

Dollar General - Oneonta, AL

50944 US-231 , Oneonta, AL 35121



EXCLUSIVELY LISTED BY

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Marcus & Millichap

DOLLAR GENERAL - ONEONTA, AL
50944 US-231 , Oneonta, AL 35121

INVESTMENT OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 17,000 discount stores in 46 states, primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations.

INVESTMENT HIGHLIGHTS

Excellent Traffic Counts | Dollar General sees nearly 9,000 cars per day

Oneonta is Thirty miles outside of Birmingham, AL | Birmingham is a top 50 MSA Nationwide

Tenant is the Nation's Largest Small-Box Discount Retailer with Over 17,000+ Locations in 46 States

Standard & Tenant is the Nation's Largest Small-Box Discount Retailer with Over 17,000+ Locations in 46 States

Standard & Poor's Investment Grade (S&P. "BBB") Tenant | The Only Small-Box Retailer with Investment Grade

Credit

OFFERING SUMMARY



Listing Price
\$1,317,666



Cap Rate
6.0%



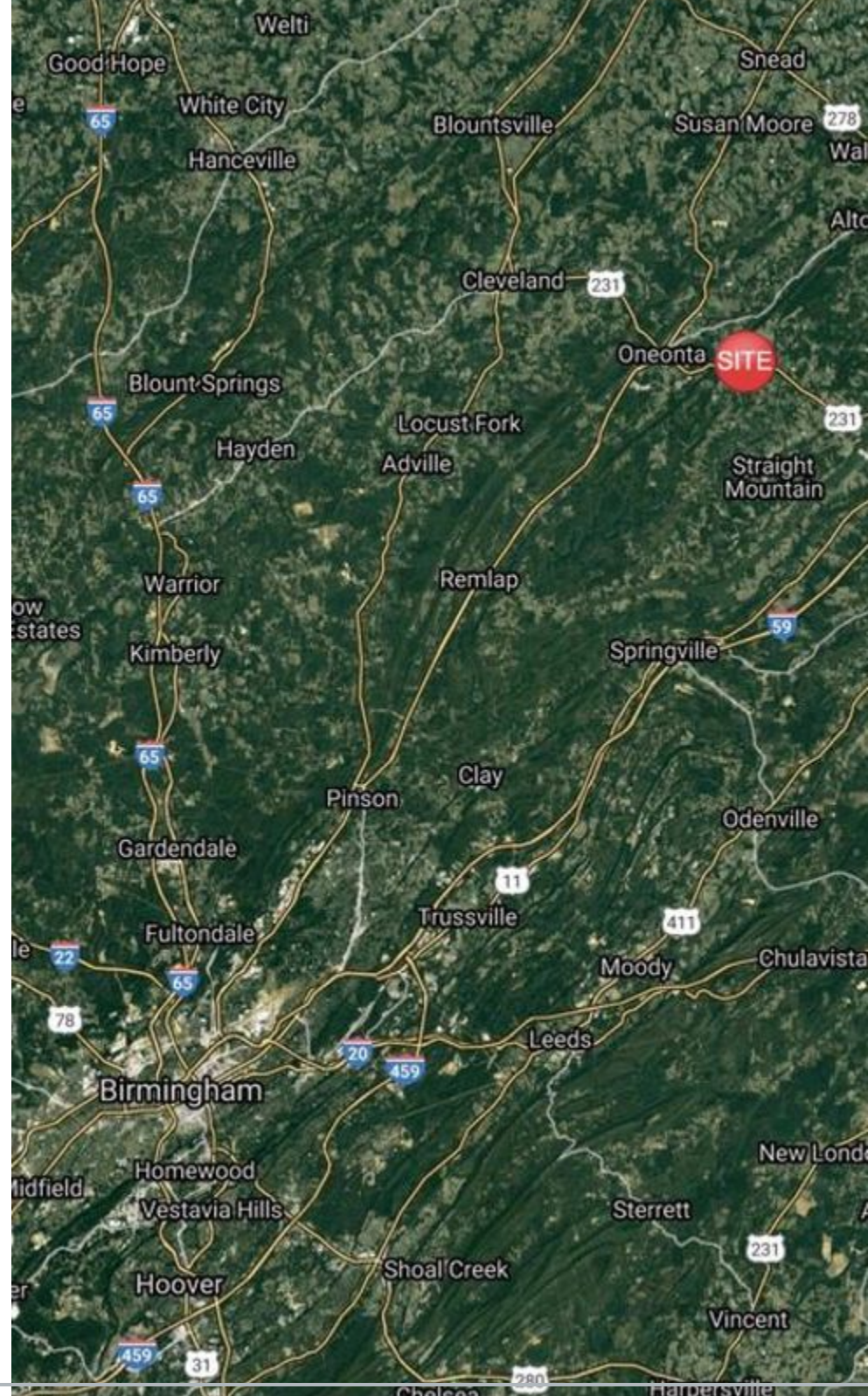
Price/SF
\$144.80

FINANCIAL

Listing Price	\$1,317,666
NOI	\$79,059
Cap Rate	6.00%
Rent/SF	\$8.68

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Rent Commencement	12/1/2014
Lease Expiration	11/30/2029
Term Remaining	8+ Years
Option Periods	5 - 5 Year Options with 10% Increases
Lot Size	2.15 Acres (93,654 SF)
Year Built	2014



DOLLAR GENERAL OVERVIEW

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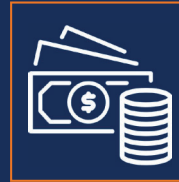
Founded	1939 (82 Years Ago)
Type	Public
Headquarters	Goodlettsville, Tennessee
Website	www.dollargeneral.com

STANDARD
& POOR'S

Rating:
BBB

FORTUNE
500

Ranking:
#119



Revenue:
\$27.8B (2019)



of Locations:
17,100

AMERICA'S FAVORITE NET LEASED INVESTMENT

Dollar General could quite possibly be the most desired net leased investment in America. Real Estate Investors in nearly every category are investing to become Dollar General Landlords. Every week nearly five transactions are closed with Dollar General as the tenant.



Zero or Minimal Landlord
Responsibilities



\$27.8 Billion in 2019 Revenue
| More than Starbucks,
McDonalds, & Jack in the Box



Direct Rent Payments



Multiple Competitive
Financing Options



Best in Class Industry Leader



Organized and Automated
Landlord Communication



30 Straight Years of Sales
Growth | 81 Successful Years
in Business



DOLLAR GENERAL

Dow Dr

53

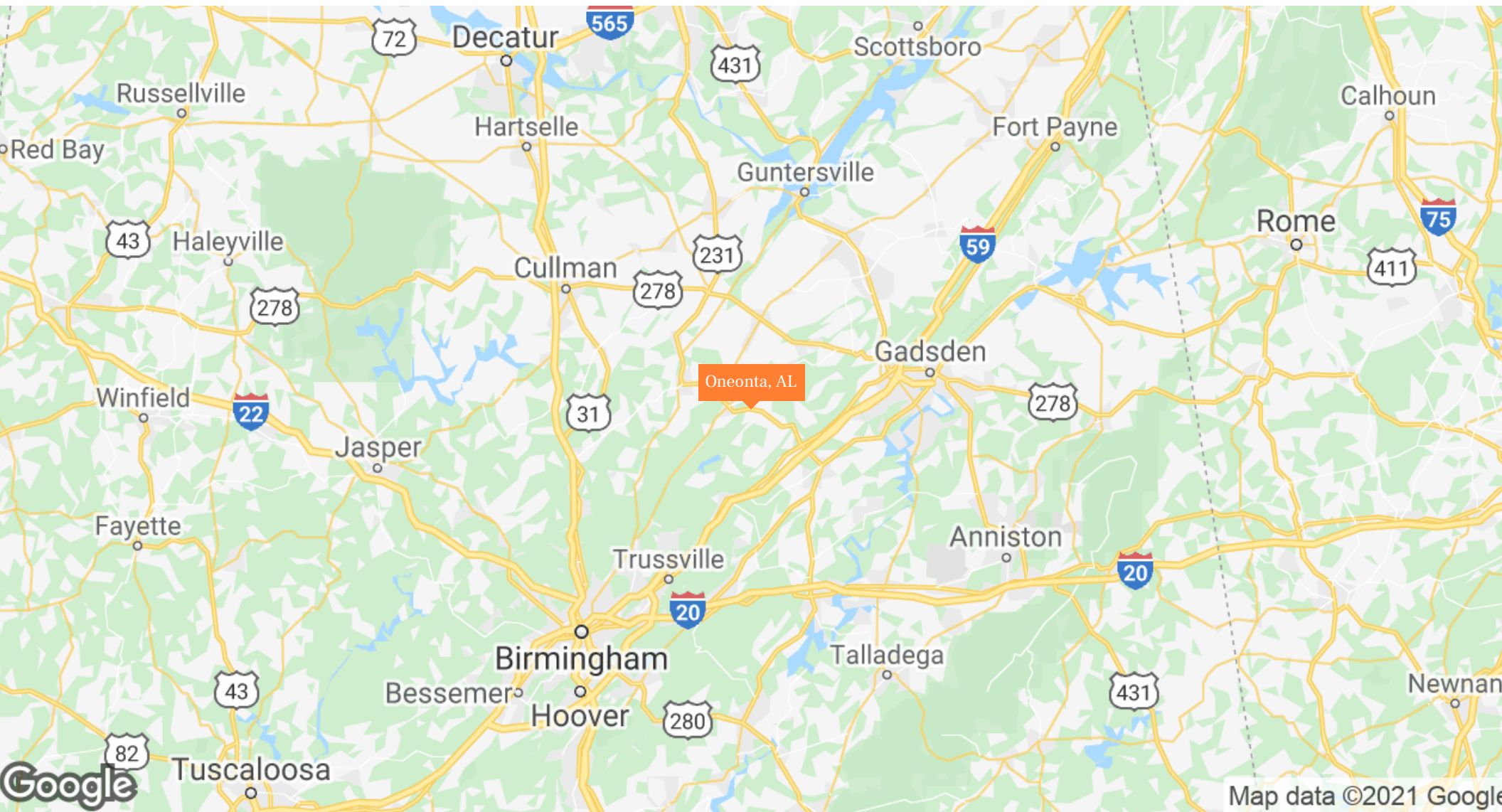
231

8,961

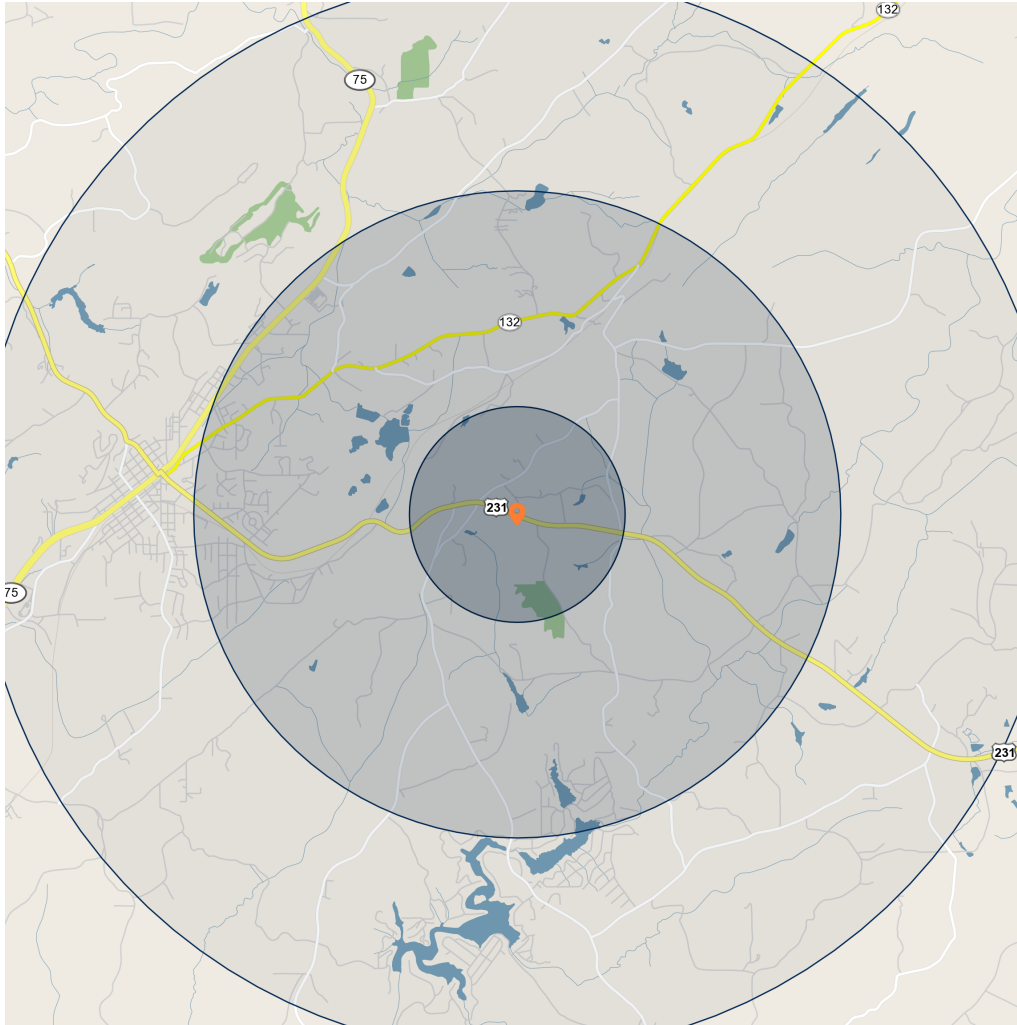
Dow Dr

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Dollar General - Oneonta, AL // REGIONAL MAP



DEMOGRAPHICS // Dollar General - Oneonta, AL



POPULATION

	1 Mile	3 Miles	5 Miles
2025 Projection	371	4,629	11,321
2020 Estimate	368	4,605	11,223
2010 Census	360	4,555	11,043
2000 Census	311	4,074	9,715

HOUSEHOLD INCOME

Average	\$50,799	\$65,481	\$61,199
Median	\$40,984	\$51,087	\$47,796
Per Capita	\$20,402	\$24,435	\$23,400

HOUSEHOLDS

2025 Projection	147	1,715	4,290
2020 Estimate	144	1,695	4,228
2010 Census	141	1,676	4,161
2000 Census	122	1,472	3,710

HOUSING

Median Home Value	\$124,519	\$159,176	\$149,327
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EMPLOYMENT

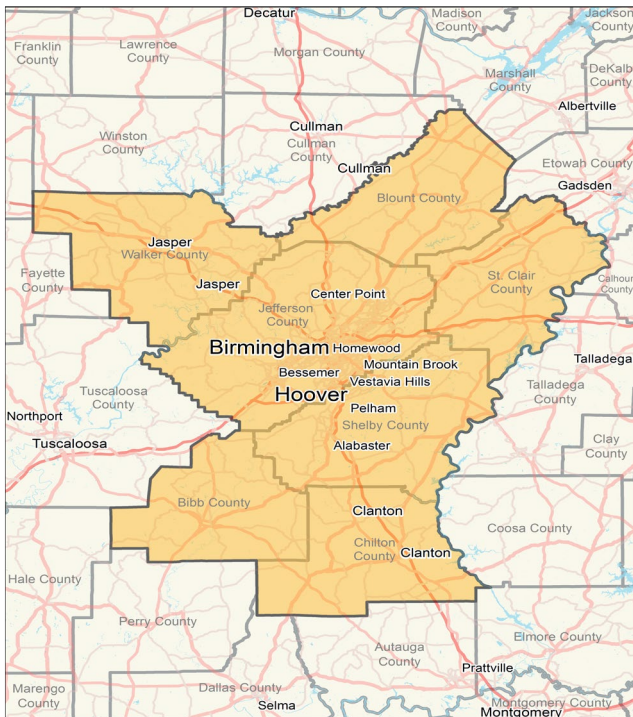
2020 Daytime Population	247	3,383	9,065
2020 Unemployment	4.54%	2.98%	2.89%
Average Time Traveled (Minutes)	38	31	33

EDUCATIONAL ATTAINMENT

High School Graduate (12)	40.76%	38.72%	36.79%
Some College (13-15)	15.92%	16.73%	17.58%
Associate Degree Only	9.91%	8.67%	8.95%
Bachelor's Degree Only	8.54%	10.94%	11.74%
Graduate Degree	1.08%	5.01%	4.39%

BIRMINGHAM-HOOVER

The Birmingham-Hoover metro contains a population of roughly 1.2 million residents in north central Alabama. The metro is composed of Jefferson, Bibb, Shelby, Blount, Chilton, Walker and St. Clair counties. The most populous city is Birmingham, with more than 213,100 people, followed by Hoover and Vestavia Hills with 87,200 and 35,100 residents, respectively. Population growth is expanding outward from the city along the interstate system into next-ring cities such as Alabaster.



METRO HIGHLIGHTS



ECONOMIC GROWTH

The metro's economy is expected to grow 3.5 percent in 2021, a rate slightly lower than that of the nation.



AUTOMOBILE MANUFACTURING AND DISTRIBUTION CENTER

Mercedes-Benz, Honda and Hyundai have production plants in the metro. Mazda Toyota Manufacturing will open a similar facility in Huntsville this year.



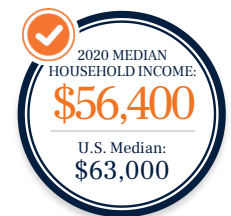
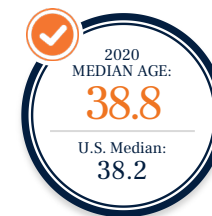
DIVERSE EMPLOYMENT BASE

A shift is occurring from a manufacturing-dominant economy to include biotechnologies and finance.

ECONOMY

- Birmingham-Hoover's manufacturing and steel industries have helped the local economy record significant gains in recent years. The opening of Mazda Toyota Manufacturing's production plant this year will aid the local job recovery as the facility will employ up to 4,000 workers.
- Healthcare industries have become more prominent. The University of Alabama at Birmingham is a leader in biotechnology and medical research.
- The financial sector is expanding. Major banks, insurance companies and other financial institutions such as BBVA Compass are represented in the area.

DEMOGRAPHICS



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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