

NEW DEVELOPMENT

**DOLLAR
GENERAL**

OFFERING MEMORANDUM

Actual Property

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



TRINITYREIS.COM

TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR
GENERAL**

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 MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$91,585
Rent Per SF:	\$8.61
Commencement Date:	11/20/2022
Lease Expiration Date:	11/30/2037
Lease Term Remaining:	14.5+ 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:	10,640 SF
Land Area:	1.5 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$143.46

LEASE ABSTRACT

7248 HUSTLEVILLE RD. | ALBERTVILLE, AL

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%



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").

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

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	661	3,170	11,757
2022 Estimated	665	3,164	11,848
2027 Projected	669	3,190	11,936

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$48,271	\$55,515	\$52,995
Average	\$60,850	\$78,161	\$77,867

Demographic data provided by CoStar

**DOLLAR
GENERAL**



NEW DEVELOPMENT

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GENERAL**

 Guntersville
Municipal Airport

 Gunter's
Landing

 Tennessee
River

 River Ridge
Retreat

 Lake Guntersville
State Park

 Eagles Nest
Golf Course

**DOLLAR
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Hustleville Rd. - 4,000+ VPD

Actual Property

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NEW DEVELOPMENT

**DOLLAR
GENERAL**

East Lake Missionary
Baptist Church

Pilgrims

**TUCKER
MILLING**

**Faithway
FEEDS**

First Quality
Homes & Construction

Guntersville
Lake

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Hustleville Rd. - 4,000+ VPD

Actual Property

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**DOLLAR
GENERAL®**



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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BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty-Alabama, Inc.

AL #119315