



DOLLAR GENERAL - CORNER ENTRY - 6.25% CAP

JUG FACTORY RD, WETUMPKA, AL 36092

\$1,412,312

6.25% CAP

**DOLLAR
GENERAL**

WETUMPKA, AL

\$1,412,312 | 6.25% CAP

- New Development Dollar General - Rent Commences October 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Corner Entry Store Prototype With Concrete Parking Lot
- Located Less Than 30 Minutes From Montgomery, AL, the State Capital
- Dollar General is an Investment Grade & Recession Proof Tenant - Thriving in Uncertain Times (NYSE:DG)

EXCLUSIVELY MARKETING BY:

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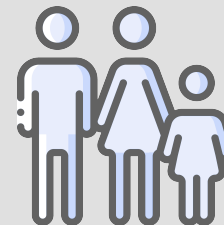
CODY CRIST | Associate Director
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$88,269
Rent Per SF:	\$9.81
Rent Commencement Date:	10/6/2020
Lease Expiration Date:	10/31/2035
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General had
27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,002 SF
Land Area:	1.68 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$156.89

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	10/06/2020 - 10/31/2035	\$88,269	\$9.81	6.25%
Five (5), 5-Year Options 10% Increase	11/01/2035 - 10/31/2040	\$97,168	\$10.79	6.88%
	11/01/2040 - 10/31/2045	\$106,806	\$11.86	7.56%
	11/01/2045 - 10/31/2050	\$117,487	\$13.05	8.32%
	11/01/2050 - 10/31/2055	\$129,235	\$14.36	9.15%
	11/01/2055 - 10/31/2060	\$142,159	\$15.79	10.07%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

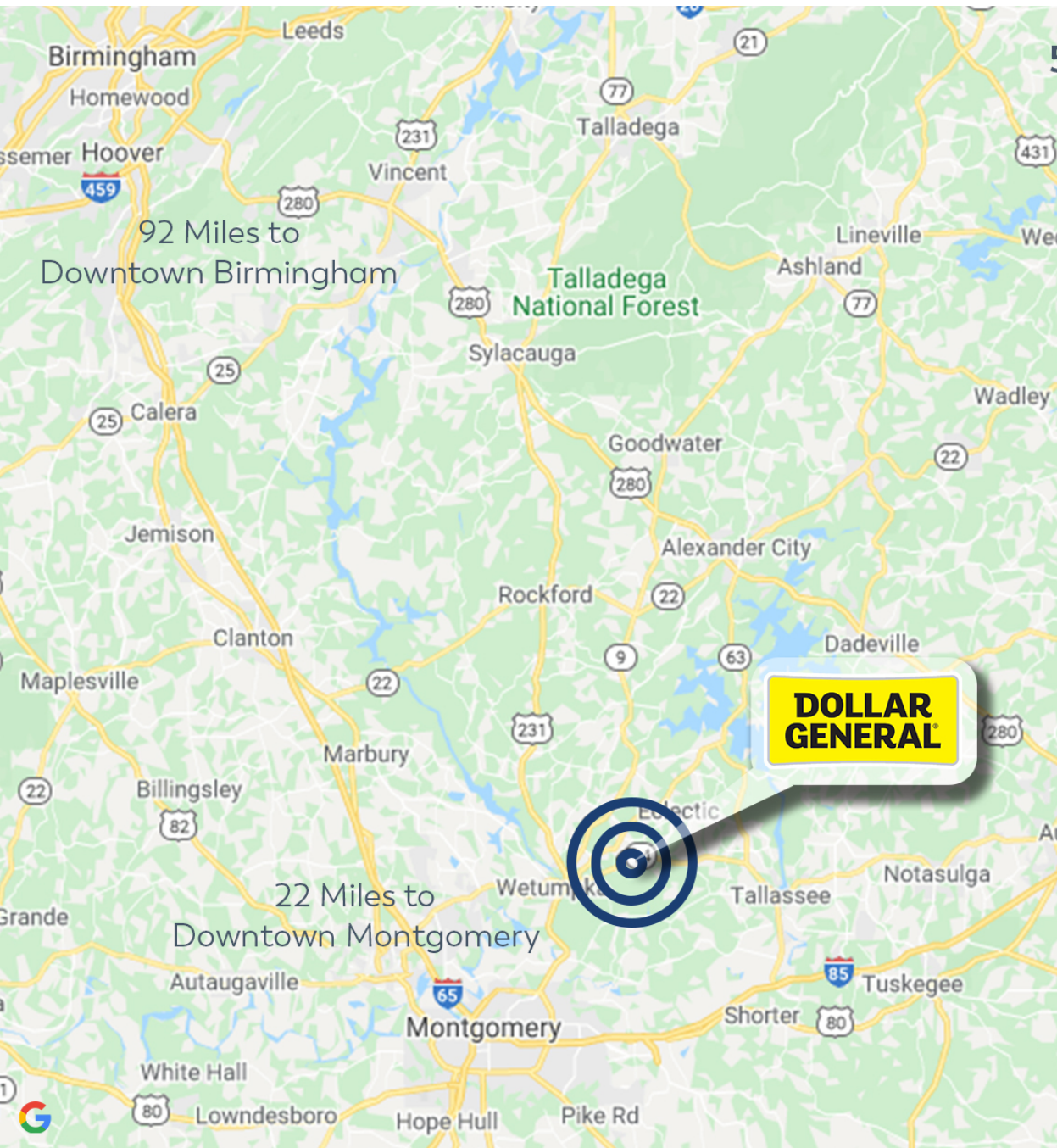
PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	315	2,105	6,667
2020 Estimated	345	2,300	7,206
2025 Projected	361	2,403	7,499

POPULATION GROWTH



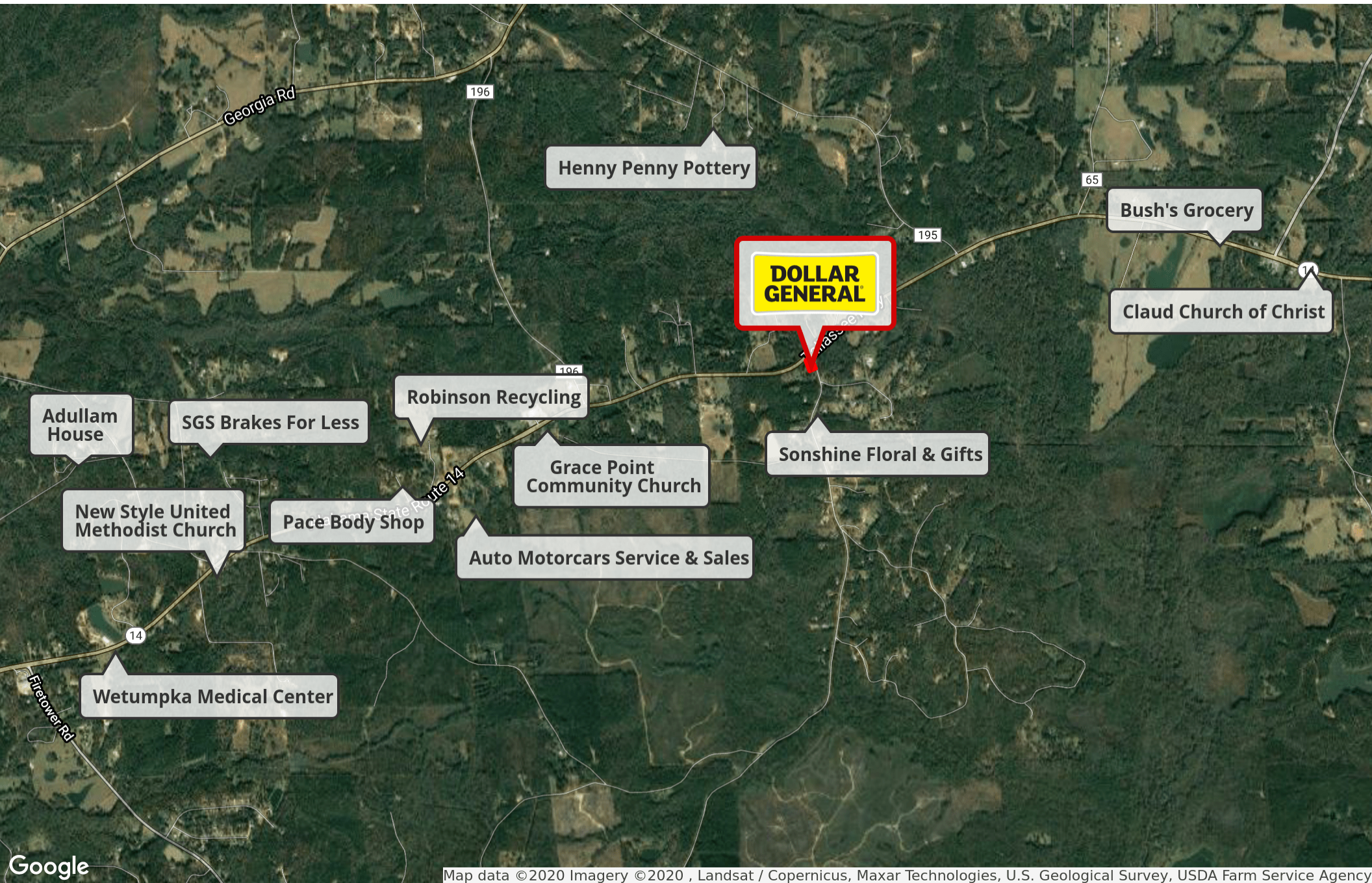
	1 Mile	3 Mile	5 Mile
2010 - 2020	9.52%	9.26%	8.08%
2020 - 2025	4.64%	4.48%	4.07%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$56,584	\$58,427	\$59,417
Average	\$71,917	\$76,050	\$73,519

Demographic data provided by CoStar



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Under
Construction

**DOLLAR
GENERAL**



Bush's Grocery



Cloud
Church of Christ

Alabama State Route 14

Jug Factory Rd.

**DOLLAR
GENERAL**



Sonshine
Floral & Gifts



WETUMPKA, AL

Actual Property

Under
Construction

**DOLLAR
GENERAL**



Auto Motorcars
Service & Sales



New Style United
Methodist Church

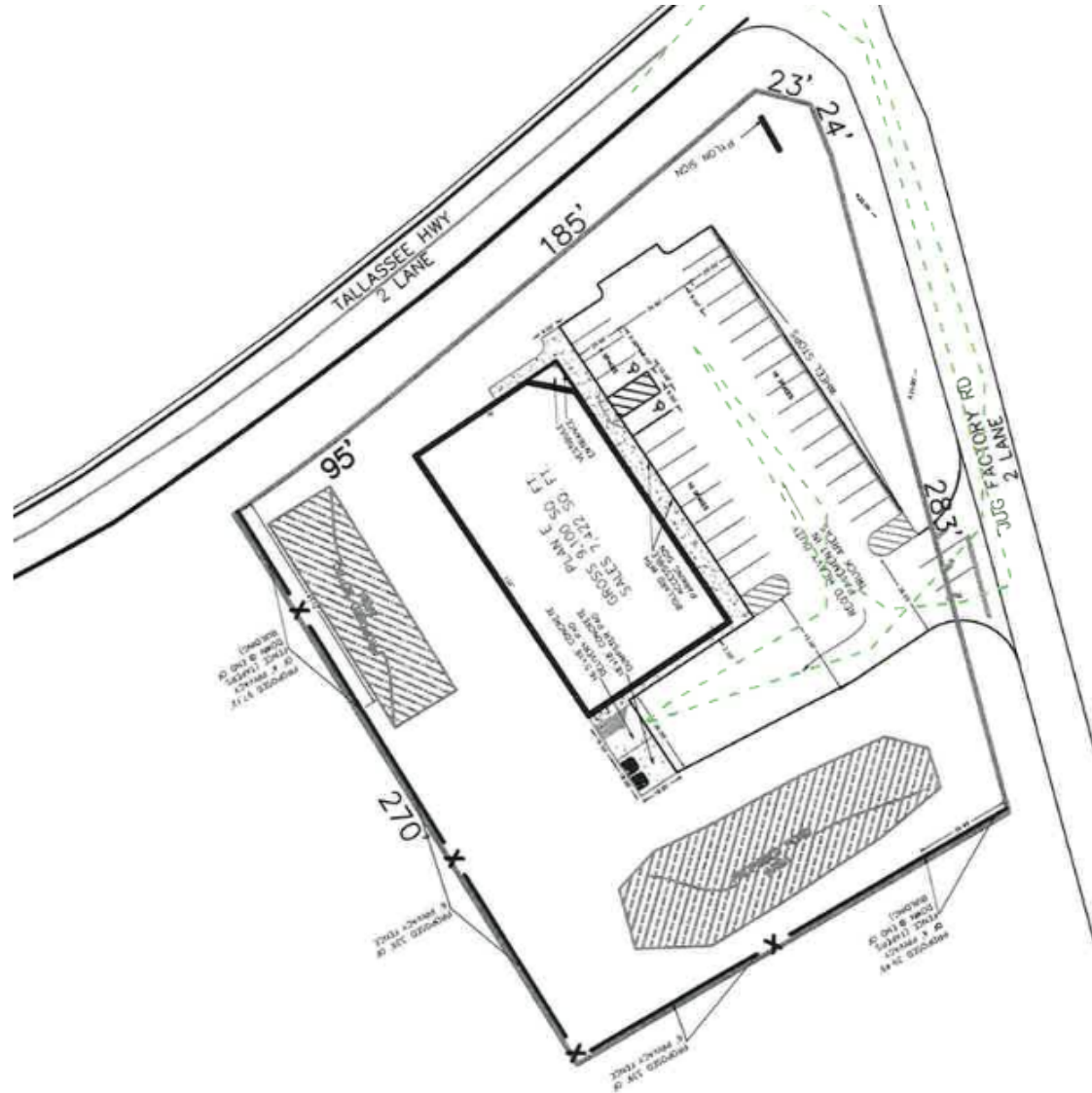


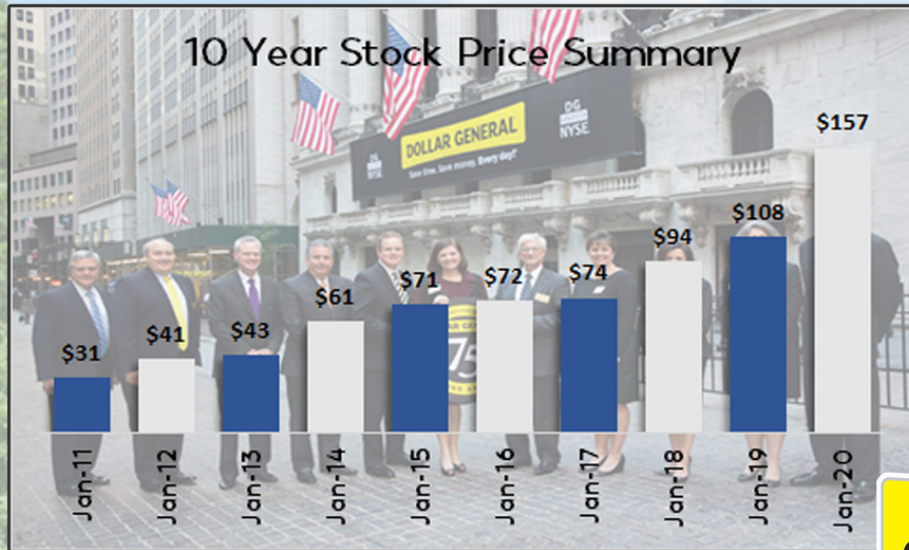
Grace Point
Community Church



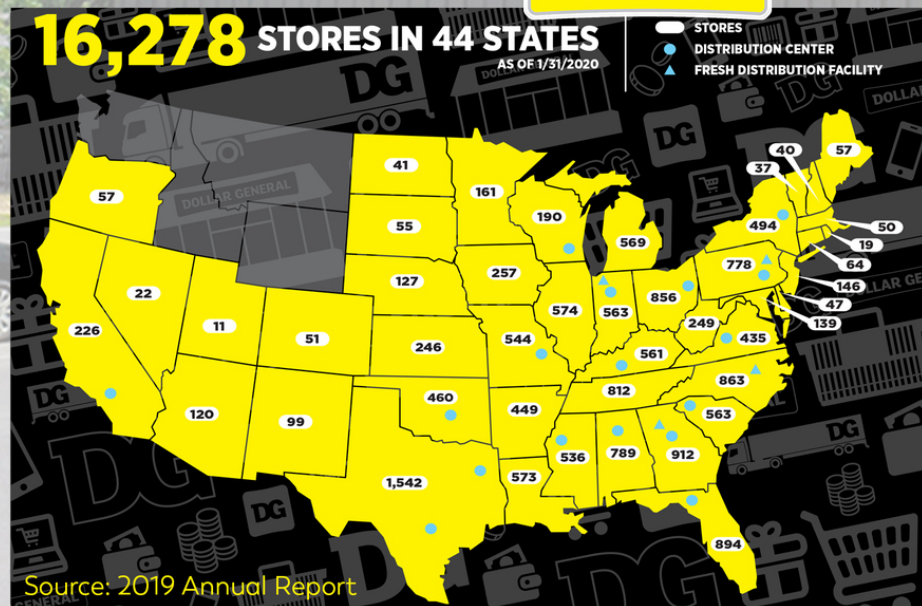
Actual Property







DOLLAR GENERAL



80 Years
of Success



Publicly Traded Co.
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

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Similar Store Prototype

Under
Construction

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GENERAL



REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

ROBERT FISHER

KW Commercial

AL #000076131

Similar Store Prototype