



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - RARE STORE PROTOTYPE - 5.65% CAP

9932 VETERANS PKWY, COLUMBUS, GA 31904

\$1,966,510

5.65% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

COLUMBUS, GA

\$1,966,510 | 5.65% CAP

- Absolute NNN Dollar General With 13+ Years Remaining on Primary Term
- Strong 5 Mile Demographics of 49,800+ Residents
- Limited Retail Competition - Closest Dollar Store is 4.8 Miles Away - Store Serves as Primary Source of Goods for the Surrounding Area
- Excellent Visibility on Veterans Pkwy With 6,700+ VPD
- Situated Within the Columbus, Georgia, MSA - the Fourth-Largest Metropolitan Area in the State With a Population of 300K+
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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MATT DAVIS

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CODY CRIST

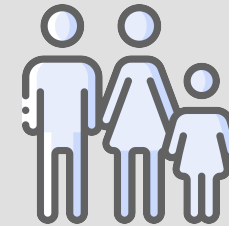
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

| | |
|-------------------------|--------------|
| Base Annual Rent: | \$111,108 |
| Rent Per SF: | \$12.21 |
| Rent Commencement Date: | 7/14/2019 |
| Lease Expiration Date: | 7/31/2034 |
| Lease Term Remaining: | 13+ Years |
| Lease Type: | Absolute NNN |
| Type of Ownership: | Fee Simple |



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



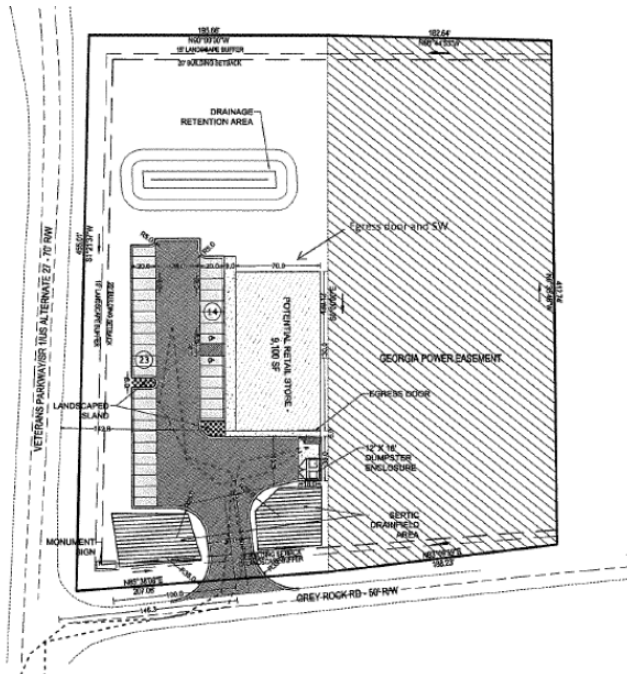
As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

| | |
|----------------|--------------------------------|
| Building Area: | 9,100 SF |
| Land Area: | 2.0 AC |
| Year Built: | 2019 |
| Guarantor: | Dollar General Inc. (NYSE: DG) |
| Price Per SF: | \$216.10 |

ANNUALIZED OPERATING DATA

| | Term | Annual Rent | Rent per SF | Cap Rate |
|--|----------------------|-------------|-------------|----------|
| Primary Term | Current - 7/31/2034 | \$111,108 | \$12.21 | 5.65% |
| Five (5), 5 - Year Options 10% Increase | 8/1/2034 - 7/31/2039 | \$122,220 | \$13.43 | 6.22% |
| | 8/1/2039 - 7/31/2044 | \$134,448 | \$14.77 | 6.84% |
| | 8/1/2044 - 7/31/2049 | \$147,888 | \$16.25 | 7.52% |
| | 8/1/2049 - 7/31/2054 | \$162,672 | \$17.88 | 8.27% |
| | 8/1/2054 - 7/31/2059 | \$178,944 | \$19.66 | 9.10% |



RESPONSIBILITIES BREAKDOWN

TAXES

PAID 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 (excluding any late payment charges or penalties imposed on Landlord).

INSURANCE

PAID BY **TENANT**

At all times that Tenant occupies the Demised Premises, 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...

ROOF & STRUCTURE

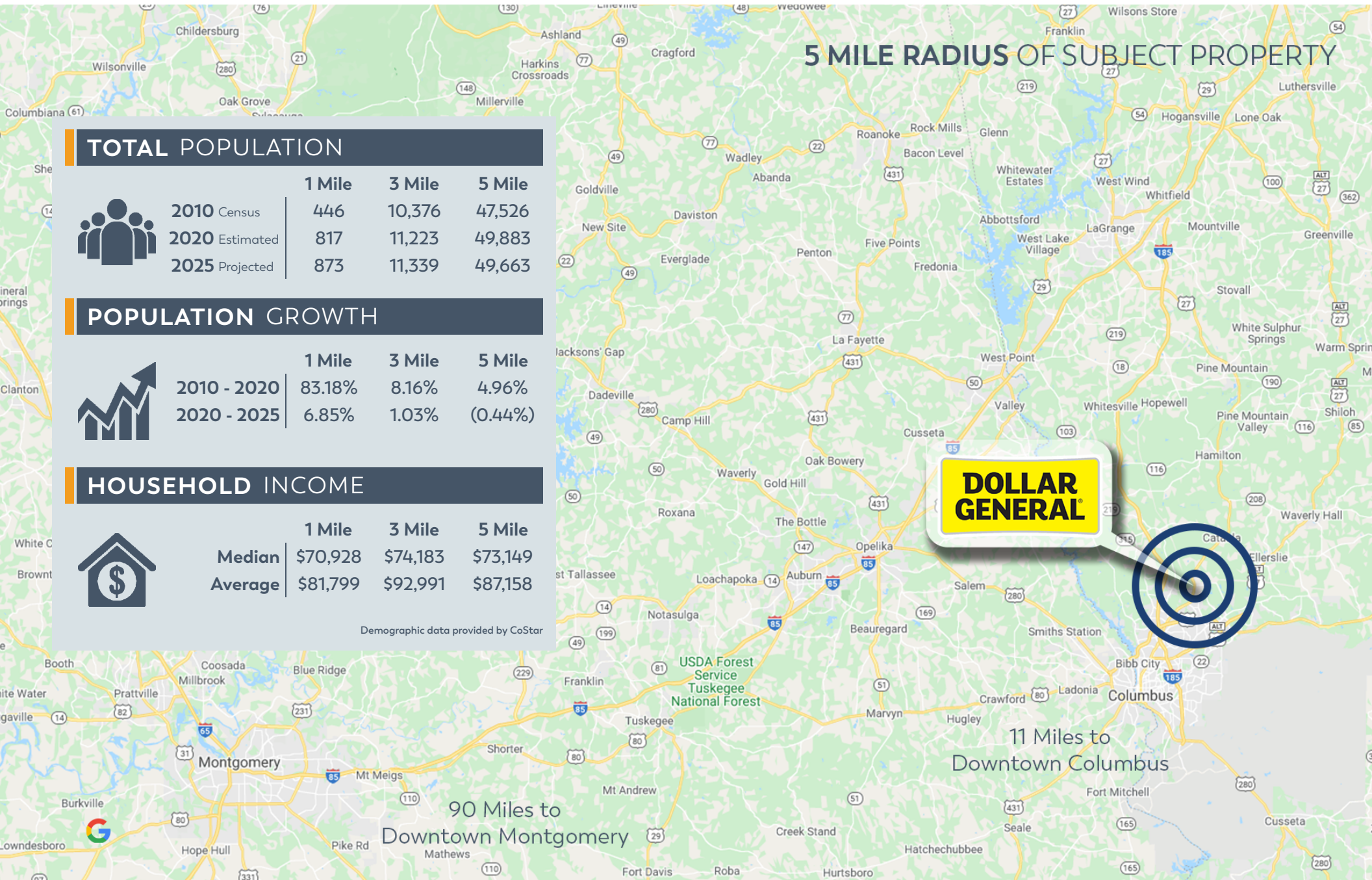
PAID BY **TENANT**

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 & 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.



TOTAL POPULATION



| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|--------|--------|--------|
| 2010 Census | 446 | 10,376 | 47,526 |
| 2020 Estimated | 817 | 11,223 | 49,883 |
| 2025 Projected | 873 | 11,339 | 49,663 |

POPULATION GROWTH



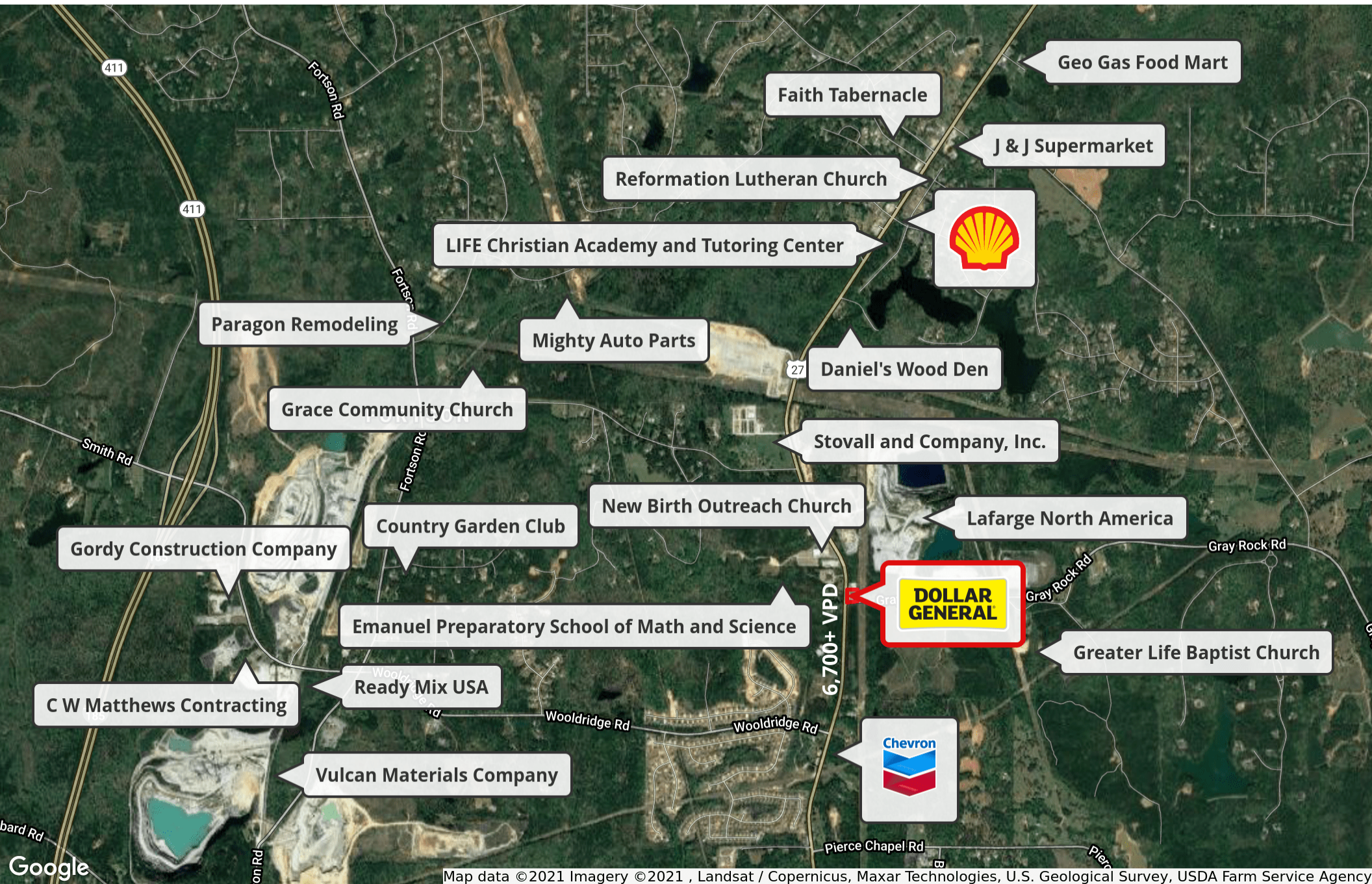
| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|--------|---------|
| 2010 - 2020 | 83.18% | 8.16% | 4.96% |
| 2020 - 2025 | 6.85% | 1.03% | (0.44%) |

HOUSEHOLD INCOME



| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Median | \$70,928 | \$74,183 | \$73,149 |
| Average | \$81,799 | \$92,991 | \$87,158 |

Demographic data provided by CoStar



Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Key Demographics 5 Miles



Total Population
2020
49,883



Population Growth
2010 - 2020
4.96%

Actual Property

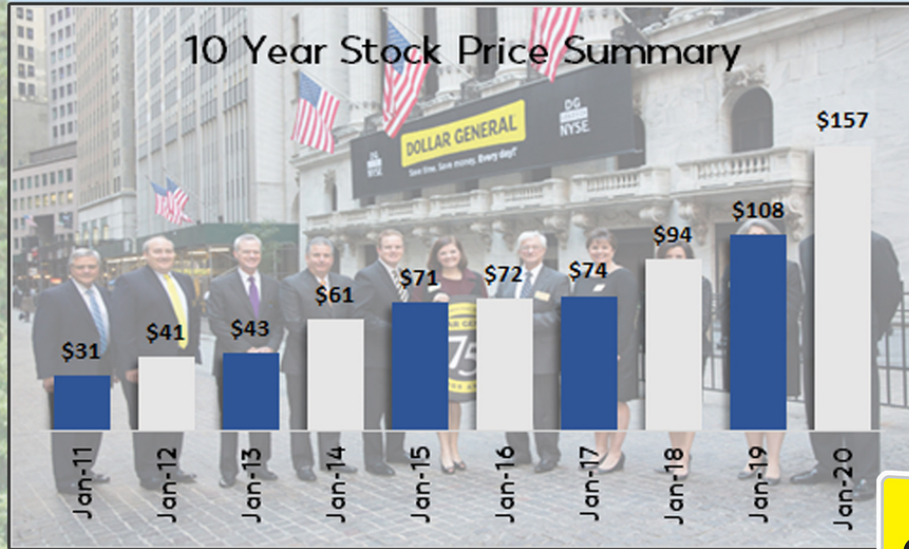




Actual Property



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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BROKER OF RECORD

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