



**TRINITY**  
REAL ESTATE INVESTMENT SERVICES

Under  
Construction  
**DOLLAR  
GENERAL**



**DOLLAR GENERAL - NEW DEVELOPMENT - AUGUST 2021**

**HIGHWAY 84, FRISCO CITY, AL 36445**

**\$1,637,374**

**5.75% CAP**

**TRINITYREIS.COM**

Representative Photo

**DOLLAR  
GENERAL**

FRISCO CITY, AL

**\$1,637,374 | 5.75% CAP**

- New Development Dollar General - Rent Set to Commence August 2021
- Corporately Guaranteed by Dollar General Inc. (NYSE: DG)
- Absolute NNN Lease - Requiring Zero Landlord Responsibilities
- Desirable Wide & Shallow Store Prototype With Large Parking Lot
- Limited Local Retail Competition, Store Would Serve as Primary Source of Goods for Local Residents
- Easily Accessible off U.S. Highway 84 (3,403+ VPD)
- Dollar General is an Investment Grade & Recession-Proof Tenant, Boasting an S&P Credit Rating of BBB

## EXCLUSIVELY MARKETED BY:

### BRANSON BLACKBURN

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### CODY CRIST

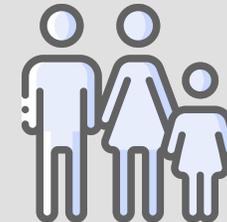
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$94,149
Rent Per SF:	\$10.35
Projected Rent Commencement Date:	8/15/2021
Lease Expiration Date:	8/14/2036
Lease Term Remaining:	15 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:	1.0 AC
Year Built:	2021
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$179.93

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	8/15/2021 - 8/14/2036	\$94,149	\$10.35	5.75%
Five (5), 5 - Year Options 10% Increase	8/15/2036 - 8/14/2041	\$103,564	\$11.38	6.33%
	8/15/2041 - 8/14/2046	\$113,920	\$12.52	6.96%
	8/15/2046 - 8/14/2051	\$125,312	\$13.77	7.65%
	8/15/2051 - 8/14/2056	\$137,844	\$15.15	8.42%
	8/15/2056 - 8/14/2061	\$151,628	\$16.65	9.26%



# 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...

## INSURANCE

PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all-risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

## ROOF & STRUCTURE

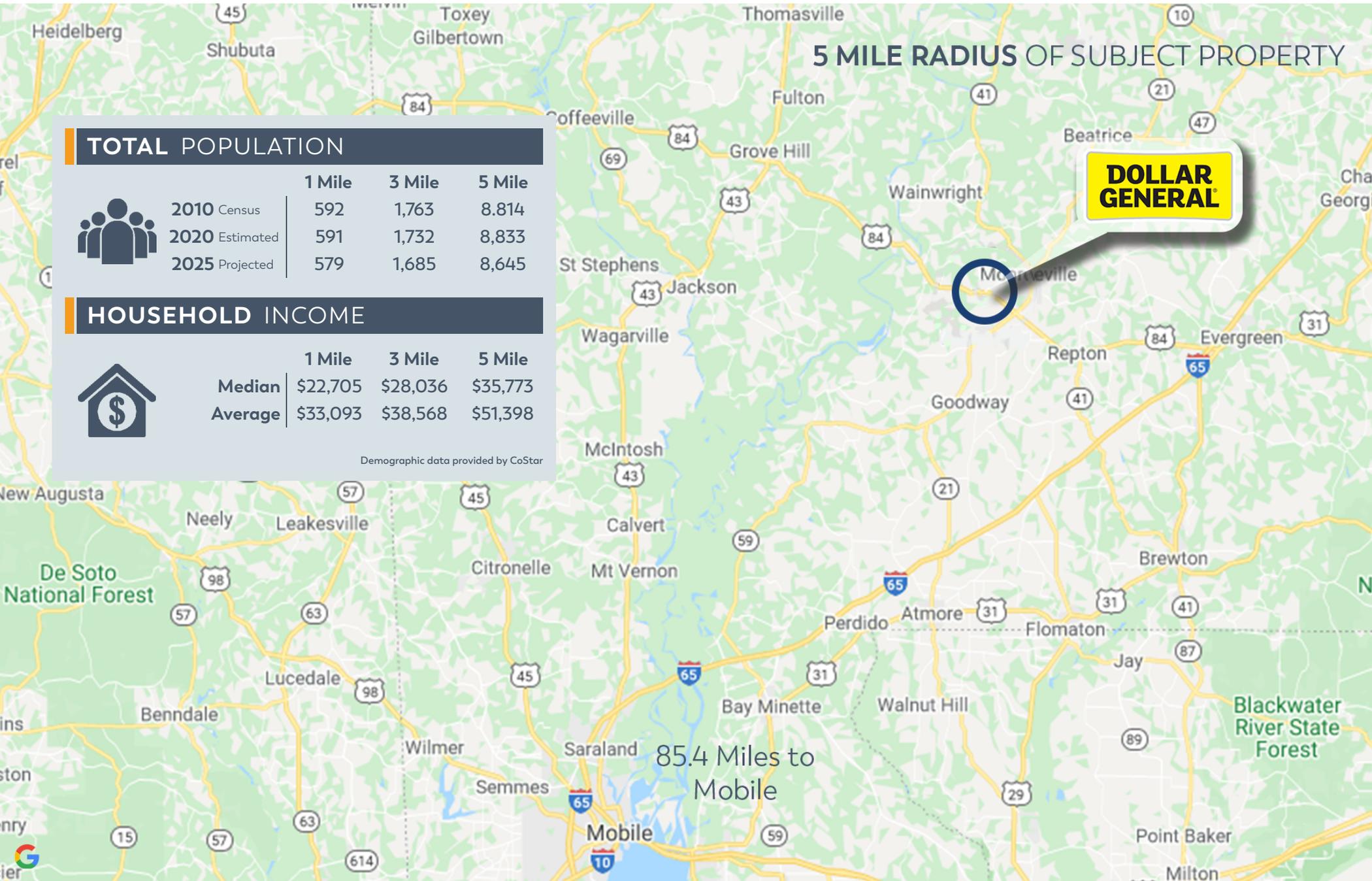
PAID BY TENANT

...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.



## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	592	1,763	8,814
2020 Estimated	591	1,732	8,833
2025 Projected	579	1,685	8,645

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$22,705	\$28,036	\$35,773
Average	\$33,093	\$38,568	\$51,398

Demographic data provided by CoStar

**DOLLAR GENERAL**

85.4 Miles to Mobile

Under Construction

**DOLLAR GENERAL**



Actual Property

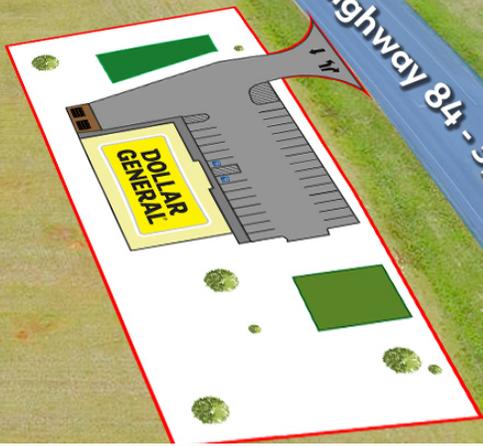
Under Construction

**DOLLAR GENERAL**

-  Pure Gospel of Jesus Christ Church
-  Mt. Rose Missionary Baptist Church
-  P & P Minimart Convenience Store

State Route 47 - 1,688+ VPD

U.S. Highway 84 - 3,403+ VPD



Actual Property

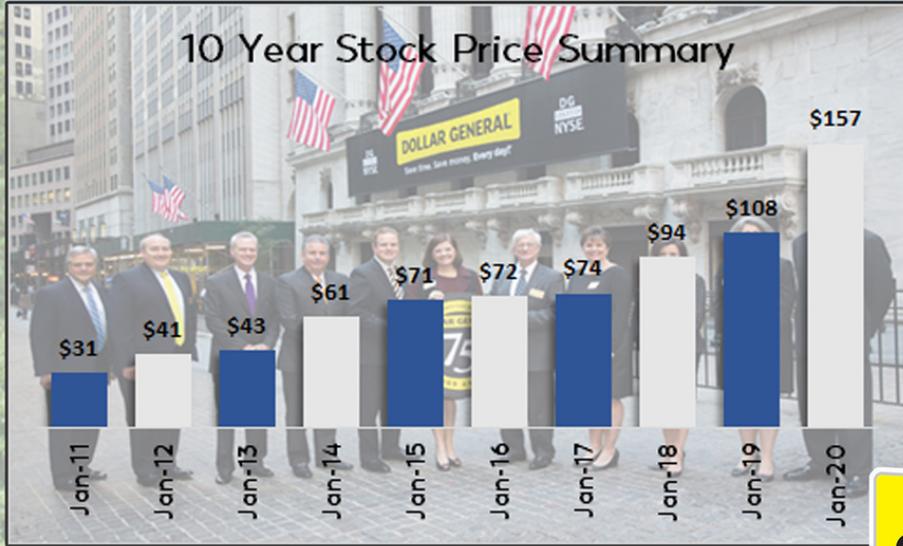
## Key Demographics 2020



Total Population  
3 Miles  
1,654



Total Population  
5 Miles  
8,740



80 Years  
of Success



Publicly  
Traded Co.  
NYSE: DG



BBB  
S&P Rated



\$48B  
Market Cap



16,200+  
Locations

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# TRINITY

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