

Dollar General

13165 County Rd. 42, Jemison, AL 35085

Asking \$1,918.288

13+ Yrs. | CAP 6.0%



Dan Corcoran - Corcoran Group of California, Inc

(310) 435-9106 dmc@cgrouppca.com



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Accordingly, neither CG GROUP, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of the OM, and no legal commitments nor obligations shall arise by reason of the OM or its contents.

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If, after reviewing the OM, you have no further interest in the subject property, please return the OM in its entirety to CG GROUP.

Disclosure Regarding Real Estate Agency Relationship

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the onset understand what type of relationship or representation you wish to have with the agent in the trans-

action.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A fiduciary duty of the utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

Diligent exercise of reasonable skill and care in performance of the agent's duties.

A duty of honest and fair dealing and good faith.

A duty to disclose all facts known to the agent materially affecting the value and desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of the utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

Diligent exercise of reasonable skill and care in performance of the agent's duties.

A duty of honest and fair dealing and good faith.

A duty to disclose all facts known to the agent materially affecting the value and desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

A fiduciary duty of the utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.

Other duties to the Seller and the Buyer as stated above in the respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise you about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

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2020 Construction with Upgraded Frame Prototype Construction

Large Corner Lot - County Road 51 and County Road 42

New 15 year NNN Lease commenced July 2020

Approximately 1/2 Mile from very busy I-65.

Strong Investment Grade Tenant - Dollar General Corporation (NYSE:DG) is listed as a Fortune 500 company number 91, with over \$33.75B in annual revenue from 18,000+ locations.

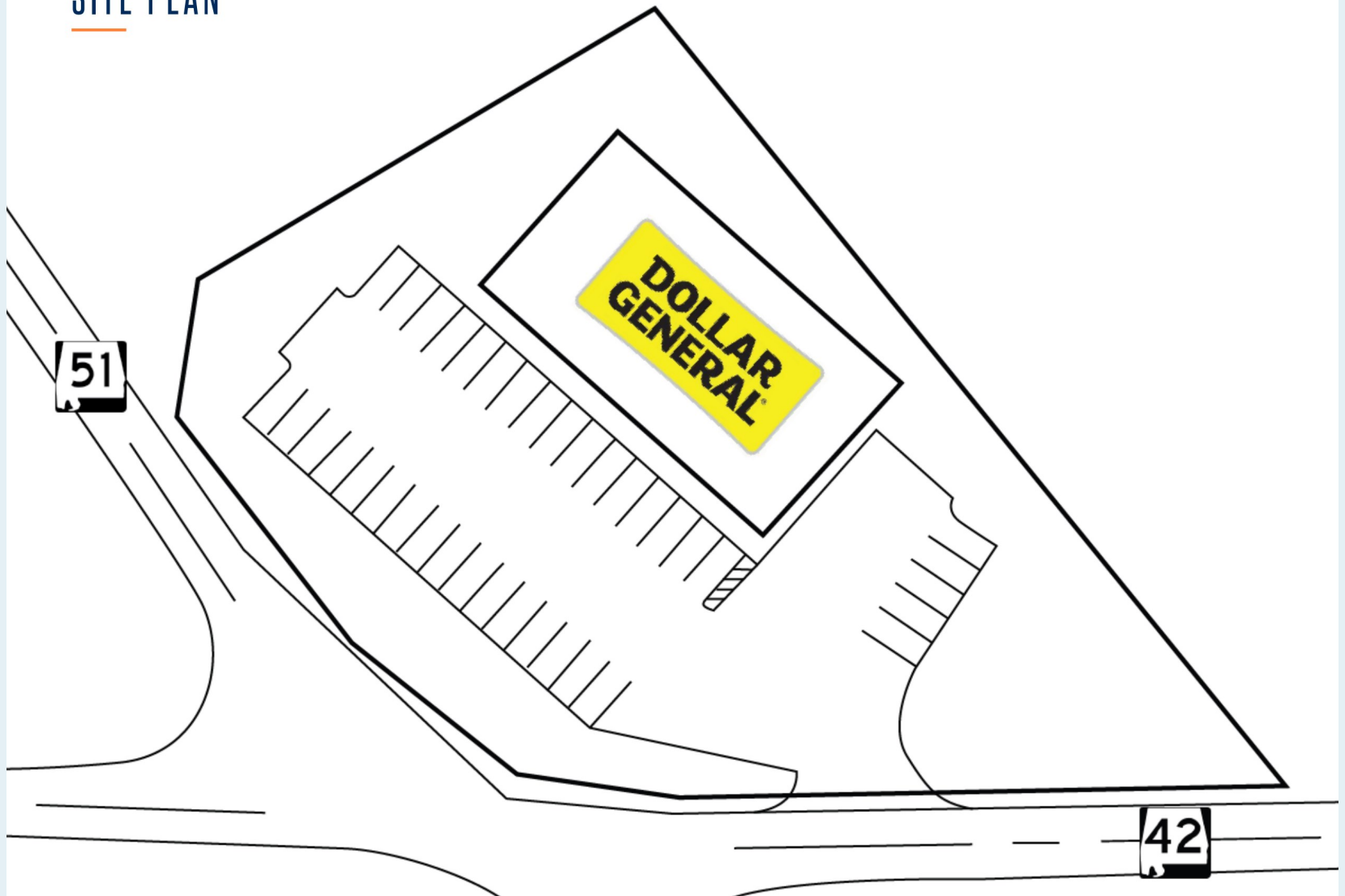
NNN - Tenant pays all taxes, insurance and **maintenance including roof and structure.**

Price	\$1,918,288
CAP	6.0%
NOI	\$113,179
Lease Type	NNN / Fee Simple
Commencement Date	7/15/2020
Lease Expiration	7/31/2035
Years Remaining	13 +
Options	Five 5-year
Increases	10% in each five year option period
Lot Size	+/- 1.35 acres
GLA	+/- 9,100 SF
Year Built	2020

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SITE PLAN



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Dollar General Corporation - Dollar General, a discount retailer, provides assorted merchandise products in the southern, south western, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories.

As of April 2022, Dollar General Corporation operated 18,216 stores in 45 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Continued Success in 2021 - Net sales increased 21.59% to \$33.75 billion in fiscal 2021 compared to \$27.75 billion in fiscal 2020. This net sales increase included positive sales contributions from new stores and growth in same-store sales.

22 Consecutive Years on the Fortune 500 List - Dollar General's consistent growth and stellar numbers have placed it on the Fortune 500 list for over two decades. In the past 5 years, Dollar General has gone from ranking #159 to ranking #91 in 2021

1,110+ Stores Added in the Past Year - Dollar General opened 1,100 new stores in 2021, remodeled 1,750 and relocated 120 to more suitable locations. Dollar General expects to open 1,000 new sites in 2022. Today Dollar General successfully operates 18,216 sites.

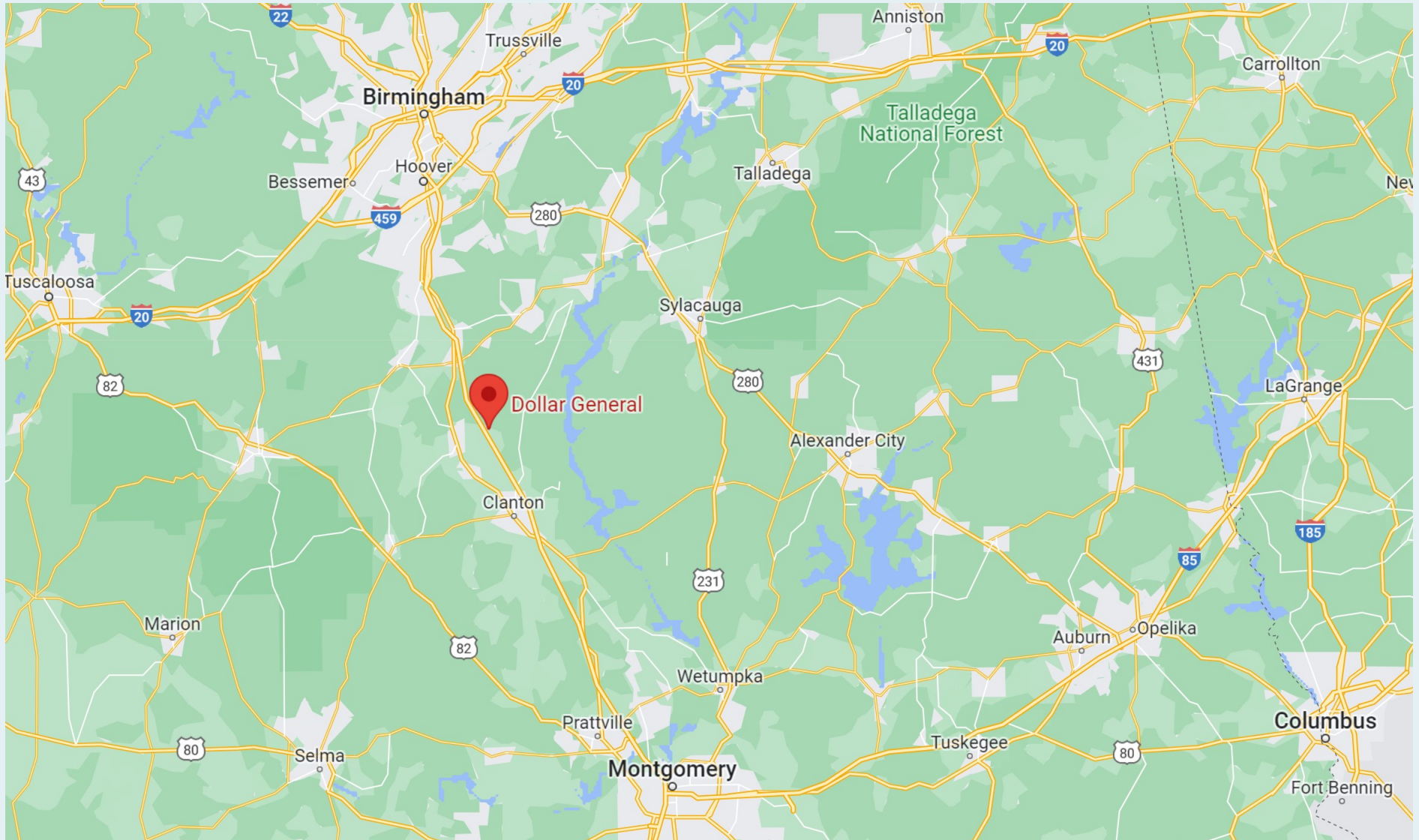


AERIAL MAP



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Google Maps

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DOLLAR GENERAL	1 MILE	3 MILES	5 MILES
2024 PROJECTION	296	2,614	7,831
2019A ESTIMATE	291	2,557	7,587
2019A EST. AVERAGE HOUSEHOLD INCOME	\$61,432	\$61,182	\$61,562
2019A EST. MEDIAN HOUSEHOLD INCOME	\$51,432	\$50,932	\$50,816
2019A EST. PER CAPITA INCOME	\$22,681	\$23,578	\$22,811
	1 MILE	3 MILES	5 MILES



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Listing Broker - Broker of Contact:

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