

FOR SALE DOLLAR GENERAL



5206 County Highway 48, Russellville, AL 35654

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TEXT HEADLINE

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EXECUTIVE SUMMARY

Sale Price

\$1,420,540

PROPERTY INFORMATION

Tenant:	Dollar General
Net Operating Income:	\$92,335
Cap Rate:	6.50%
Lease Type:	NNN
Lease Commencement Date:	August 1st, 2019
Lease Expiration Date:	August 31st, 2034
Option Periods:	5 (5) Year Options
Rent Increase:	10% Every Option
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility

BUILDING INFORMATION

Building Size	9,020 SF
Lot Size	2.46 Acres
Year Built	2019

LOCATION INFORMATION

Building Name	Dollar General
Street Address	5206 Highway 48
City, State, Zip	Russellville, AL 35654
County	Franklin

**DOLLAR
GENERAL®**



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 9,020 SF Dollar General store located in Russellville, Alabama. The property has a NNN Lease, leaving zero Landlord Responsibility. The Lease is guaranteed by Dollar General which holds a credit rating of "BBB" and this is classified as investment grade.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nations top dollar stores.

PROPERTY HIGHLIGHTS

- NNN Lease/No Landlord Responsibility
- 9,020 SF on 2.46 Acres of Land
- BBB Tenant Credit Rating
- Long Term Remaining on Lease
- 5 (5) Year Options to Extend

OFFERING SUMMARY

Net Operating Income	\$92,335
Cap Rate	6.50%
Lease Type	NNN
Lease Start Date	August 1st, 2019
Lease Expiration Date	August 31st, 2034
Option Periods	5 (5) Year Options
Rental Increase	10% Every Option
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Tenant Responsibility
Lease Guarantee	Dollar General

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,101	3,545	5,052
Total Population	2,643	9,336	12,629
Average HH Income	\$32,512	\$40,940	\$42,425



LOCATION SUMMARY



★ Designed by TownMapsUSA.com



5206 Highway 48, Russellville, AL 35654

LOCATION DESCRIPTION

Russellville is a charming city located in Franklin County, Alabama. Nestled amidst the picturesque landscape of the Tennessee River Valley, Russellville offers residents and visitors a peaceful and welcoming atmosphere. The city is known for its rich history and small-town charm, with a population of approximately 9,830 as of 2020.

One of the prominent features of Russellville is its natural beauty. The city is surrounded by breathtaking scenery, including rolling hills, lush green forests, and the nearby Bankhead National Forest. Outdoor enthusiasts can explore numerous recreational opportunities, such as hiking, camping, fishing, and boating, in the area's pristine natural spaces. In addition to its natural splendor, Russellville boasts a vibrant community with a strong sense of pride and hospitality. The city hosts various events throughout the year, including festivals, parades, and local gatherings, fostering a close-knit community spirit. With its scenic landscapes and friendly atmosphere, Russellville offers a delightful retreat for those seeking a tranquil escape in the heart of Alabama.



The Dollar General logo is displayed in a yellow rounded rectangle with a grey drop shadow. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

DOLLAR GENERAL®

Dollar General Corporation is an American chain of variety stores Headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

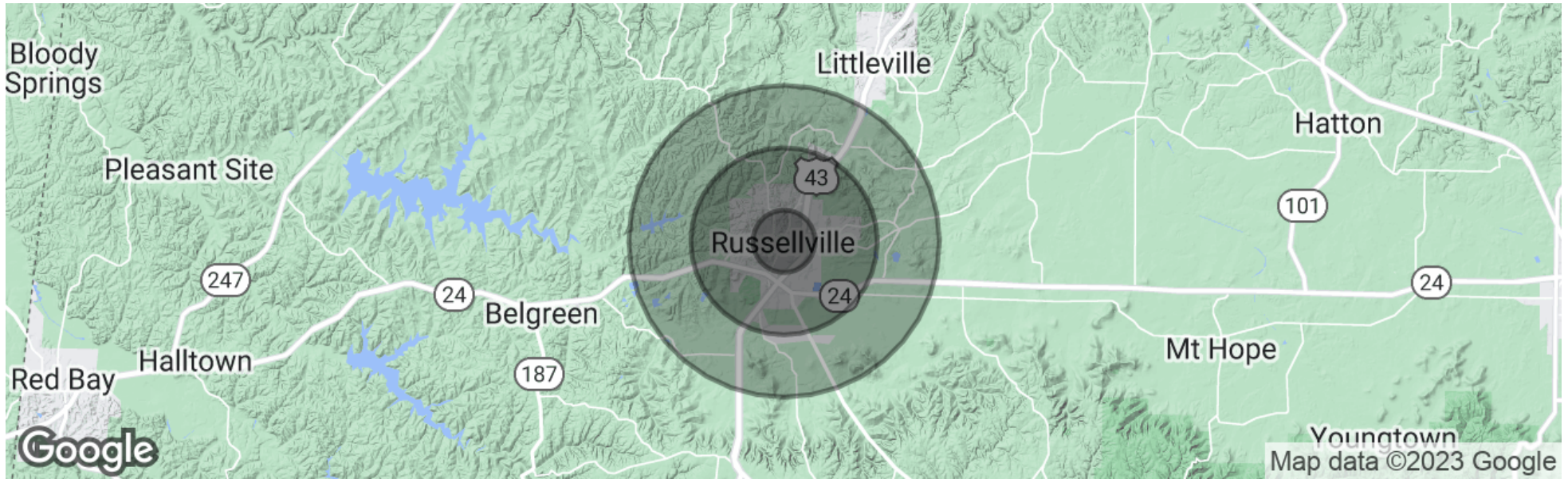
TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$34.220 Billion
Net Worth:	\$46.01 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 18,000 stores in the United States
- America's Best Employers by State in Forbes List 2022
- Dollar General has over 163,000 Employees
- Ranked #360 on Forbes Global 2000 List for 2022
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

DEMOGRAPHICS MAP & REPORT



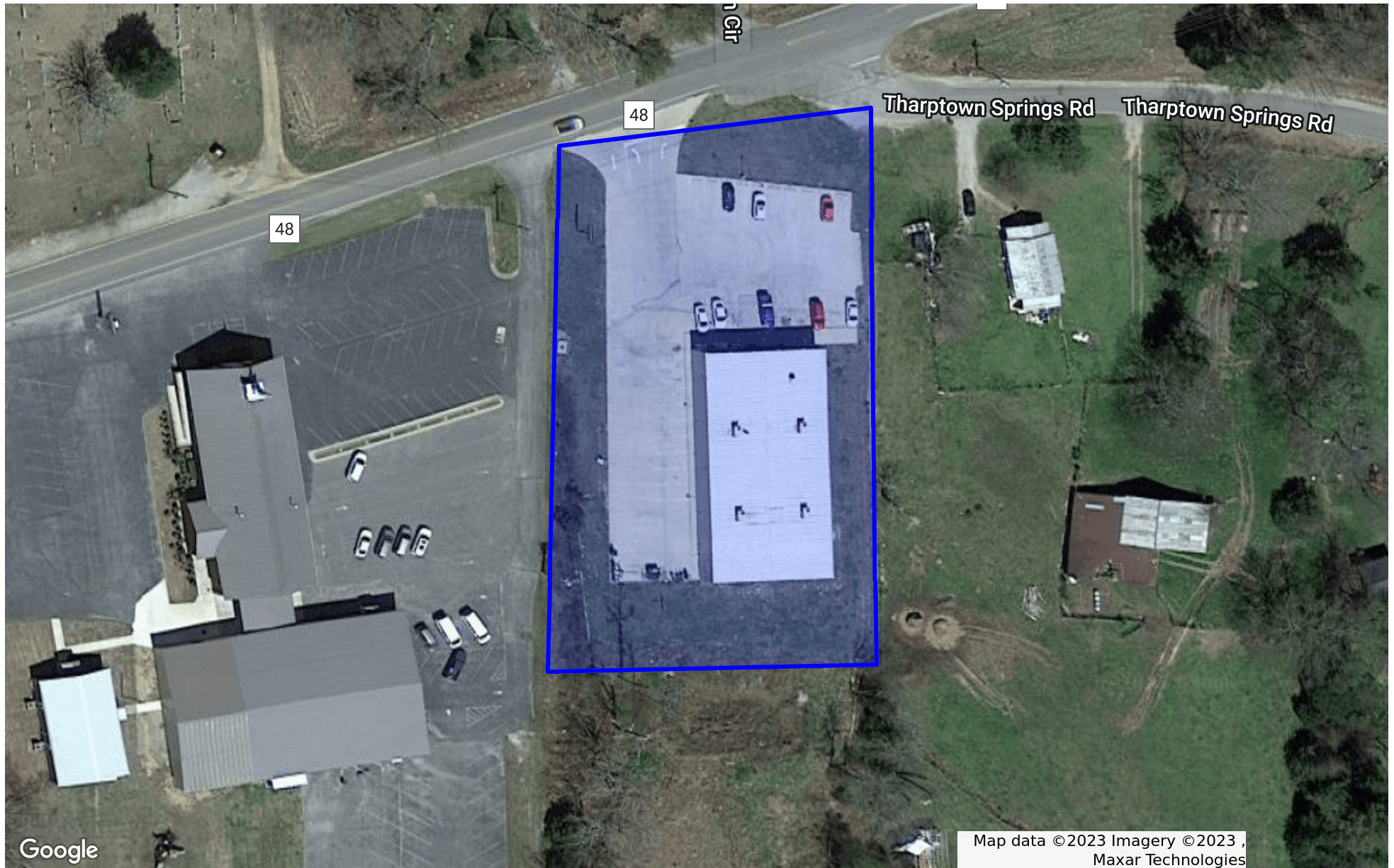
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,643	9,336	12,629
Average Age	32.7	33.5	35.0
Average Age (Male)	29.0	31.0	32.8
Average Age (Female)	31.8	34.7	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,101	3,545	5,052
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$32,512	\$40,940	\$42,425
Average House Value	\$54,276	\$87,905	\$98,405

** Demographic data derived from 2020 ACS - US Census*



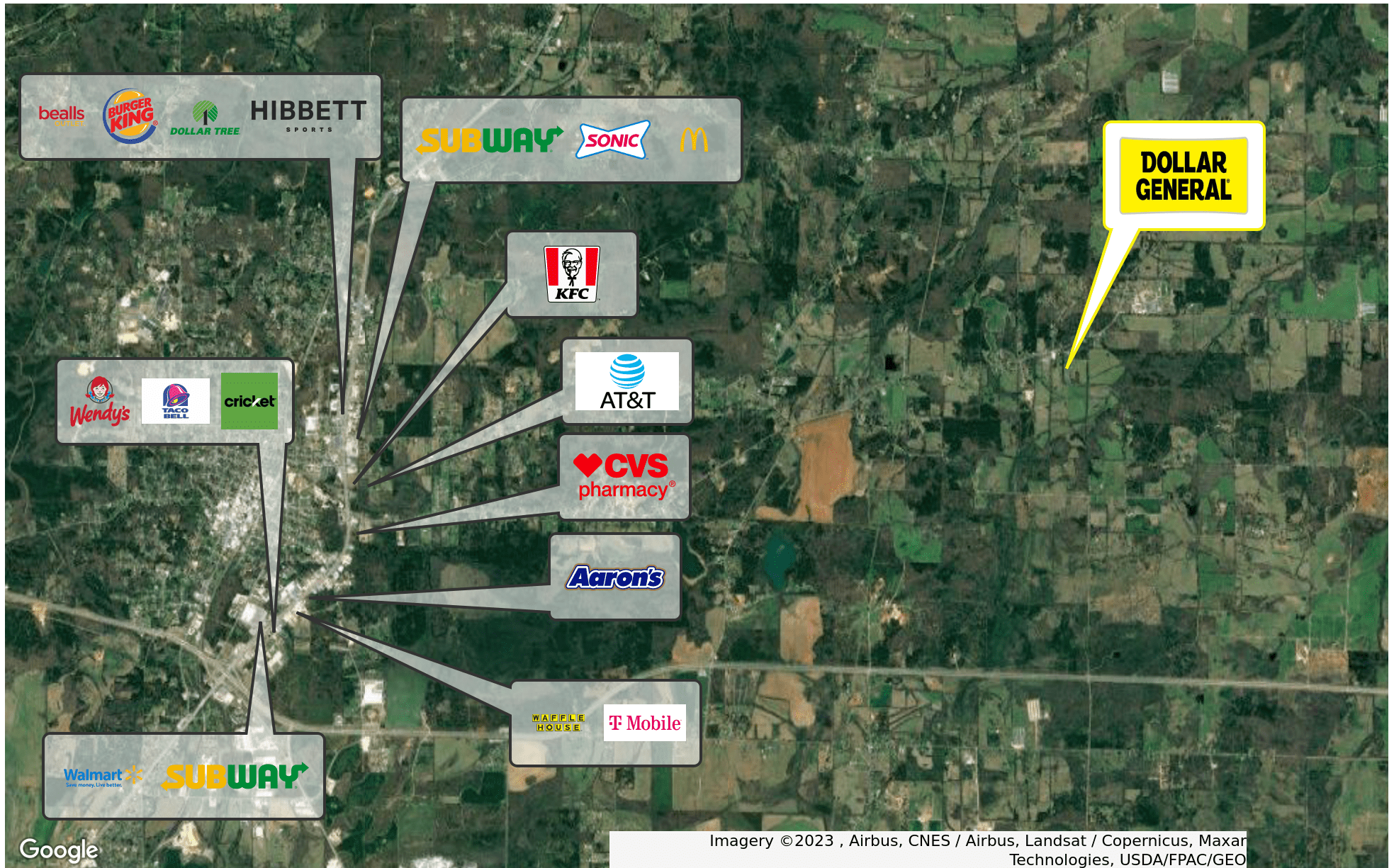
AERIAL MAP



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RETAILER MAP



MEET THE TEAM



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