



TRINITY

REAL ESTATE INVESTMENT SERVICES



"PLUS" SIZE DOLLAR GENERAL - NEW DEVELOPMENT

20861 EASTERN VALLEY ROAD, MCCALLA, AL 35111

\$1,806,046

6.25% CAP

**DOLLAR
GENERAL**

MCCALLA, AL

\$1,806,046 | 6.25% CAP

- New Development Alabama Dollar General - 15 Years Remaining
- Zero Landlord Responsibility - Absolute NNN lease
- Rare "Plus" Size Location - Higher Projected Sales Volume
- Attractive Demographics - 14,000+ 5 Mile Population
- Ideally Situated Between Tuscaloosa and Birmingham - 2 of the Largest Cities in the State
- Wide/Shallow Floor Plan - Great Visibility on 1.5+ Acre Site
- Store Surrounded by Residences With Limited Immediate Access to Retail Goods

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.53 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$169.74

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	7/12/2020
Lease Expiration:	7/31/2035
Base Annual Rent:	\$112,878
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
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



BIRMINGHAM

McCalla is located 30 Miles from Birmingham, AL. Birmingham ranks as one of the most important business and banking centers in the Southeastern United States. The city is the cultural and entertainment capital of Alabama with its numerous art galleries, cultural festivals, and attention to regional heritage.

\$86,900
2020 Median Property Value

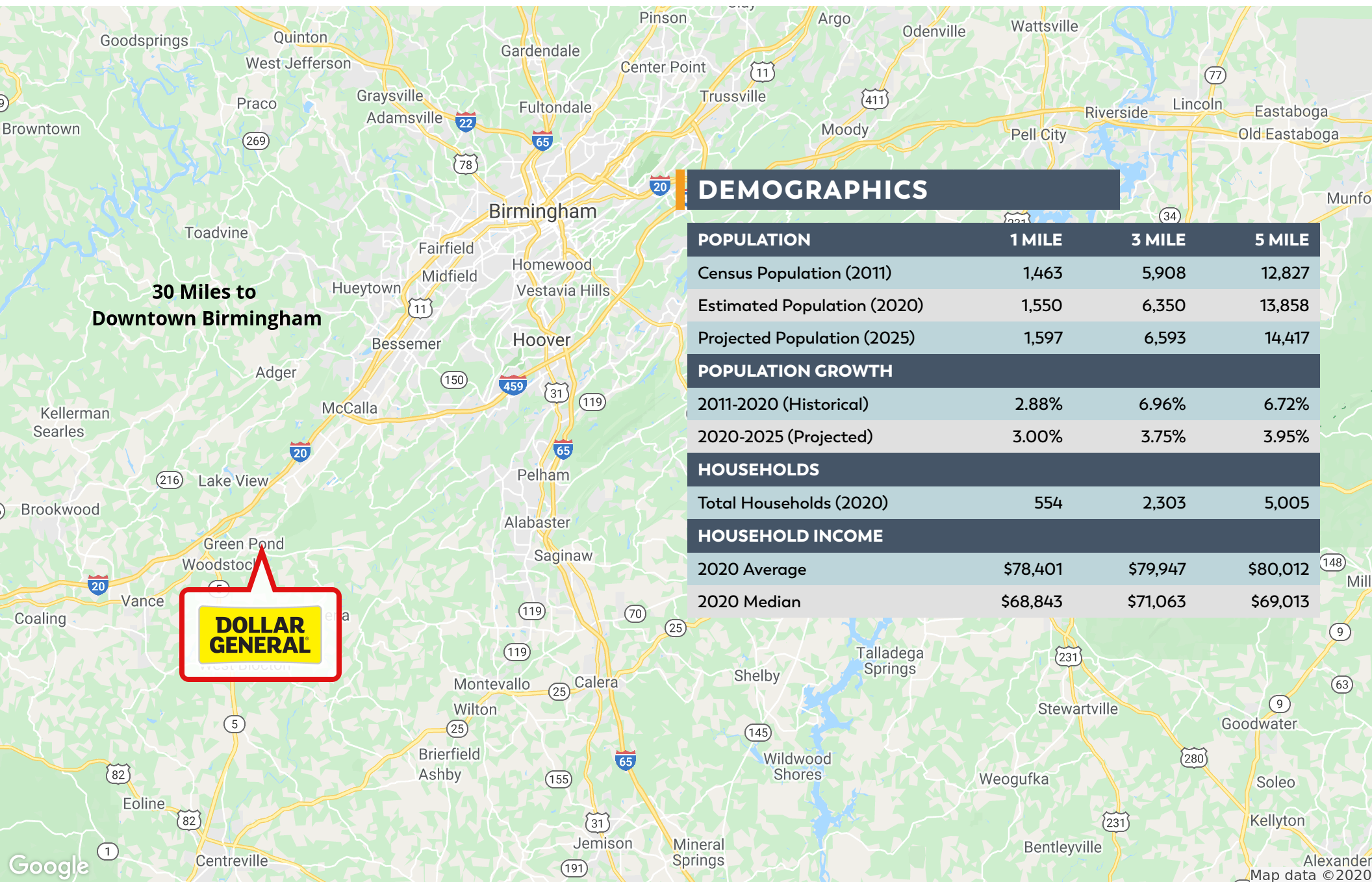


209,880
2020 Total Population



\$33,770
2020 Median Household Income





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2011)	1,463	5,908	12,827
Estimated Population (2020)	1,550	6,350	13,858
Projected Population (2025)	1,597	6,593	14,417
POPULATION GROWTH			
2011-2020 (Historical)	2.88%	6.96%	6.72%
2020-2025 (Projected)	3.00%	3.75%	3.95%
HOUSEHOLDS			
Total Households (2020)	554	2,303	5,005
HOUSEHOLD INCOME			
2020 Average	\$78,401	\$79,947	\$80,012
2020 Median	\$68,843	\$71,063	\$69,013







Under
Construction

**DOLLAR
GENERAL**



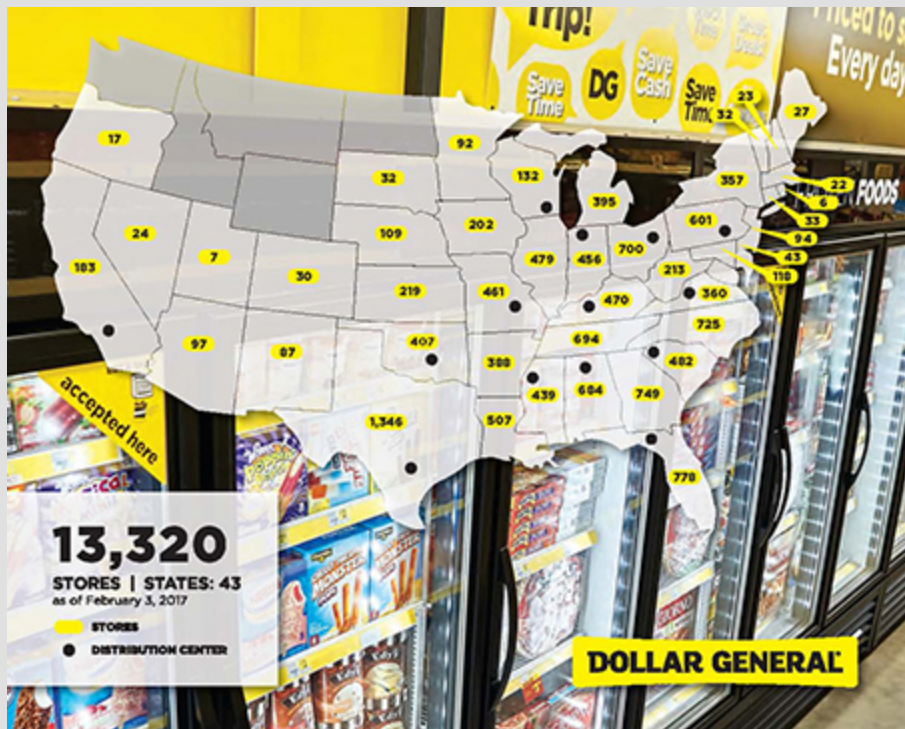
TENANT SUMMARY

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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Similar Store Prototype

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BROKER OF RECORD**ROBERT FISHER**

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