



TRINITY
REAL ESTATE INVESTMENT SERVICES



NEW DOLLAR GENERAL MARKET - RELOCATION STORE - MAY 2022 OPENING

21680 AL HIGHWAY 79, SCOTTSBORO, AL 35768

\$2,350,495
5.0% CAP

TRINITYREIS.COM

Representative Photo



SCOTTSBORO, AL

\$2,350,495 | 5.0% CAP

- Rare New Development Dollar General Market Grocery Store Prototype - 12,687 SF Footprint
- Absolute NNN Lease With Rent Projected to Commence in May of 2022
- New Concept Will Feature Expanded Selection of Grocery/Produce
- Relocation Store With Proven Track Record - Store Relocated From Location Less Than a Half a Mile South
- Subject Property Just Over 45 Miles From 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:	\$117,525
Rent Per SF:	\$9.26
Rent Commencement Date:	5/15/2022
Lease Expiration Date:	5/31/2037
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General
Established Dollar
General Market in
2003.



This Store Serves as
Main Grocery Store
for the Town of
Lexington.



Grocery Stores
Industry in the US
Has Grown 2.7% per
Year on Average
Between 2017 and
2022.

PROPERTY DETAILS:

Building Area:	12,687 SF
Land Area:	2.36 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$185.27

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	5/15/2022-5/31/2037	\$117,525	\$9.26	5.00%
Five (5), 5-Year Options 10% Increase	6/1/2037-5/31/2042	\$129,278	\$10.19	5.50%
	6/1/2042-5/31/2047	\$142,205	\$11.21	6.05%
	6/1/2047-5/31/2052	\$156,426	\$12.33	6.66%
	6/1/2052-5/31/2057	\$172,068	\$13.56	7.32%
	6/1/2057-5/31/2062	\$189,275	\$14.92	8.05%



RESPONSIBILITIES BREAKDOWN

TAXES

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...

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

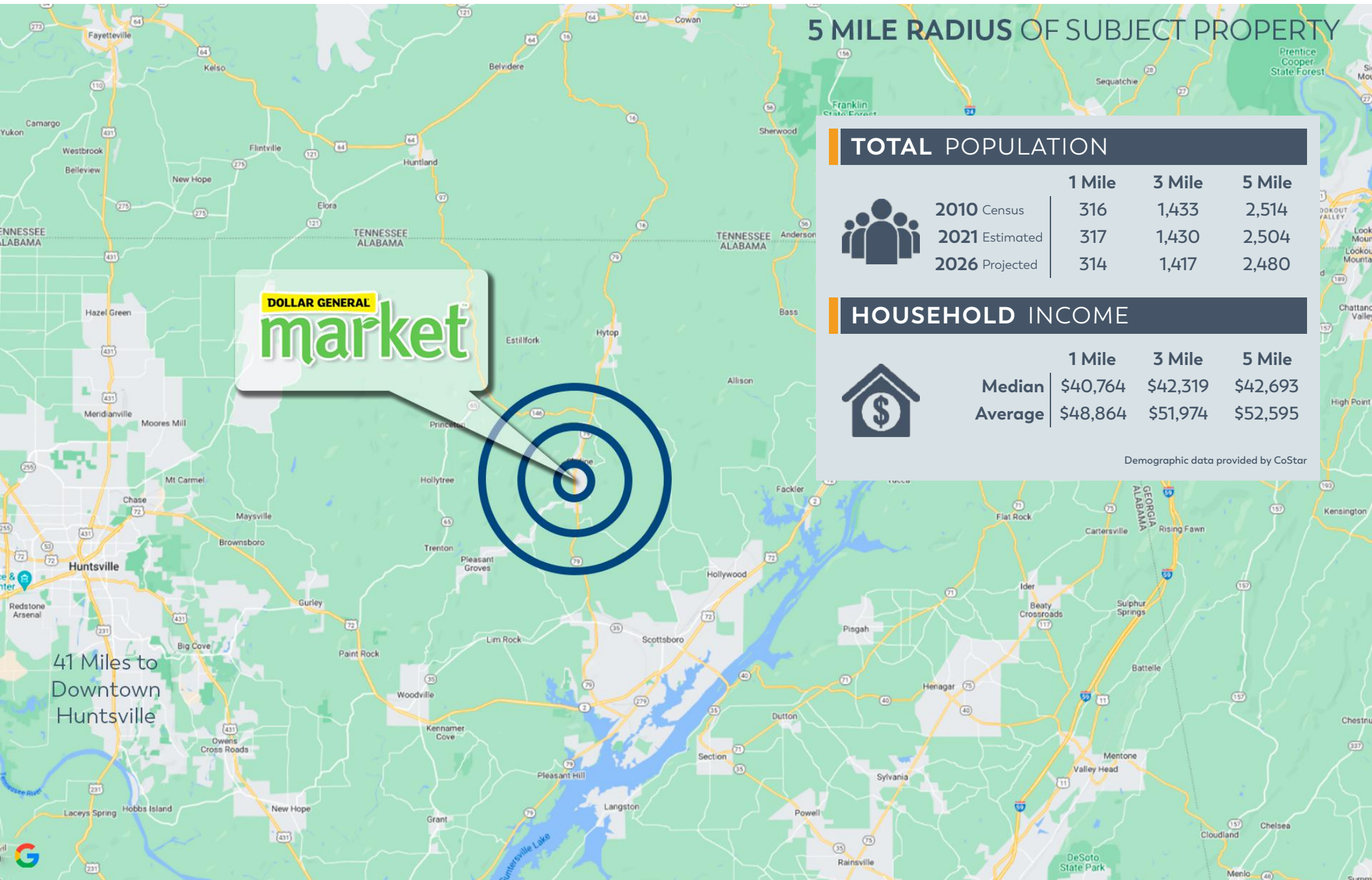
PAID BY TENANT

...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.

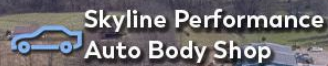
PARKING LOT & HVAC

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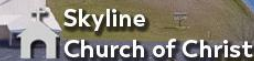






PREVIOUS LOCATION

DOLLAR GENERAL



AL-79 - 3,000 VPD




Actual Property



 Skyline High School
558 Students Enrolled

 Rosa's Kitchen
Restaurant

 Skyline
Church of God

 Parts City Auto Parts
Auto Parts Store

 BancorpSouth
Bank & Drive-Thru

 R & J Cafe
Restaurant

 Family Medical Clinic

AL-79 - 3,600 VPD



 Skyline
Church of Christ

Actual Property



Actual Property

DOLLAR GENERAL
market
UNDER CONSTRUCTION



Actual Property



DOLLAR GENERAL
market



10 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$52B
Market Cap



18,000+
Locations

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

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