



SITE UNDER CONSTRUCTION

DOLLAR GENERAL PLUS MOBILE, AL

4924 TRAVIS RD
MOBILE, AL 36619

Marcus & Millichap

INVESTMENT HIGHLIGHTS

- BRAND NEW 2023 CONSTRUCTION | MARCH OPENING
- DG PLUS STORE FOOTPRINT | 10,566+/- SF BUILDING
- RELOCATION FROM EXISTING STORE JUST .5 MILES AWAY
- 15-YEAR NNN LEASE | NO LANDLORD EXPENSES
- CORNER LOCATION @ THREE NOTCH ROAD | 17,000+ VPD
- STRONG DEMOGRAPHICS | 75,000+/- 5-MILE POPULATION

DOLLAR GENERAL

- PUBLICLY TRADED COMPANY ON NYSE
- INVESTMENT GRADE CREDIT | BBB/STABLE ON STANDARD & POORS
- 19,000+ LOCATIONS IN 47 STATES
- \$34.2 BILLION NET SALES FY 2021



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 PLUS

PROPERTY ADDRESS	4924 Travis Rd Mobile, AL 36619
PRICE	\$1,975,000
PRICE / SF	\$186.92
CAP RATE	6.15%
LOT SIZE	1.83+/- Acres
YEAR BUILT	2023
BUILDING SIZE	10,566+/- SF
TYPE OF OWNERSHIP	Fee Simple

ANNUALIZED OPERATING DATA

BASE RENT	\$121,408
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LEASE SUMMARY

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1 - 15	\$121,408	\$10,117	\$11.49	6.15%
Years 16 - 20 (Option 1)	\$133,549	\$11,129	\$12.64	6.76%
Years 21 - 25 (Option 2)	\$146,904	\$12,242	\$13.90	7.44%
Years 26 - 30 (Option 3)	\$161,594	\$13,466	\$15.29	8.18%
Years 31 - 35 (Option 4)	\$177,753	\$14,813	\$16.82	9.00%
Years 36 - 40 (Option 5)	\$195,529	\$16,294	\$18.51	9.90%

TENANT SUMMARY

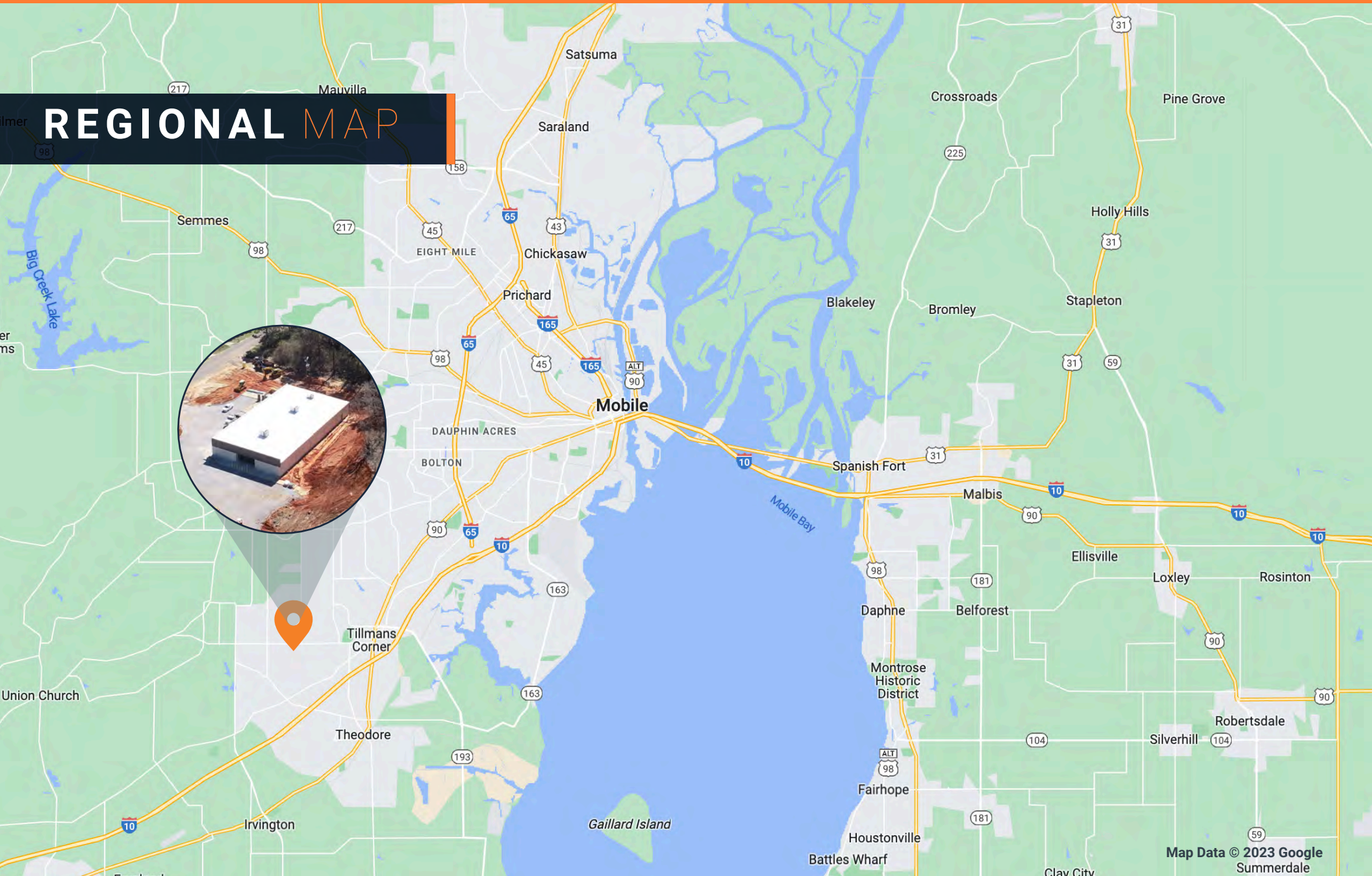
Tenant Trade Name	Dollar General
Ownership	Fee Simple
Guaranty	Corporate
Lease Type	Triple Net (NNN)
Roof and Structure	Tenant
Lease Term	15 Years
*Lease Commencement Date	March 12th, 2023
*Lease Expiration Date	March 31st, 2038
Increases	10% Each Renewal Option
Renewal Options	5, 5-Year Options

Parent Company Profile

Headquartered	Goodlettsville, TN
Number of Locations	19,000+ Locations
Annual Revenue	\$34.2 Billion
Credit Rating	BBB / Stable
Rating Agency	Standard & Poors
Stock Symbol	DG
Board	NYSE
Web Site	www.dollargeneral.com

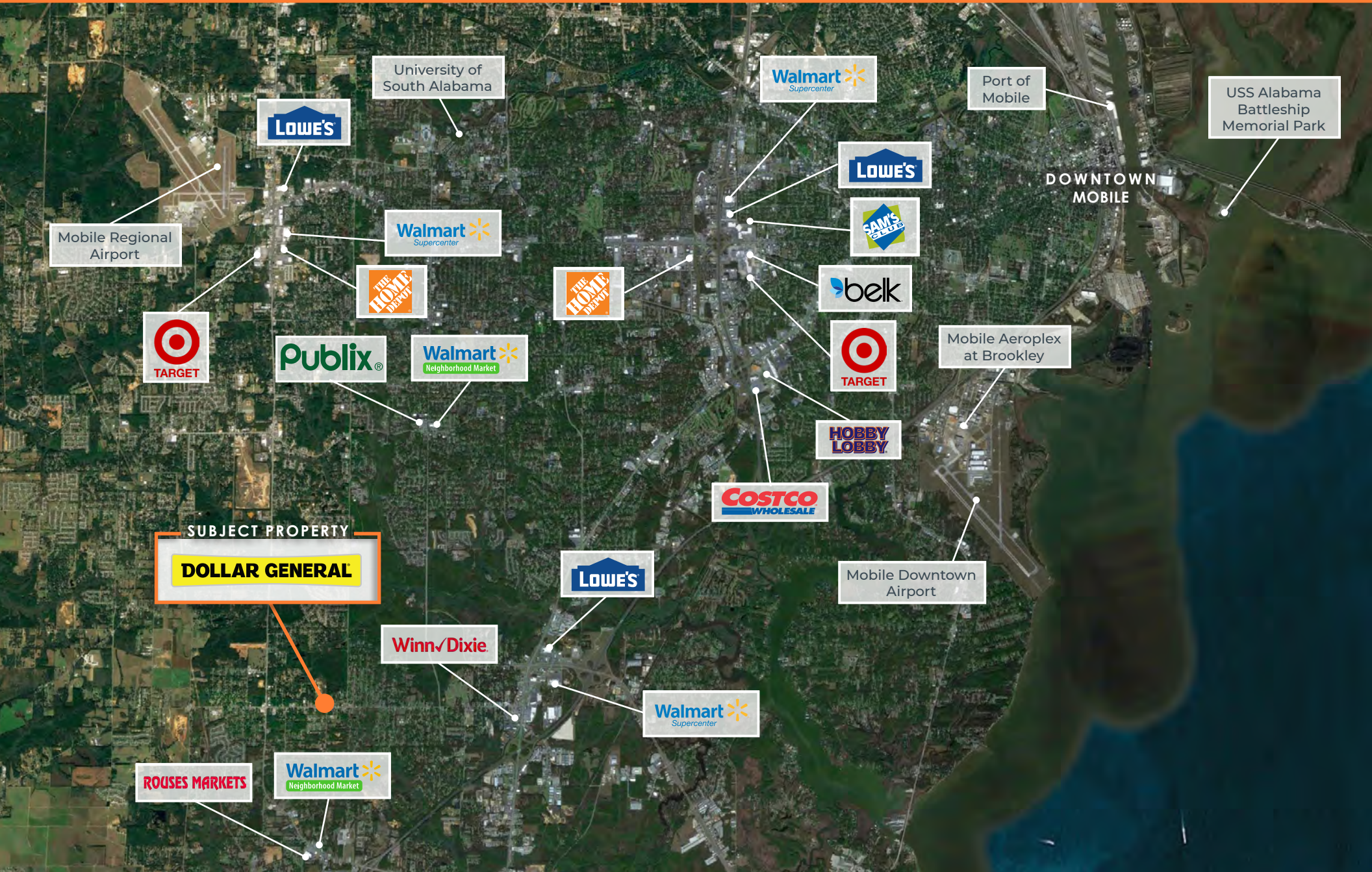
* Estimated Dates

REGIONAL MAP



Map Data © 2023 Google
Summerdale









AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2022 Estimate	4,488	26,809	75,358
2022 ESTIMATED DAYTIME POPULATION	2,477	17,536	56,851
2022 EST. AVERAGE HOUSEHOLD INCOME	\$67,898	\$72,584	\$82,173
2022 EST. MEDIAN HOUSEHOLD INCOME	\$56,532	\$55,996	\$62,873
2022 EST. PER CAPITA INCOME	\$25,829	\$28,583	\$32,711

2022 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.08%	3.14%	4.25%
\$150,000 - \$199,999	3.69%	4.19%	5.56%
\$100,000 - \$149,999	12.04%	12.61%	15.15%
\$75,000 - \$99,999	13.52%	13.07%	14.61%
\$50,000 - \$74,999	23.68%	21.97%	21.91%
\$35,000 - \$49,999	11.88%	12.41%	11.50%
\$25,000 - \$34,999	11.51%	10.34%	8.57%
\$15,000 - \$24,999	10.89%	10.52%	9.09%
\$10,000 - \$14,999	4.17%	5.04%	3.95%
Under \$9,999	6.55%	6.70%	5.41%

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