



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEW DEVELOPMENT DOLLAR GENERAL - RELOCATION STORE - JULY 2022 OPENING

TBD PARK DRIVE, CULLMAN, AL 35058

\$2,026,870

5.1% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

CULLMAN, AL

\$2,026,870 | 5.1% CAP

- New Development “Plus” Size Dollar General With Rent Projected to Commence in July of 2022
- Absolute NNN Requiring Zero Landlord Responsibilities
- Relocation Store From Successful Location About 2.5 Miles North of Subject Property
- Large “Plus” Size 10,566 Store to Accommodate Higher Projected Sales
- Strong 5-Mile Population of Over 23K with Steady Population Increase Projected in the Next Few Years
- Located on One of Cullman’s Main Thoroughfares, US-31, With Daily Traffic Counts Exceeding 10K Vehicles
- 47 Miles From Downtown Huntsville, the Most Populous City in Alabama
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$103,370
Rent Per SF:	\$9.78
Projected Rent Commencement Date:	7/18/2022
Lease Expiration Date:	7/31/2037
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:	10,566 SF
Land Area:	1.3 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$191.83

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/18/2022-7/31/2037	\$103,370	\$9.78	5.10%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$113,707	\$10.76	5.61%
	8/1/2042-7/31/2047	\$125,078	\$11.84	6.17%
	8/1/2047-7/31/2052	\$137,585	\$13.02	6.79%
	8/1/2052-7/31/2057	\$151,344	\$14.32	7.47%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

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...

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").

PARKING LOT

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.

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.

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	1,208	7,368	22,768
2021 Estimated	1,215	7,566	23,502
2026 Projected	1,229	7,699	23,990

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	0.58%	2.69%	3.24%
2021 - 2026	1.15%	1.76%	2.08%

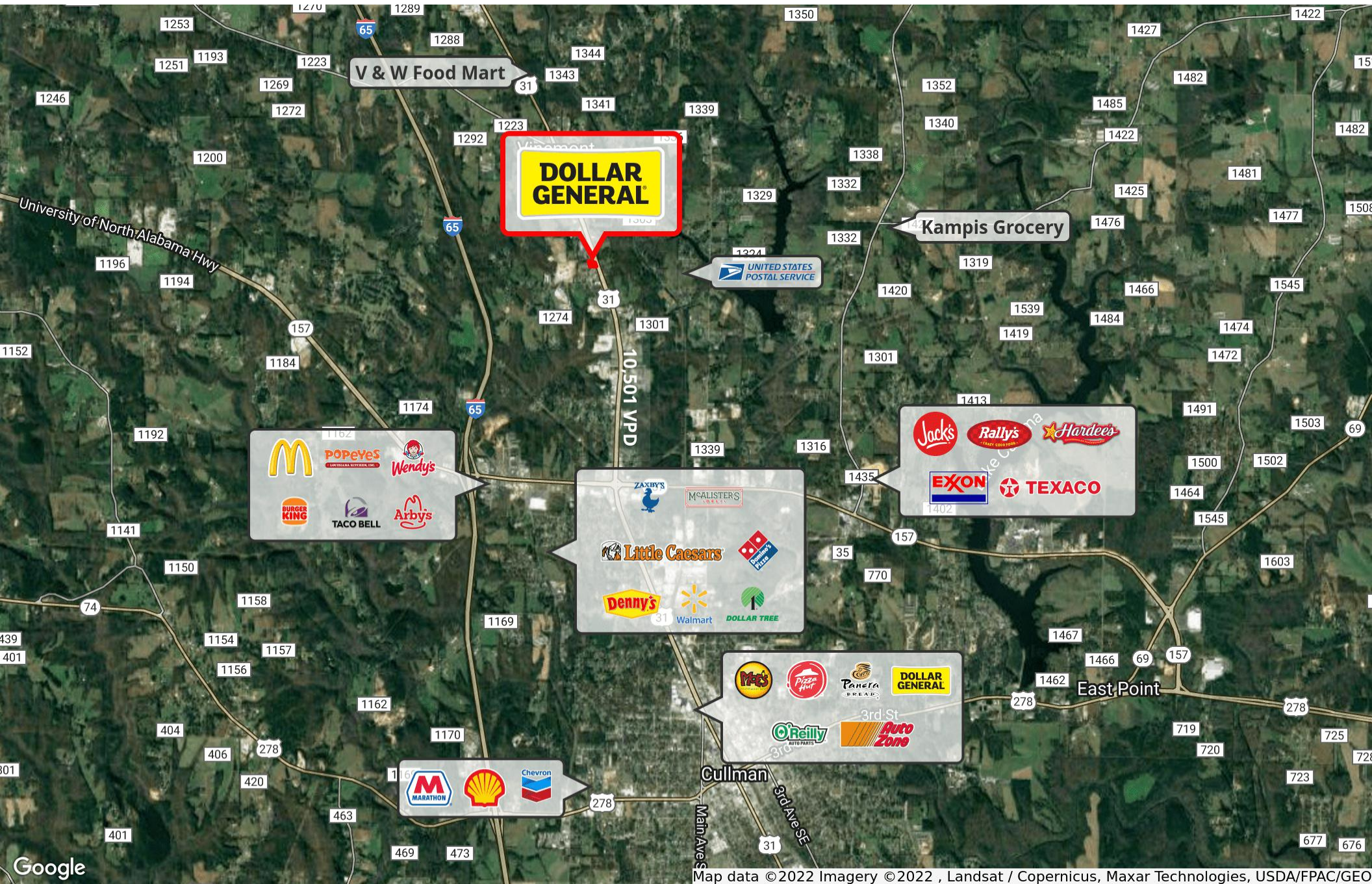
HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$50,333	\$55,738	\$51,572
Average	\$61,564	\$72,184	\$67,616

Demographic data provided by CoStar

**DOLLAR
GENERAL**



Map data © 2022 Imagery © 2022 , Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo



Key Demographics 5 Miles



Total Population
2021
23,502



Projected Growth
2021 - 2026
2.08%

The Shaddix Co.
Manufacturing



Vinemont
Sports Complex



Vinemont Estates
Mobile Home Park

**DOLLAR
GENERAL**

UNDER CONSTRUCTION



Haven Counseling
Services of Cullman



UNITED STATES
POSTAL SERVICE

**DOLLAR
GENERAL**

Park Drive

US Highway 31 - 10,501 VPD

Actual Property





**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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