

NEW DEVELOPMENT HUNTSVILLE, AL MSA DOLLAR GENERAL
7248 HUSTLEVILLE RD., ALBERTVILLE, AL 35951

BRANSON BLACKBURN

682.233.5223 b.blackburn@trinityreis.com **CHANCE HALES**

806.679.9776 chance@trinityreis.com

CODY CRIST

817.584.2000 cody@trinityreis.com

ERIC KELLEY

281.610.5011 eric.kelley@trinityreis.com





ALBERTVILLE, AL

\$1,526,412 | 6.0% CAP

- New Development Huntsville MSA Dollar General Rent Commenced November 2022
- Nearly Full 15 Year Term Absolute NNN Lease Requiring Zero Landlord Responsibilities
- "Plus" Size 10,640 SF Store Prototype Built to Accommodate Higher **Projected Sales**
- Strong 5-Mile Population Over 11,000 Residents
- Situated on Hustleville Road With Daily Traffic Counts Exceeding 4.000 Vehicles
- Located Just Outside of Albertville With a Population of Over 22,000+ - Only 41 Miles to Huntsville, AL With a Population of Nearly 200,000 Residents
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Rent Per SF: \$8.61

Commencement Date: 11/20/2022

11/30/2037 14.5+ Years Lease Term Remaining:

Absolute NNN Lease Type:

Type of Ownership: Fee Simple



Base Annual Rent:

Lease Expiration Date:

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**



\$91.585

As a Recession Proof Tenant. Dollar General is #119 on the Fortune 500 List Operating 17.000+ Stores

PROPERTY DETAILS:

Building Area: 10.640 SF

Land Area: 1.5 AC

Year Built: 2022

Guarantor: Dollar General Corporation (NYSE:DG)

Price Per SF: \$143.46

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/20/2022-11/30/2037	\$91,585	\$8.61	6.00%
Five (5), 5-Year Options 10% Increase	12/1/2037 - 11/30/2042	\$100,743	\$9.47	6.60%
	12/1/2042 - 11/30/2047	\$110,818	\$10.42	7.26%
	12/1/2047 - 11/30/2052	\$121,899	\$11.46	7.99%
	12/1/2052 - 11/30/2057	\$134,089	\$12.60	8.78%
	12/1/2057 - 11/30/2062	\$147,498	\$13.86	9.66%



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").

PARKING LOT & HVAC

PAID BY TENANT

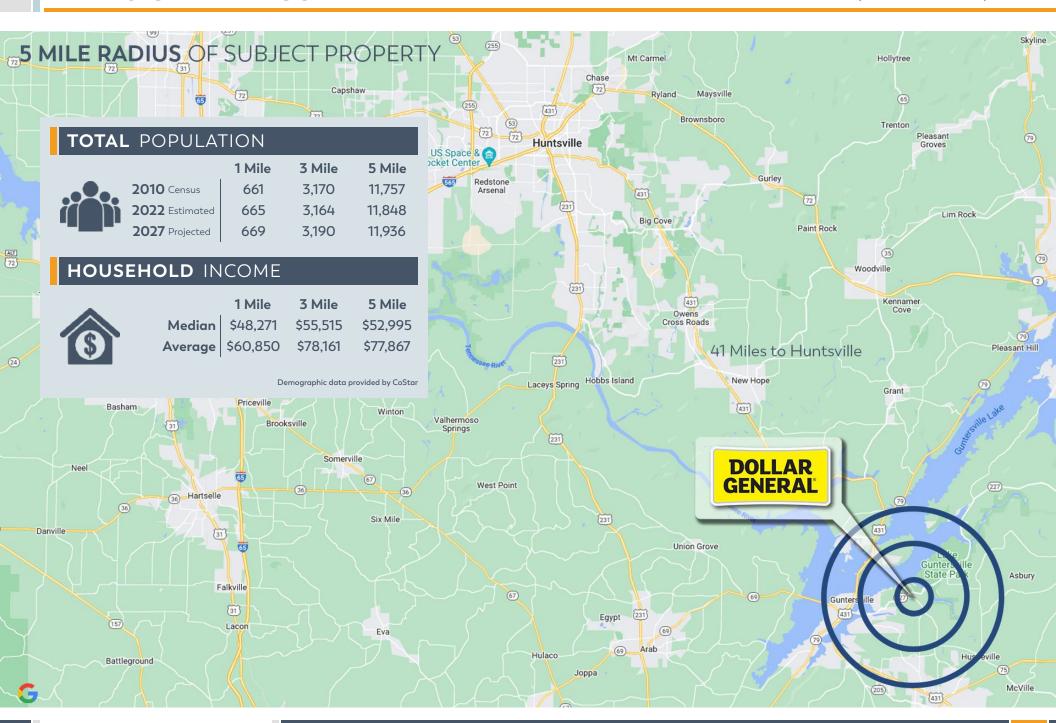
...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

ROOF & STRUCTURE

NSIB N

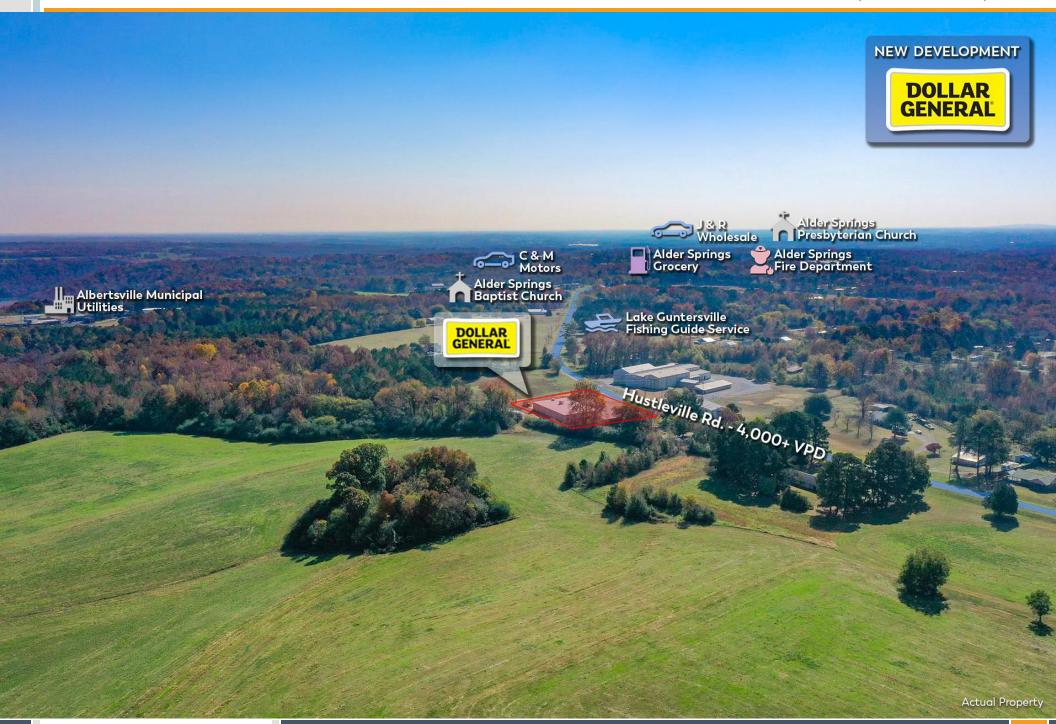
PAID BY TENANT

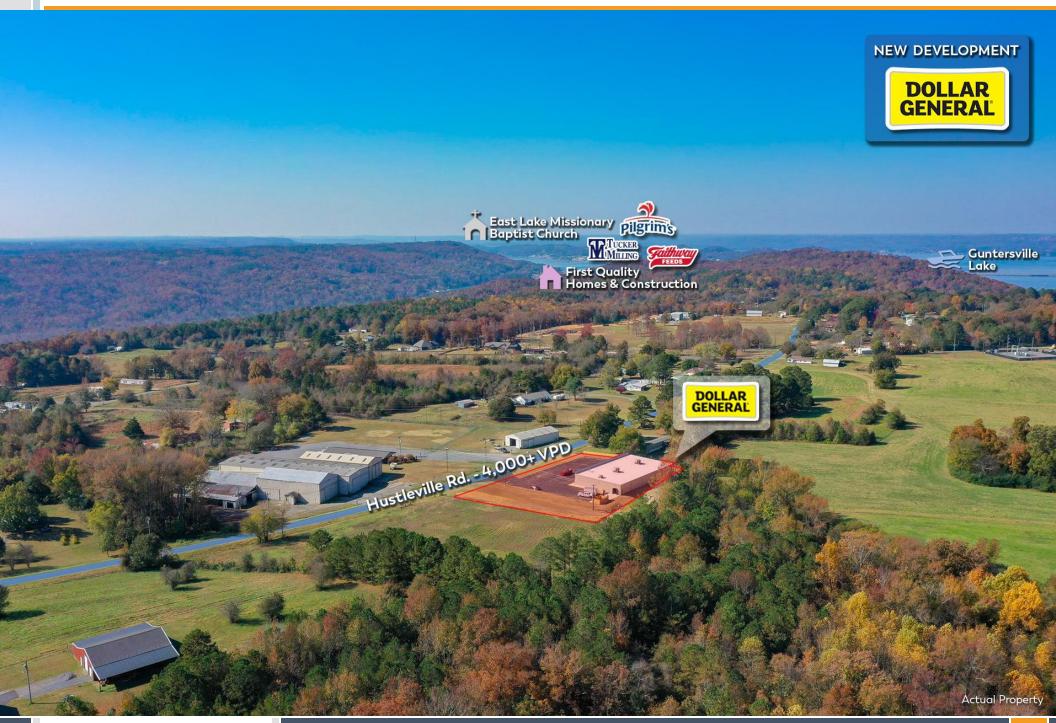
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DOLLAR GENERAL

REAL ESTATE INVESTMENT SERVICES

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682.233.5223 b.blackburn@trinityreis.com

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Alabama, Inc. AL #119315

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