



DOLLAR GENERAL FOLEY, AL

12552 SPRINGSTEEN LANE
FOLEY (MOBILE), AL 36535

INVESTMENT HIGHLIGHTS

- RARE UPGRADED CONSTRUCTION
- ADJACENT TO NEW ALABAMA GULF COAST MUSIC HALL | 800+/- PERSON THEATRE
- LONG-TERM LEASE | 13+ YEARS REMAINING
- TRIPLE-NET (NNN) LEASE | NO LANDLORD EXPENSES
- 28,000+ 5-MILE POPULATION | OVER 20% GROWTH SINCE 2010
- 12,000+ VPD ON HIGHWAY 98

DOLLAR GENERAL

- PUBLICLY TRADED COMPANY ON NYSE
- INVESTMENT GRADE CREDIT | BBB/STABLE ON STANDARD & POORS
- 18,000+ LOCATIONS IN 46 STATES
- \$33.7 BILLION SYSTEM-WIDE REVENUE
- 21.6% SALES INCREASE FROM 2019
- RANKED #112 ON FORTUNE 500



TENANT SUMMARY



Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General 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 operated 18,130 stores in 46 states as of January 28, 2022. 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.



\$34.1B
NET SALES



18,000+
LOCATIONS



32
STRAIGHT YEARS OF
SALES GROWTH

FINANCIAL ANALYSIS

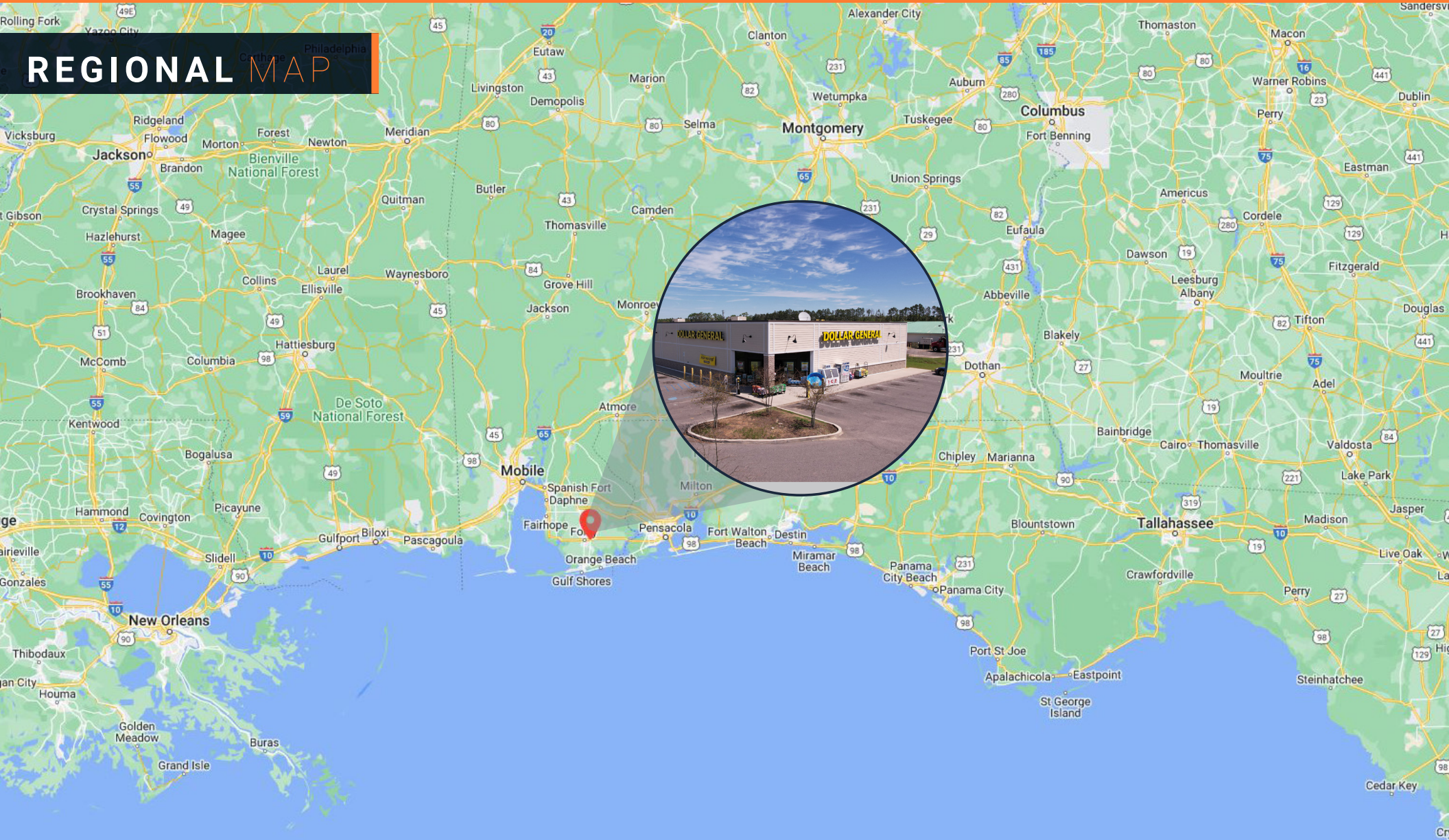
DOLLAR GENERAL	
PROPERTY ADDRESS	12552 Springsteen Lane Foley, AL 36535
PRICE	\$2,323,000
PRICE / SF	\$258.05
CAP RATE	5.00%
LOT SIZE	2.17 +/- Acres
YEAR BUILT	2020
BUILDING SIZE	9,002 +/- SF
TYPE OF OWNERSHIP	Fee Simple

ANNUALIZED OPERATING DATA	
BASE RENT	\$116,153

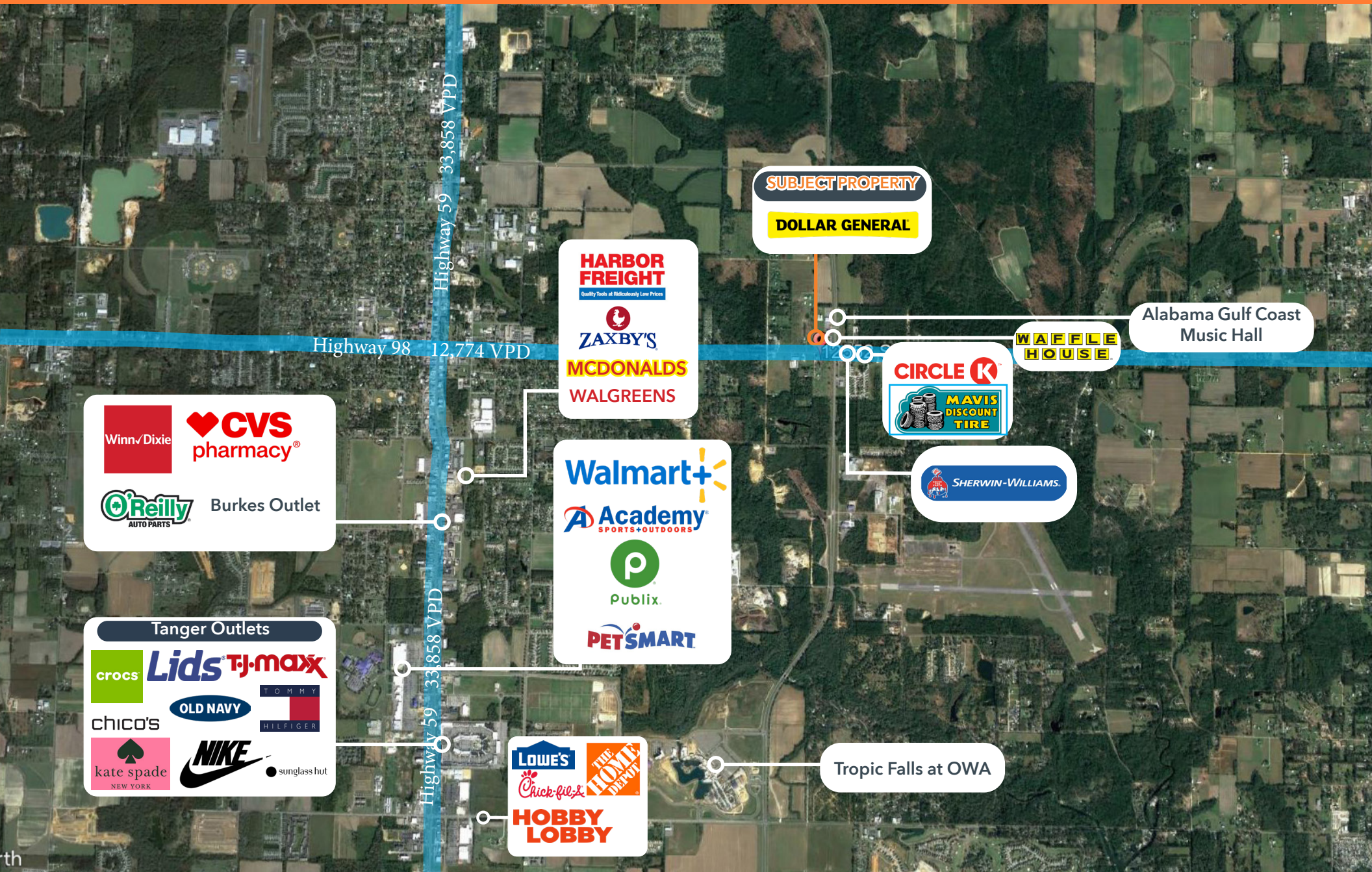
INCOME SUMMARY	ANNUAL BASE RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 15	\$116,153	\$9,679	\$12.90	5.00%
Years 16 - 20 (Option 1)	\$127,769	\$10,647	\$14.19	5.50%
Years 21 - 25 (Option 2)	\$140,545	\$11,712	\$15.61	6.05%
Years 26 - 30 (Option 3)	\$154,600	\$12,883	\$17.17	6.66%
Years 31 - 35 (Option 4)	\$170,060	\$14,172	\$18.89	7.32%
Years 36 - 40 (Option 5)	\$187,066	\$15,589	\$20.78	8.05%

TENANT SUMMARY	
Tenant Trade Name	Dollar General
Ownership	Fee Simple
Guarantor	Corporate
Lease Type	Triple-Net (NNN)
Roof and Structure	Tenant
Lease Commencement Date	May 14th, 2020
Lease Expiration Date	May 31st, 2035
Increases	10% Each Renewal Option
Renewal Options	5, 5-Year Options
Headquartered	Goodlettsville, TN
Number of Locations	18,000+ Locations
Annual Revenue	\$33.7 Billion
Credit Rating	BBB / Stable
Rating Agency	Standard & Poors
Stock Symbol	DG
Board	NYSE
Web Site	www.dollargeneral.com

REGIONAL MAP



Map Data © 2020 Google



AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2021 ESTIMATE	1,282	13,865	28,771
2021 ESTIMATED DAYTIME POPULATION	773	15,642	31,690
2021 EST. AVERAGE HOUSEHOLD INCOME	\$60,572	\$62,479	\$66,195
2021 EST. MEDIAN HOUSEHOLD INCOME	\$41,443	\$44,042	\$46,809
2021 EST. PER CAPITA INCOME	\$26,982	\$25,251	\$27,382

2021 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	4.21%	3.59%	3.82%
\$150,000 - \$199,999	2.90%	2.70%	3.16%
\$100,000 - \$149,999	6.61%	8.10%	9.32%
\$75,000 - \$99,999	12.85%	12.28%	12.40%
\$50,000 - \$74,999	16.05%	17.96%	18.27%
\$35,000 - \$49,999	15.31%	14.27%	14.34%
\$25,000 - \$34,999	13.14%	13.56%	13.25%
\$15,000 - \$24,999	13.62%	14.33%	12.58%
\$10,000 - \$14,999	7.64%	6.35%	6.59%
Under \$9,999	7.67%	6.86%	6.27%

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Activity ID:



ROBBY PFEIFFER

Atlanta Office
678.808.2770
rpfeiffer@marcusmillichap.com
License: GA 380053

