



TRINITY

REAL ESTATE INVESTMENT SERVICES



"PLUS SIZE" DOLLAR GENERAL - 110K 5 MILE POP

1645 SAINT STEPHENS RD, PRICHARD, AL 36613

**\$1,266,275**

8.0% CAP

TRINITYREIS.COM

Actual Property



**DOLLAR  
GENERAL**

PRICHARD, AL

**\$1,266,275 | 8.0% CAP**

- NN+ Dollar General Built in 2010 With Over 6 Years Remaining on Primary Term
- Rare 3% Rental Increase in Primary Term to Start in October 2020
- Larger "Plus" Size Location (12,480 SF) to Accommodate Higher Sales Volume
- Strong Daily Traffic Counts Over 17,500 in Front of the Subject Property With Direct Access to I-65 (66,000+ VPD)
- Great Demographics - 110,000+ Residents Within 5 Miles of the Subject Property
- No HVAC Responsibility for Landlord - DG Replaces/Repairs All HVAC Components
- Large Concrete Parking Lot

## 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:	12,480 SF
Land Area:	1.15+/- AC
Year Built:	2010
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$101.46

## LEASE OVERVIEW:

Remaining Lease Term:	6+ Years
Rent Commencement:	9/26/2010
Lease Expiration:	9/30/2025
Base Annual Rent:	\$101,302
Lease Type:	NN
Scheduled Rent Increases:	3% on 10/1/2020
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant*
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

\*Tenant will reimburse Landlord for the actual, reasonable cost of the maintenance and repair of parking areas



# RETAILER MAP

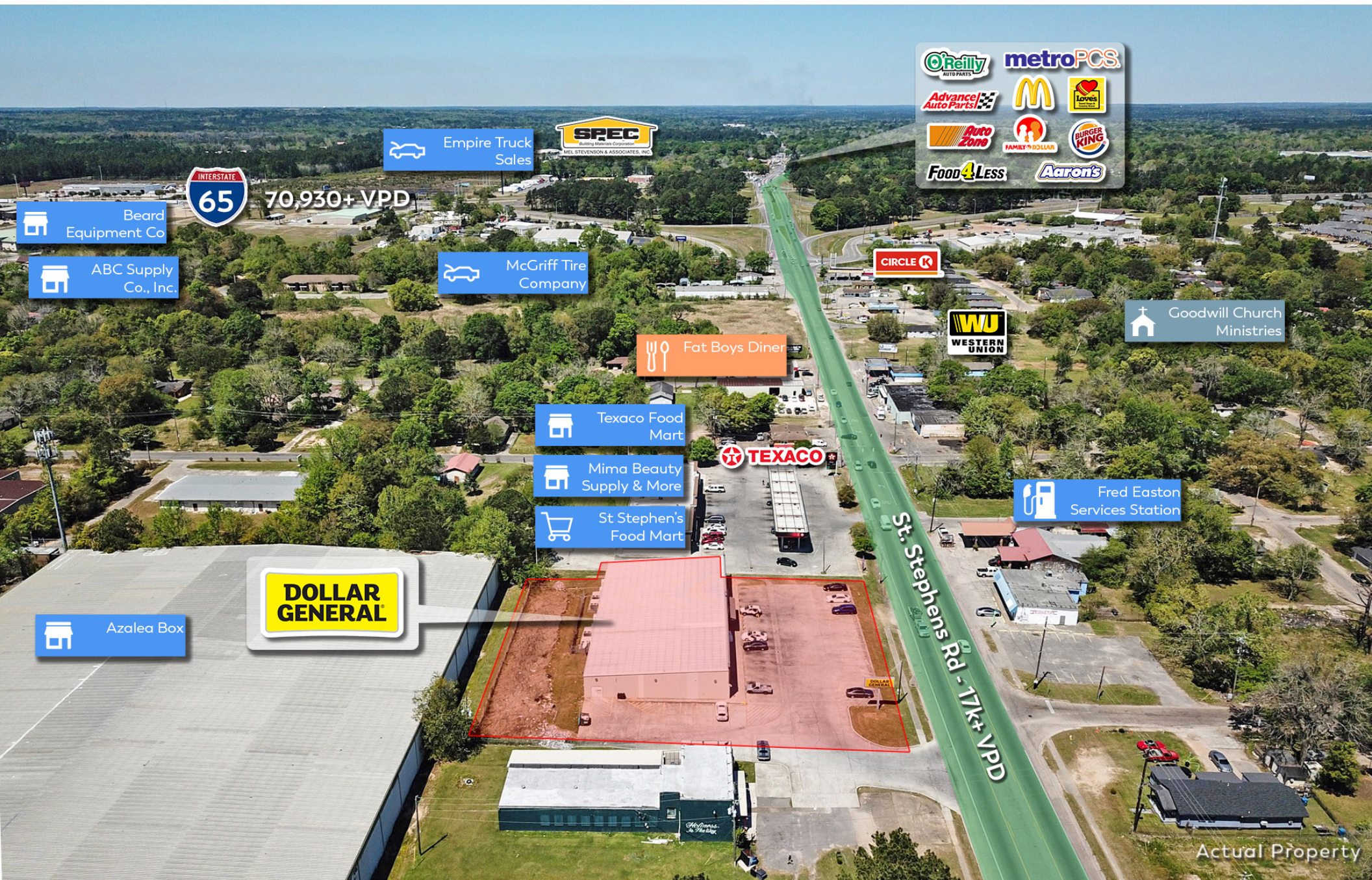
1645 SAINT STEPHENS RD | PRICHARD, AL





# RETAILER MAP

1645 SAINT STEPHENS RD | PRICHARD, AL





# RETAILER MAP

1645 SAINT STEPHENS RD | PRICHARD, AL



Downtown Mobile  
5 Miles



Pettaway's  
Grocery



Faith Challengers  
Ministries



Fairley's  
Auto Parts

Advance  
Auto Parts

Checkers

KFC

piggly wiggly

metroPCS

EXON

CVS  
pharmacy

SUBWAY

Food 4 Less



Le Flore  
High School

DOLLAR  
GENERAL



PJ Lumber



Azalea  
Box



Fred Easton  
Services Station

St. Stephens Rd - 17k+ VPD

Actual Property



## Key Demographics 5 Miles



Total  
Population  
112,390



Annual Consumer  
Spending  
\$850,000+



Trinity Lutheran  
School



ABC Supply  
Co., Inc.



70,930+ VPD



Beard  
Equipment Co



Walls of Salvation  
Ministries



P J Lumber



Azalea Box

**DOLLAR  
GENERAL**



Texaco Food  
Mart



Mima Beauty  
Supply & More



Fat Boys Diner



St Stephen's  
Food Mart



Fred Easton  
Services Station

St. Stephens Rd - 17k+ VPD

Actual Property





Actual Property





Actual Property





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 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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Actual Property



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