

41469 HIGHWAY 75, GERALDINE, AL 35974

FAMILY DOLLAR & DOLLAR TREE COMBINED



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,675,000
Building Size:	11,400 SF
Lot Size:	1.69 Acres
Number of Units:	1
Price / SF:	\$146.93
Cap Rate:	6.24%
NOI:	\$104,538
Year Built:	2021
Zoning:	C
Market:	Huntsville

PROPERTY OVERVIEW

Brand new 11,400 SF Family Dollar / Dollar Tree combined property located in Geraldine, AL along HWY 227 in DeKalb County. Brand new corporately backed 10 year double net lease. A+ property with an upgraded building face. Landlord responsible for Roof and structure. All new store warranties will be transferred to new owner.

PROPERTY HIGHLIGHTS

- 10 year lease with Modified NN
- Brand new A + location with 11,400 SF
- Dual access to 2 highways
- Expiration April 30, 2031 and increases in each option

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EXECUTIVE SUMMARY // 3



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Family Dollar & Dollar Tree combined
Street Address	41469 Highway 75
City, State, Zip	Geraldine, AL 35974
County	DeKalb
Market	Huntsville
Sub-market	Guntersville
Cross-Streets	75 / 227
Signal Intersection	No

BUILDING INFORMATION

NOI	\$104,538.00
Cap Rate	6.24%
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	12 ft
Minimum Ceiling Height	12 ft
Number of Floors	1
Average Floor Size	11,400 SF
Year Built	2021
Free Standing	Yes

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COMPLETE HIGHLIGHTS // 4



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 5



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ADDITIONAL PHOTOS



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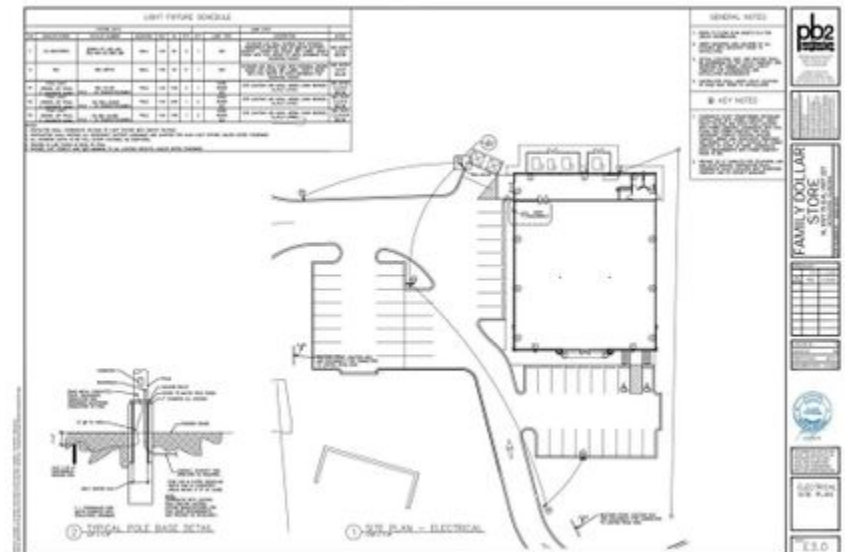
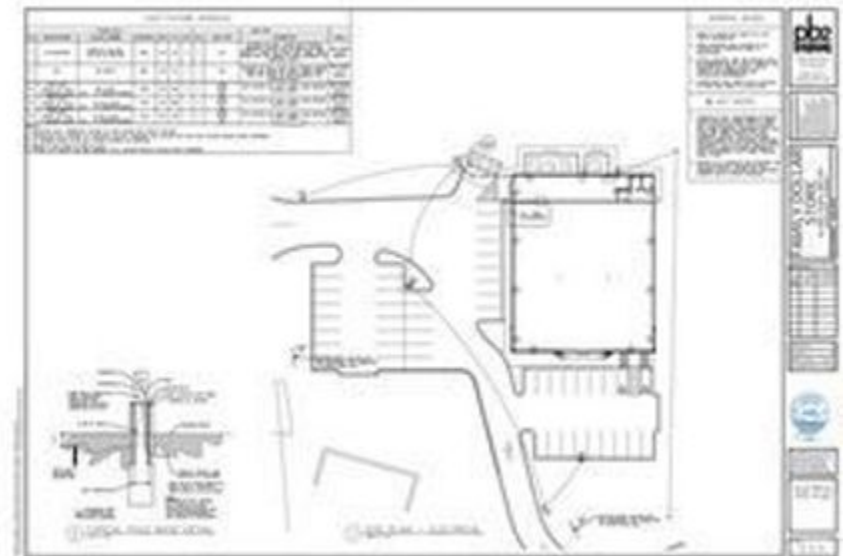
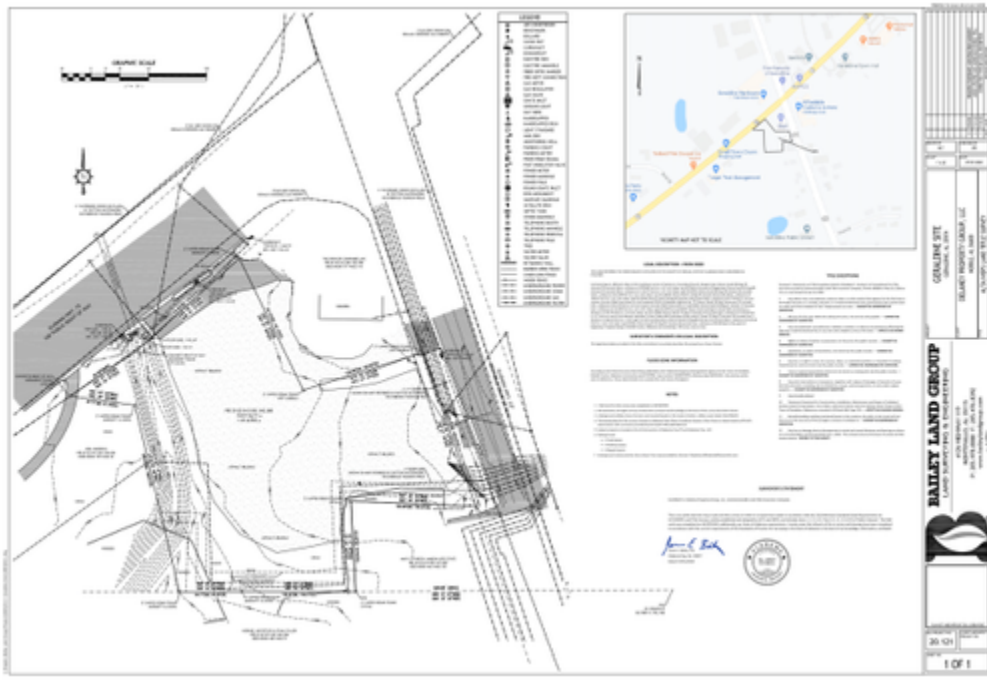
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ADDITIONAL PHOTOS // 6



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 7



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SITE PLANS

[illegible]

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SITE PLANS // 8



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AERIAL MAP



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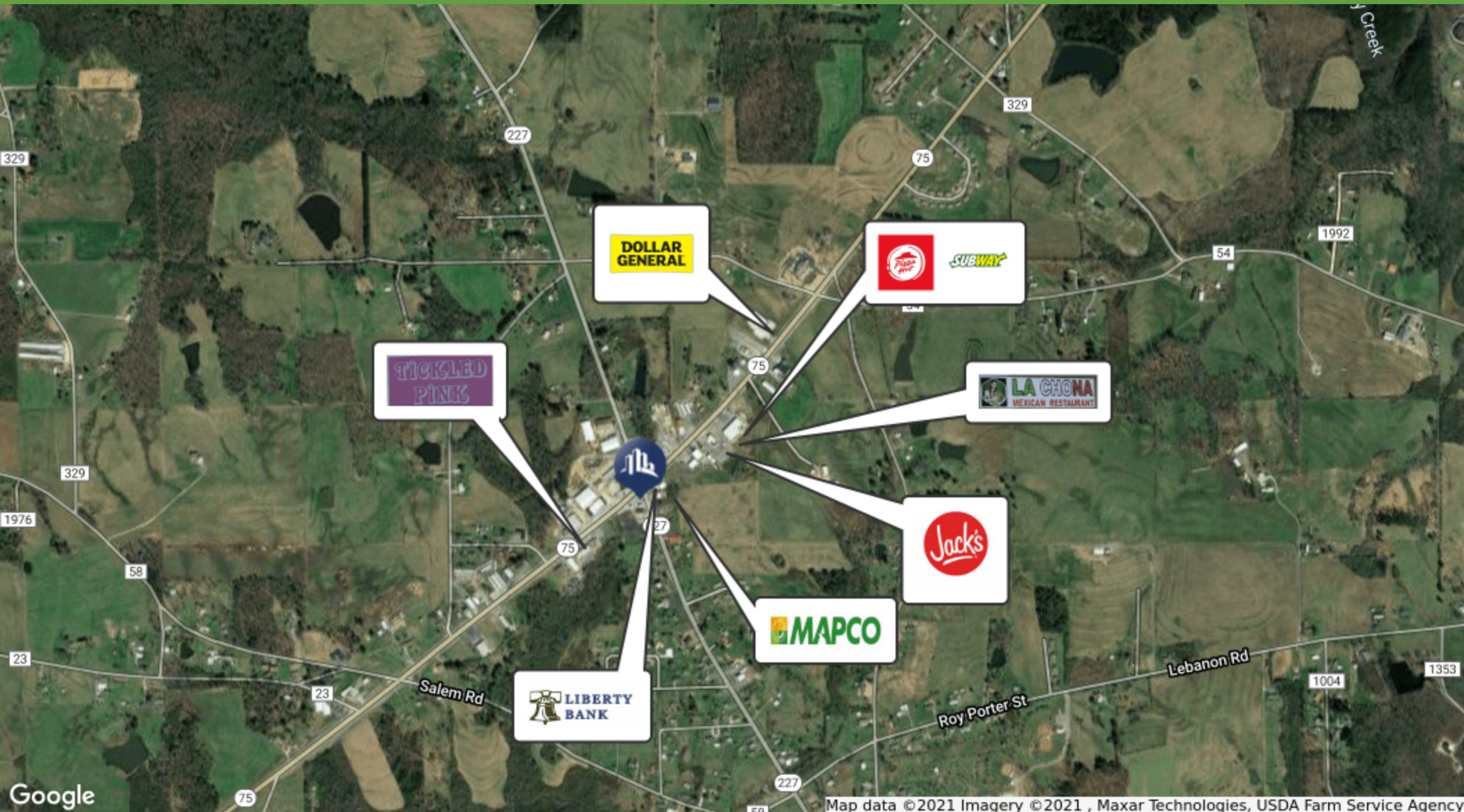
AERIAL MAP // 9



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RETAILER MAP



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RETAILER MAP // 10



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DEMOGRAPHICS - 1 MILE

DEMOGRAPHIC SUMMARY

Geraldine, Alabama

Ring of 1 mile

KEY FACTS

671

Population



288

Households

42.3

Median Age

\$29,396

Median Disposable Income

EDUCATION

21%

No High School Diploma



29%

High School Graduate



26%

Some College



24%

Bachelor's/Grad/Prof Degree

INCOME



\$34,102

Median Household Income



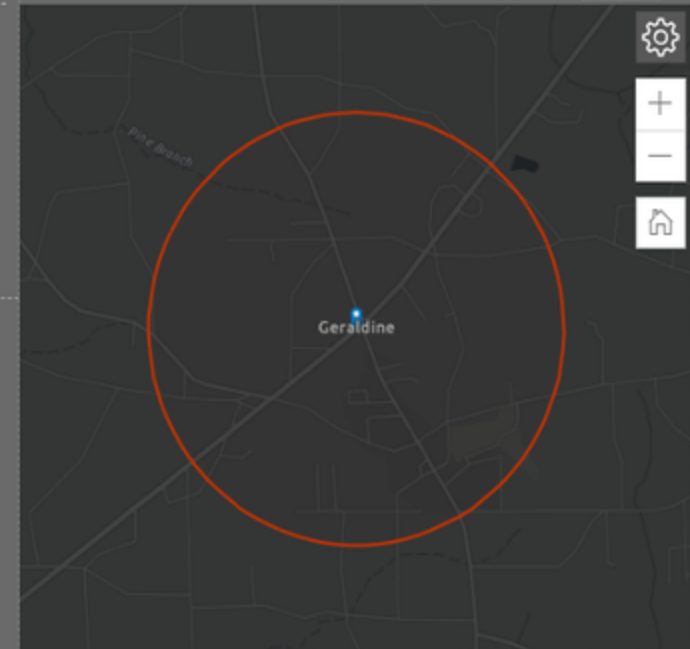
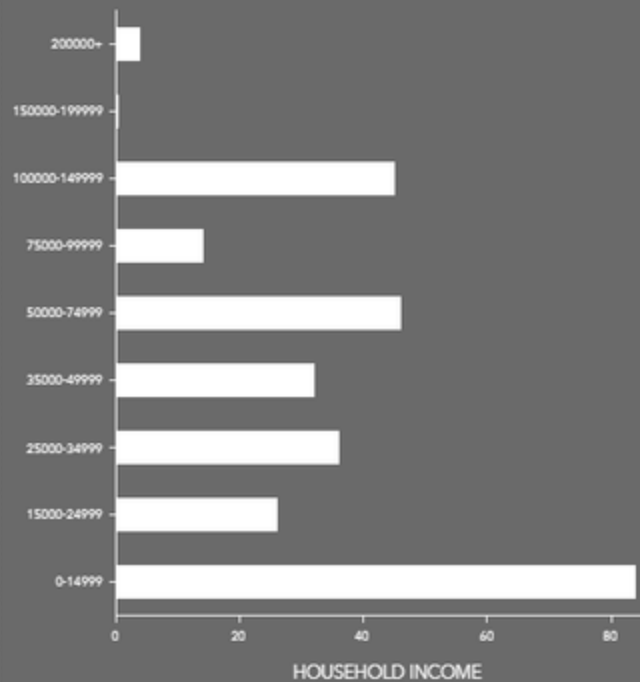
\$20,642

Per Capita Income



\$24,067

Median Net Worth



EMPLOYMENT



White Collar

49%



Blue Collar

38%



Services

13%

2.1%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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DEMOGRAPHICS // 11

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DEMOGRAPHICS - 5 MILES

DEMOGRAPHIC SUMMARY

Geraldine, Alabama
Ring of 5 miles

KEY FACTS

7,184

Population



2,701

Households

40.3

Median Age

\$35,193

Median Disposable Income

EDUCATION

25%

No High School Diploma



31%

High School Graduate



28%

Some College



16%

Bachelor's/Grad/Prof Degree

INCOME



\$41,512

Median Household Income



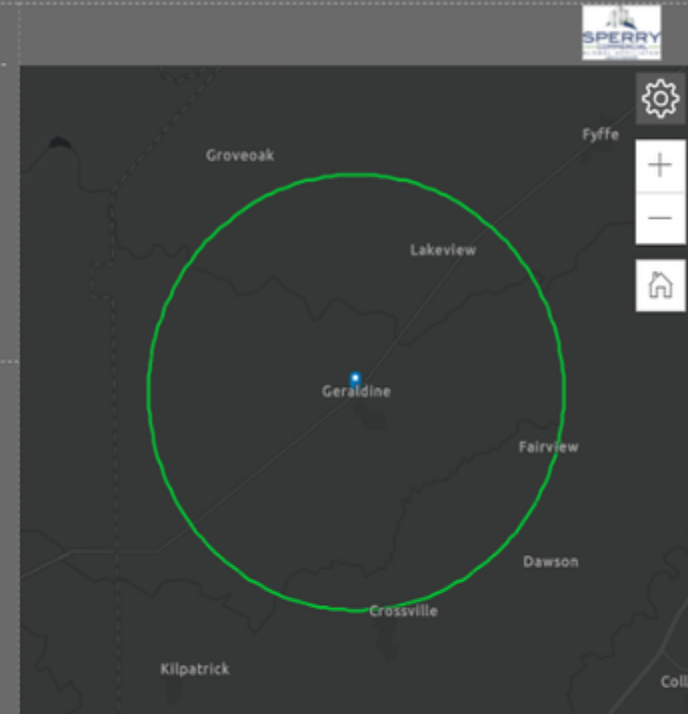
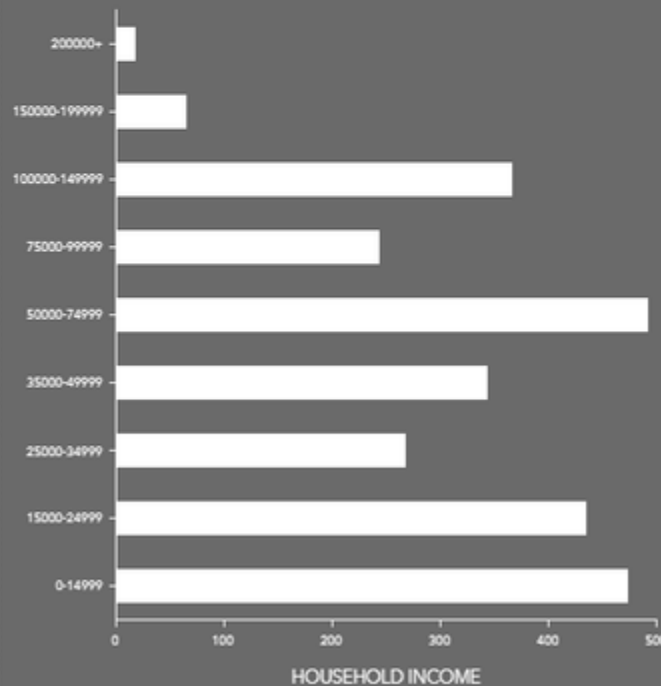
\$20,569

Per Capita Income



\$68,557

Median Net Worth



EMPLOYMENT

50%

White Collar

36%

Blue Collar

14%

Services

0.7%

Unemployment Rate

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DEMOGRAPHICS // 12

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ADVISOR BIO & CONTACT 1

KEVIN WHITEHEAD

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T 864.243.7777
kevin.whitehead@sperrycga.com
SC #92134

PROFESSIONAL BACKGROUND

Kevin joined Sperry in January 2021. Originally from Mobile, AL, and a graduate of the University of Alabama, Kevin and his family of four relocated to Greenville, SC from Atlanta, GA in 2006. With eight years of experience as a Real Estate Manager for Dollar General in the Southeast region, Kevin is an expert in every aspect of the discount retail sector.

Kevin is familiar with the entire process from site identification through development, property management, and ultimately in renegotiating the lease to produce the most favorable terms for his client. Kevin has represented both buyers and sellers with a specialization in single tenant discount retail and strip center transactions. With more than 20 years of experience reading and understanding hundreds of different commercial leases, Kevin is skilled at locating his buyers a solid net lease property with high tenant retention potential, while sellers will benefit from Kevin's complex understanding of the value of a specific location to the current tenant.

Kevin is graduate of the University of Alabama with a BA in Public Relations and Minor in Marketing.

EDUCATION

The University of Alabama
St. Paul's Episcopal School, Mobile AL
SC Real Estate License

MEMBERSHIPS & AFFILIATIONS

ICSC
GGAR



ADVISOR BIO & CONTACT 2

BRIAN GRAYBILL

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SC #116378

PROFESSIONAL BACKGROUND

Brian Graybill joined the Sperry Commercial Global Affiliates - Griffin Partners team in January 2020. Headquartered in Greenville, South Carolina Sperry Commercial Global Affiliates - Griffin Partners serves the entire upstate.

Brian relocated to Greenville, South Carolina in 2004 from his hometown in Hershey, Pennsylvania to attend Bob Jones University and has remained in the upstate ever since. Growing up on a dairy farm taught Brian valuable life lessons of working hard, starting his day early, and managing a business and business inventory. Brian has past banking experience working in several positions with Spero Financial, and utilizes his financial and banking experience to benefit his investment buyer clients as well as tenants.

Brian's involvement in the Greenville community includes work with Habitat for Humanity, devotion as a hospital chaplain, and a member of the First Impressions Team at his church, Fellowship Greenville. Brian focuses on Tenant representation for office and industrial clients as well as Landlord Representation of office and industrial properties throughout the upstate.

Brian holds both a bachelor's and a master's degree from Bob Jones University and lives in Greer, S.C. with his wife and two boys.

EDUCATION

Bob Jones University - BA & MA

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