



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

## DOLLAR GENERAL | BESSEMER, AL

FOR SALE // \$2,262,727 // 5.2% CAP RATE //  
RETAIL PROPERTY

PRESENTED BY //

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# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the Subject Property located at 730 14th Street, Bessemer, AL. The Associate Broker has an ownership interest in the Subject Property located at 730 14th Street, Bessemer, AL and other business with the Manager of the ownership entity.



# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$2,262,727
NET OPERATING INCOME:	\$117,661
OFFERING CAP RATE:	5.2%
YEAR BUILT:	2021
BUILDING SIZE:	9,100 SF
LOT SIZE:	0.91 Acres
PROPERTY ADDRESS	730 14th Street
CITY, STATE, ZIP:	Bessemer, AL 35020
3 MILE POPULATION:	12,577

## LOCATION DESCRIPTION

The subject property is located in Bessemer, AL near the intersection of Highway 11 and 14th Street, just south of Birmingham, AL. Bessemer is part of the Birmingham-Hoover MSA, the largest population center in the state of Alabama. The city is strategically located along I-20/59 corridor that connects Tuscaloosa to Birmingham. In 2018, Amazon confirmed plans for an 825,000 sq. ft. fulfillment center in Bessemer. The Bessemer-Amazon facility represents a \$325-million investment and +/- 1,500 full-time jobs with an annual payroll of \$46-million (source: [www.madeinalabama.com](http://www.madeinalabama.com)). Bessemer is also home to a Dollar General distribution center. The DG facility is approximately 1,000,000 sq. ft. on 100-acres and represents a \$100-million investment in Bessemer.



## LEASE SUMMARY

TENANT:	Dolgencorp, LLC
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$117,661.80
RENT PSF:	\$12.93
BLDG. DELIVERY DATE:	Est. July 2021
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per option
LEASE GUARANTOR:	Dollar General Corporation

## PROPERTY DESCRIPTION

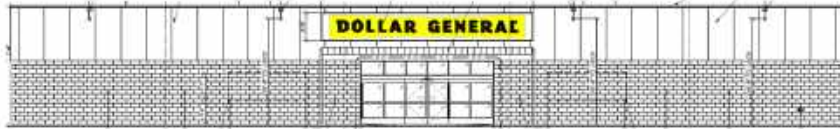
Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand-new, freestanding Dollar General located in Bessemer, AL. The subject property has a 15-year, NNN lease with an estimated delivery date of July 2021. This property is located on 14th Street N just off 9th Ave N, Bessemer's main retail corridor. Bessemer is part of the Birmingham-Hoover, AL MSA and is strategically located on the I-20/59 corridor that connects Tuscaloosa and Birmingham. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating.



# COMPLETE HIGHLIGHTS



Front Elevation



## LOCATION INFORMATION

BUILDING NAME	Dollar General   Bessemer, AL
STREET ADDRESS	730 14th Street
CITY, STATE, ZIP	Bessemer, AL 35020
COUNTY	Jefferson
SIGNAL INTERSECTION	No

## BUILDING INFORMATION

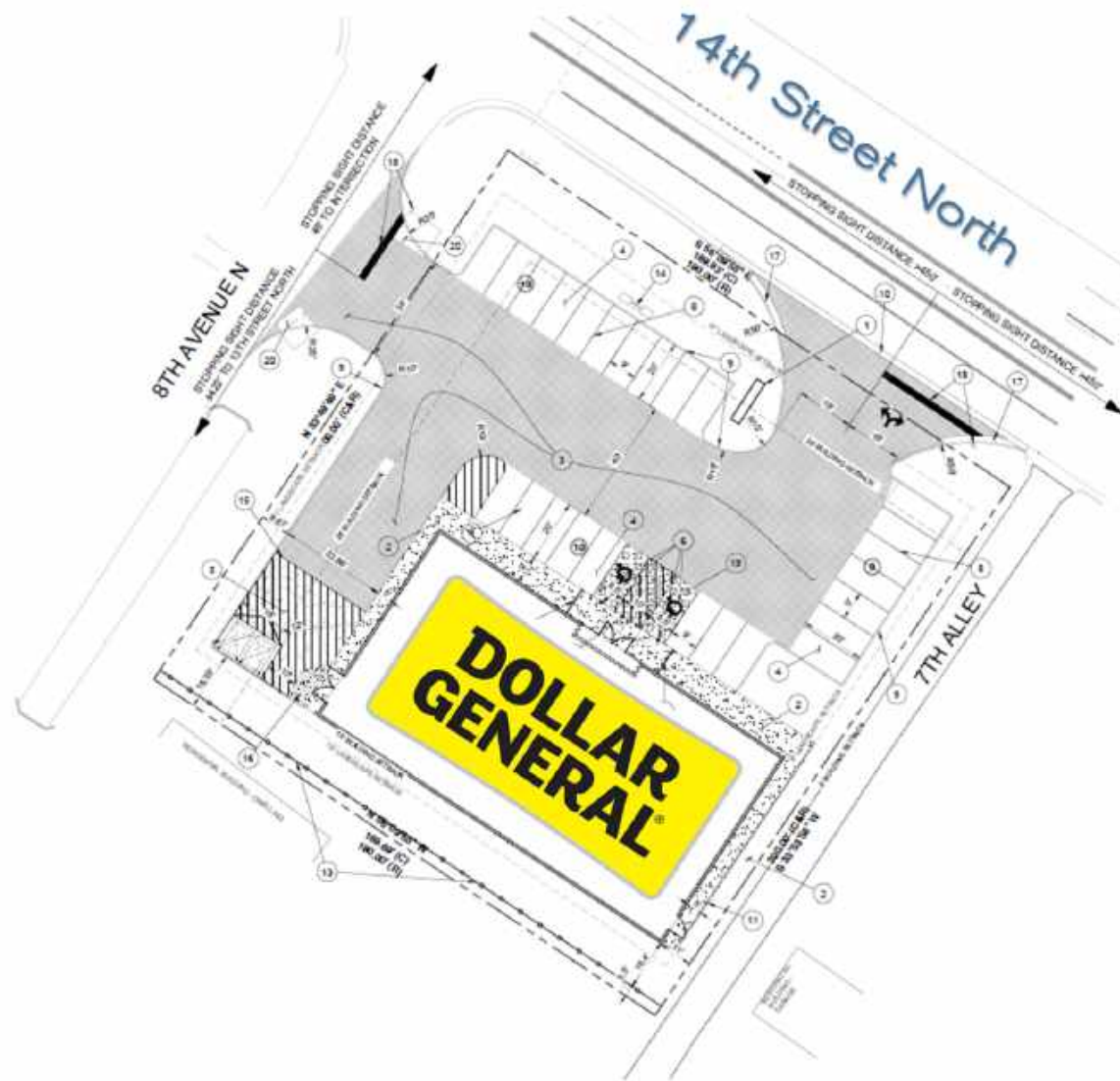
NOI	\$117,661.80
CAP RATE	5.2
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2021



FOR SALE // RETAIL PROPERTY

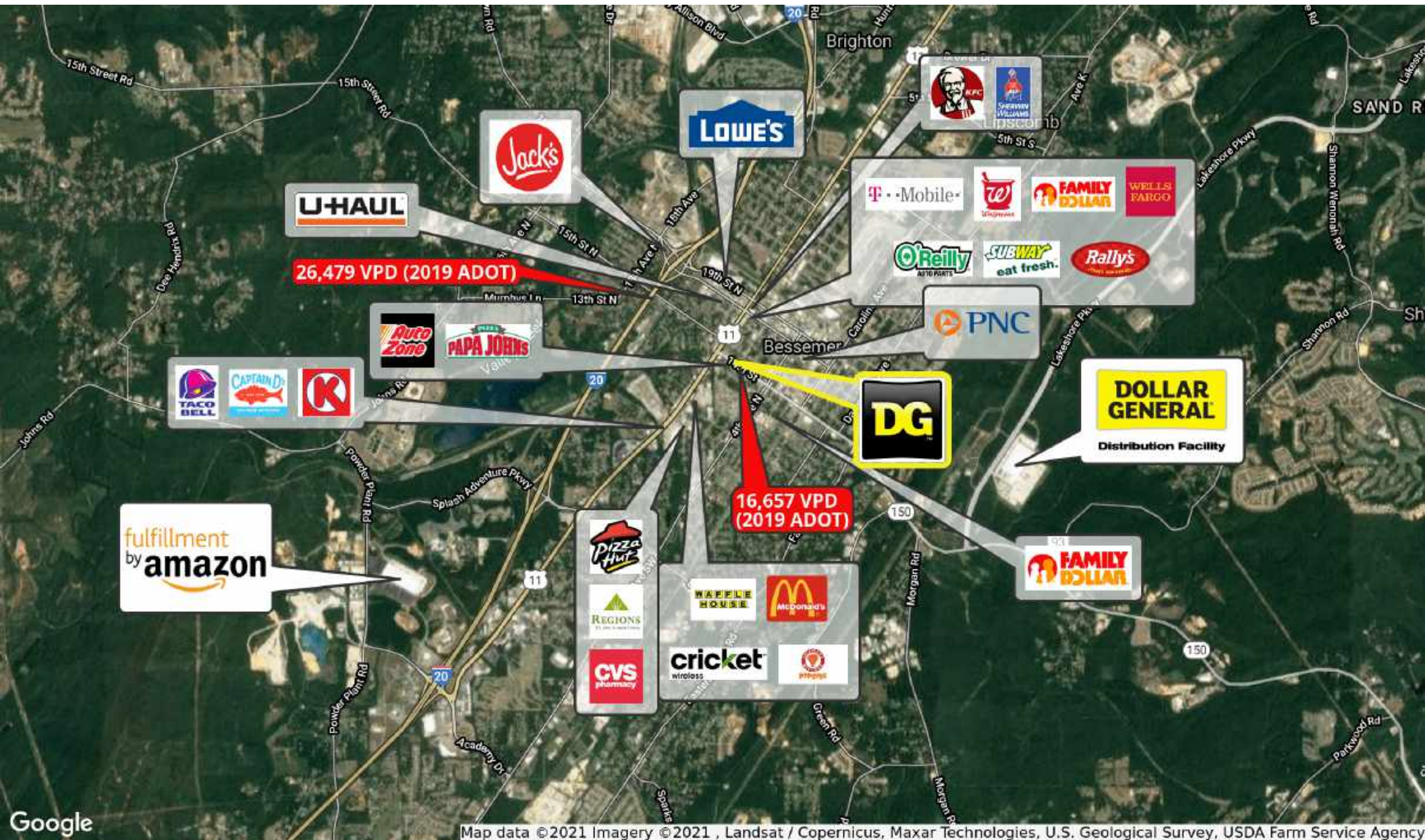
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# SITE PLANS





# AERIAL MAP





# LOCATION MAP





# BESSEMER, AL



Amazon Fulfillment Center  
Bessemer, AL - SKYBAMA - 09.10.2019



Dollar General Distribution Center

## QUICKFACTS

- Bessemer is located in Jefferson County, AL and is party of the Birmingham-Hoover, AL MSA
- Bessemer is ideally located along the I-20/59 corridor that connects Tuscaloosa to Birmingham
- In June 2018, Amazon announce plans for an 825,000 sq. ft. fulfillment center in Bessemer (source: [www.madeinalabama.com](http://www.madeinalabama.com))
- Bessemer's Amazon Fulfillment Center represents a \$325-million investment (source: [www.madeinalabama.com](http://www.madeinalabama.com))
- The Amazon facility has created +/-1,500 new jobs with an estimated annual payroll of \$46-million (source: [www.madeinalabama.com](http://www.madeinalabama.com))
- The University of Alabama estimates the Amazon facility will contribute \$232-million to Alabama's economic output each year (source: [www.madeinalabama.com](http://www.madeinalabama.com))
- Bessemer is home to an +/-1,000,000 sq. ft. Dollar General Distribution Center (source: [www.dollargeneral.com](http://www.dollargeneral.com))
- The Dollar General facility represents a \$100-million investment and employs approximately 650 people (source: [www.dollargeneral.com](http://www.dollargeneral.com))



# BIRMINGHAM-HOOVER, AL MSA



## ACCOLADES

- ✓ Top 10 mid-size American cities of the future – FDI Intelligence (June 2019)
- ✓ Top 10 city for job seekers – Indeed (June 2019)
- ✓ One of 5 places emerging as America's new tech hotspots – MarketWatch (April 2019)
- ✓ No. 1 city in the country where your paycheck goes the farthest – Trulia (March 2018)
- ✓ Add Birmingham to tech's growing list of hubs – Barron's (September 2018)
- ✓ 50 best places in America for starting a business – Inc. (December 2018)
- ✓ Birmingham is becoming a "mecca for startups" – Ozy.com (January 2018)
- ✓ Forbes wrote an article detailing "Birmingham's bid to become the southern silicon valley" (August 2018)
- ✓ Top 10 up and coming foodie cities in the U.S. – Trip Advisor (September 2018)
- ✓ "I think if you're not eating in Birmingham these days, you're missing out on something really unique and special." – Andrew Zimmern (June 2018)



## KEY EMPLOYERS

- ✓ Fortune 500 Companies:



- ✓ Top Employers:

- University of Alabama at Birmingham: 23,000
- Brookwood Baptist Health: 6,807
- Regions Financial Corp: 6,700
- St. Vincent's Health System: 5,000
- Children's of Alabama: 4,853

## BIRMINGHAM MSA DEMOGRAPHICS

Population:	1,115,241
Households:	435,933
Families:	290,176
Avg. HH Size:	2.50
Median Age:	39.1
Avg. HH Income:	\$82,326

# TENANT PROFILE



**Dollar General Corporation** has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operates over 16,000 stores as of February 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<https://www.dollargeneral.com/>



**4.6% Increase**  
Same Store Sales Q3



**\$25.6 Billion**  
In Sales



**1,000**  
Stores to Open in  
2020



**80**  
Years in Business



**32 Quarters**  
Same Store Growth



# DEMOGRAPHICS MAP & REPORT



2020 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	6,886	28,139	68,123
HOUSEHOLDS	2,673	10,932	26,656
FAMILIES	1,611	6,962	17,598
AVG HH SIZE	2.52	2.52	2.52
MEDIAN AGE		38.4	39.6
MEDIAN HH INCOME	\$28,496	\$32,283	\$48,687
AVG HH INCOME	\$48,944	\$53,734	\$75,584

\* Demographic data derived from 2020 ESRI Data



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## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.