

# OFFERING MEMORANDUM

- ABSOLUTE NNN
- CORPORATE GUARANTEED LEASE
- NEARBY HONDA MANUFACTURING PLANT



*\*Representative Photo*



# DIRECTORY

03 INVESTMENT SUMMARY

04 OFFERING SUMMARY

05 FINANCIAL OVERVIEW

06 TENANT OVERVIEW

07 SITE PLAN

08 AERIAL OVERVIEW

09 REGIONAL OVERVIEW

10 CITY OVERVIEW & DEMOGRAPHICS

**DOLLAR GENERAL®**

67640 AL-77, TALLADEGA, AL 35160



*\*Representative Photo*



*Exclusively Marketed By*

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# INVESTMENT SUMMARY

*Dollar General // Talladega, AL*

**DOLLAR  
GENERAL**

**TOUCHSTONE COMMERCIAL PARTNERS** is pleased to offer for sale a Dollar General Store located in Talladega, Alabama. This property features an absolute NNN lease with zero landlord responsibilities. The lease runs through March 2032, with five 5-year renewal options, each including a 10% rent increase. The lease is backed by Dollar General Corporation, a dominant retailer with over 20,000 locations nationwide and an impressive S&P investment-grade rating of BBB.

Strategically positioned along major transportation routes, including State Route 21 and Interstate 20, Talladega offers direct access to key metropolitan areas such as Birmingham and Atlanta. The city boasts a diverse labor force supporting major industries such as manufacturing, retail, education, and healthcare. The nearby Honda Manufacturing of Alabama plant, employing over 4,500 workers, serves as a pillar of the local economy. Additionally, the Talladega Superspeedway, the largest NASCAR oval track, is a major economic driver, attracting tens of thousands of visitors and fueling growth in the hospitality and retail sectors.

Talladega is also home to three higher education institutions, including Talladega College and the Alabama Institute for Deaf & Blind, with a combined enrollment exceeding 5,100 students. Just a short drive from the city center, Cheaha State Park offers breathtaking natural scenery, nestled within the vast 390,000-acre Talladega National Forest. The park provides abundant opportunities for hiking, camping, birdwatching, and photography, making it a prime destination for outdoor enthusiasts.



MOTORSPORTS HALL OF FAME OF AMERICA



CHEAHA STATE PARK [MOST TREASURED NATIONAL PARK IN ALABAMA]



# OFFERING SUMMARY

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**



**\$1,097,231**  
Sale Price



**7.8%**  
Cap Rate



**\$85,584**  
Annual NOI



**2017**  
Year Built



**9,100 Sq Ft**  
Building Size



**1.38 Acres**  
Land Size

TENANT	Dolgencorp, LLC
GUARANTOR	Dollar General Corporation
PROPERTY ADDRESS	67640 AL-77, Talladega, AL 35160
LEASE COMMENCEMENT	3/22/2017
LEASE EXPIRATION	3/31/2032
LEASE LENGTH	7.2+ Years
LEASE TYPE	NNN
RENEWAL OPTIONS	5 Five-Year Options
RENT INCREASES	10% Each Option
LANDLORD MAINTENANCE	None
PROPERTY TAX	Tenant Responsibility
INSURANCE	Tenant Responsibility
REPAIRS & MAINTENANCE	Tenant Responsibility
UTILITIES	Tenant Responsibility



\*Representative Photo

# FINANCIAL OVERVIEW

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**

## TENANT

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/SF	YEARLY RENT/SF
Dollar General	9,026	3/22/2017	3/31/2032	\$7,132	\$85,584	\$0.78	\$9.40

## RENT ROLL

OPTION PERIOD	YEAR	RENT INCREASE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF	CAP RATE
Option 1	16-20	10%	\$7,845	\$94,140	\$10.35	8.58%
Option 2	21-25	10%	\$8,630	\$103,560	\$11.38	9.44%
Option 3	26-30	10%	\$9,492	\$113,904	\$12.52	10.38%
Option 4	31-35	10%	\$10,442	\$125,304	\$13.77	11.42%
Option 5	36-40	10%	\$11,486	\$137,832	\$15.15	12.56%

## EXPENSES

### YEARLY BUDGET

Property Taxes	\$0
Insurance	\$0
Maintenance	\$0

## NET OPERATING INCOME

### NOI

Income	\$85,584
Expenses	\$0
NOI	\$85,584



# TENANT OVERVIEW

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**



**REVENUE**  
**\$37.8B**



**LOCATIONS**  
**20,000+**



**INCOME**  
**\$2.4B**

With its “Save Time. Save Money. Every Day!” Tagline and a rich history of delivering value to shoppers for over 75 years through its mission of Serving Others, Dollar General (NYSE:DG) is a dominant discount retailer with presence in 48 states and recently opened its 20,000th store milestone. Dollar General is ranked #108 in the Fortune 500 and has generated over \$37.8 billion in revenue in fiscal year 2022. The company takes pride in its remarkable achievement of 31 consecutive years of same-store sales growth, as well as holding over 50% market share in the dollar store category.

## FAST FACTS

### COMPANY TYPE

Public (NYSE: DG)

### REVENUE

\$37.8 Billion Fiscal Year 2022

### STORES & EMPLOYEES

20,000+ Stores, 31 Distribution Centers, 170,000+ Employees

### S&P CREDIT RATING

BBB (investment-grade)

### WEBSITE

[investor.shareholder.com/dollar/](https://investor.shareholder.com/dollar/)



# SITE PLAN

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**

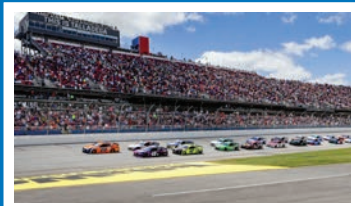




# AERIAL OVERVIEW

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**



**TALLADEGA SUPERSPEEDWAY**  
↑ 12 MILES NORTH FROM SITE



**TOP TRAILS TALLADEGA**  
[2,800 ACRES OFF-ROAD ADVENTURES]



**DOLLAR GENERAL**

**77**  
15,700  
VEHICLES  
PER DAY

**275**  
8,900  
VEHICLES  
PER DAY

**21**  
9,300  
VEHICLES  
PER DAY

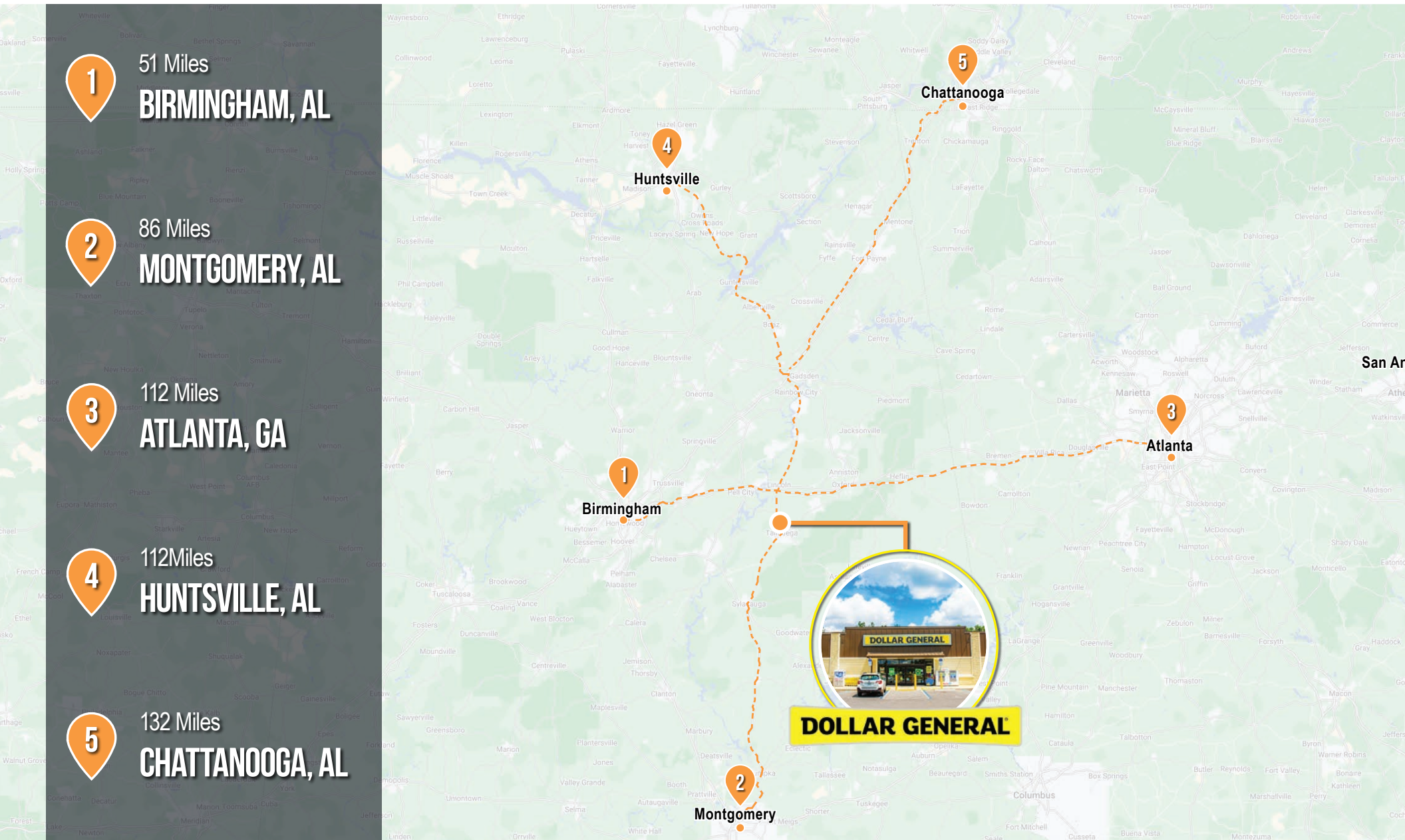




# REGIONAL OVERVIEW

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**





# CITY OVERVIEW & DEMOGRAPHICS

Dollar General // Talladega, AL

**DOLLAR  
GENERAL**

## “THIS IS TALLADEGA”

Located in the heart of Alabama, Talladega seamlessly blends its rich motorsports heritage with abundant natural beauty. Positioned along major transportation routes such as State Route 21 and Interstate 20, which provide easy access to major cities like Birmingham and Atlanta, Talladega has experienced steady population growth. The city boasts a diverse labor force that supports key sectors including manufacturing, retail, education, and healthcare.

The nearby Honda Manufacturing of Alabama plant, employing over 4,500 workers, serves as a cornerstone of the local economy. Additionally, the Talladega Superspeedway is not just a major tourist attraction but also a significant economic driver, hosting large-scale events that enhance the hospitality and retail sectors. The city's educational institutions, such as the Alabama Institute for Deaf & Blind, further contribute substantially to the employment landscape with approximately 1,100 staff members.

A short drive from the city center, Cheaha State Park offers a wealth of recreational opportunities amidst its stunning natural beauty. As Alabama's highest point, the park spans 2,799 acres and features granite boulders and wind-warped ancient trees at an elevation of 2,407 feet - often rising above the clouds. Surrounded by the expansive 390,000 acres of Talladega National Forest, the park is a haven for hiking, camping, bird watching, and photography, providing ample opportunities for visitors to engage with the outdoors.

### DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

#### POPULATION

Estimated Population

7,975

17,239

42,006

#### HOUSEHOLDS

Estimated Households

3,478

6,809

17,340

#### HOUSEHOLD INCOME

Average Household Income

\$52,330

\$62,975

\$80,270



TALLADEGA NATIONAL FOREST



TALLADEGA SUPERSPEEDWAY



MAJESTIC CAVERNS



TOP TRAILS TALLADEGA



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**TCP**  
**TOUCHSTONE**  
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