

Key Demographics 5 Miles



Average Household Income 2019
\$65,885



Projected Growth
2019 - 2024
0.70%

Actual Property

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 15,472 stores in 44 states as of March 2019. 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:	15,472 (as of March 2019)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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