

FOR SALE DOLLAR GENERAL



1289 43rd Ave, Phenix City, AL 36869

SHELBY SAGMANI

Sales Associate
248.833.6696
shelby@exclusive-realty.com

MATTHEW CRONIN

Sales Associate
561.670.3771
matthew@exclusive-realty.com

STEVE SAGMANI

Chief Executive Officer
248.833.6601
steve@exclusive-realty.com

EXCLUSIVE REALTY

2150 Franklin Road
Bloomfield Twp, MI 48302
248.406.4444
exclusive-realty.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

Sale Price

\$1,301,244

PROPERTY INFORMATION

Tenant:	Dollar General
Net Operating Income:	\$92,388
Cap Rate:	7.10%
Lease Type:	NNN
Lease Commencement Date:	August 30, 2015
Lease Expiration Date:	August 29, 2030
Option Periods:	5 (5) Year Options
Rent Increase:	10% in each Option
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Tenant Responsibility

BUILDING INFORMATION

Building Size	9,100 SF
Lot Size	1.1 Acres
Year Built	2015

LOCATION INFORMATION

Building Name	Dollar General
Street Address	1289 43rd Ave
City, State, Zip	Phenix City, AL 36869
County	Russell

**DOLLAR
GENERAL®**



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present a prime investment opportunity in the bustling Phenix City area. This impeccably maintained 9,100 SF Dollar General, constructed in 2015, offers a premier location within the sought-after O zoning district. Boasting modern architecture and versatile layout options, this property presents an ideal canvas for retail investors seeking a high-traffic location with excellent visibility. With its strategic positioning and ample space for customization, the building is primed to accommodate a diverse range of retail ventures. Seize the opportunity to establish a prominent presence in the thriving Phenix City market with this exceptional investment property.

PROPERTY HIGHLIGHTS

- 9,100 SF modern free-standing building
- Constructed in 2015 with contemporary design
- Zoned O for versatile retail use
- Prime location in vibrant Phenix City area
- High-traffic location for maximum visibility
- Ample parking for customer convenience
- Well-maintained property with curb appeal
- 3 Mile average population of 37,000+ with positive growth
- 25,000+ Vehicles per day Crawford Rd, US 80

OFFERING SUMMARY

Net Operating Income	\$92,388
Cap Rate	7.10%
Lease Type	NNN
Lease Start Date	August 30, 2015
Lease Expiration Date	August 29, 2030
Option Periods	5 (5) Year Options
Rental Increase	10% in each Option
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Tenant Responsibility
Lease Guarantee	Dollar General

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,373	34,859	97,036
Total Population	37,927	84,261	243,993
Average HH Income	\$69,498	\$68,879	\$73,838



LOCATION SUMMARY



★ Designed by TownMapsUSA.com



1289 43rd Ave, Phenix City, AL 36869

LOCATION DESCRIPTION

Phenix City, Alabama, is a dynamic community where southern charm seamlessly blends with modern convenience, making it an attractive destination for office building investment. Ideally positioned near major commercial centers, Phenix City features a thriving business ecosystem that offers numerous opportunities for growth and collaboration.

The area is enriched by a variety of amenities that enhance its appeal to both businesses and their employees. The scenic Chattahoochee Riverwalk provides a beautiful setting for leisurely strolls, outdoor meetings, and team-building activities, while the Phenix City Amphitheater serves as a cultural hub, hosting a diverse array of events and entertainment that bring the community together. Phenix City's vibrant dining and shopping options contribute to its rich local culture, catering to a wide range of tastes and preferences. From cozy cafes to upscale restaurants, the area fosters a lively atmosphere that promotes work-life balance for professionals and their families.

With its strategic location, engaging community amenities, and commitment to economic development, Phenix City stands out as a prime choice for office space investment. Investors can expect a dynamic business environment supported by a community that values both innovation and tradition. Experience the potential of this flourishing hub, where opportunity, quality of life, and a strong sense of community come together to create a compelling case for investment in Phenix City.



TENANT PROFILE

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 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.

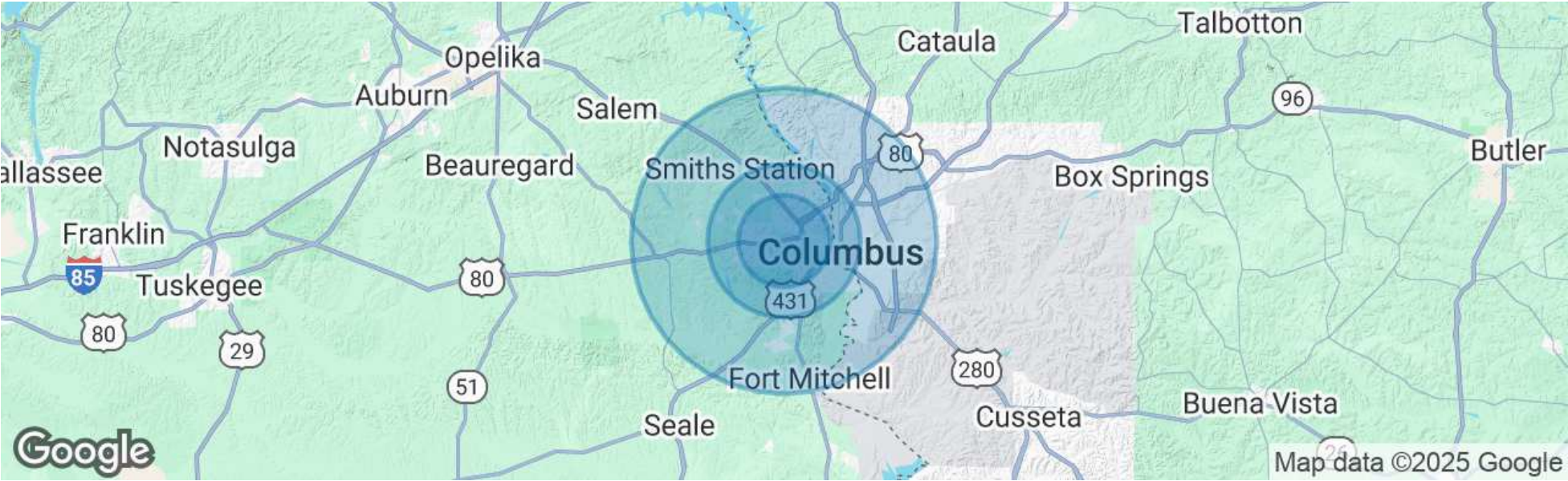
TENANT OVERVIEW

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



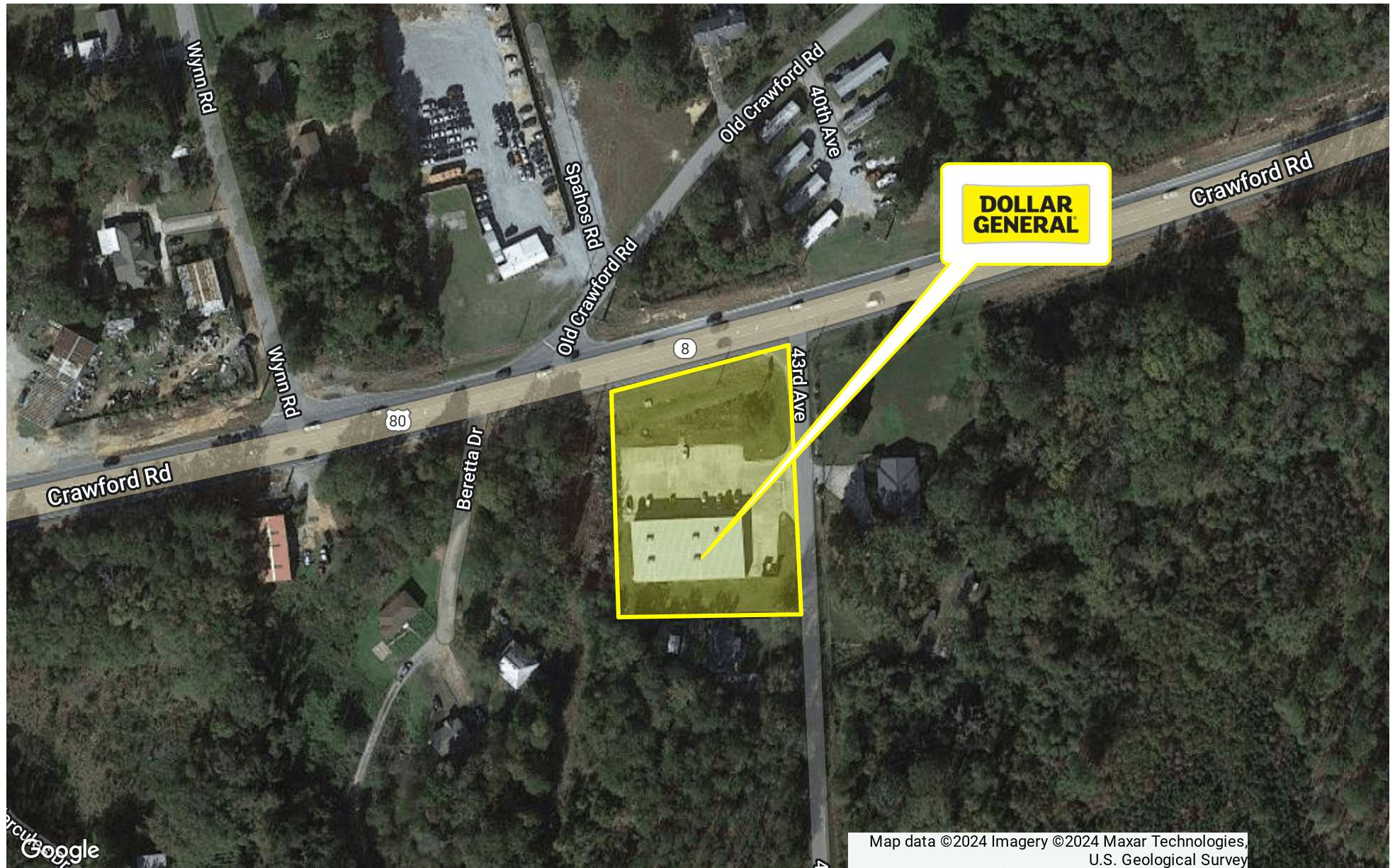
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	37,927	84,261	243,993
Average Age	38	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,373	34,859	97,036
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$69,498	\$68,879	\$73,838
Average House Value	\$190,695	\$203,250	\$214,045

Demographics data derived from AlphaMap



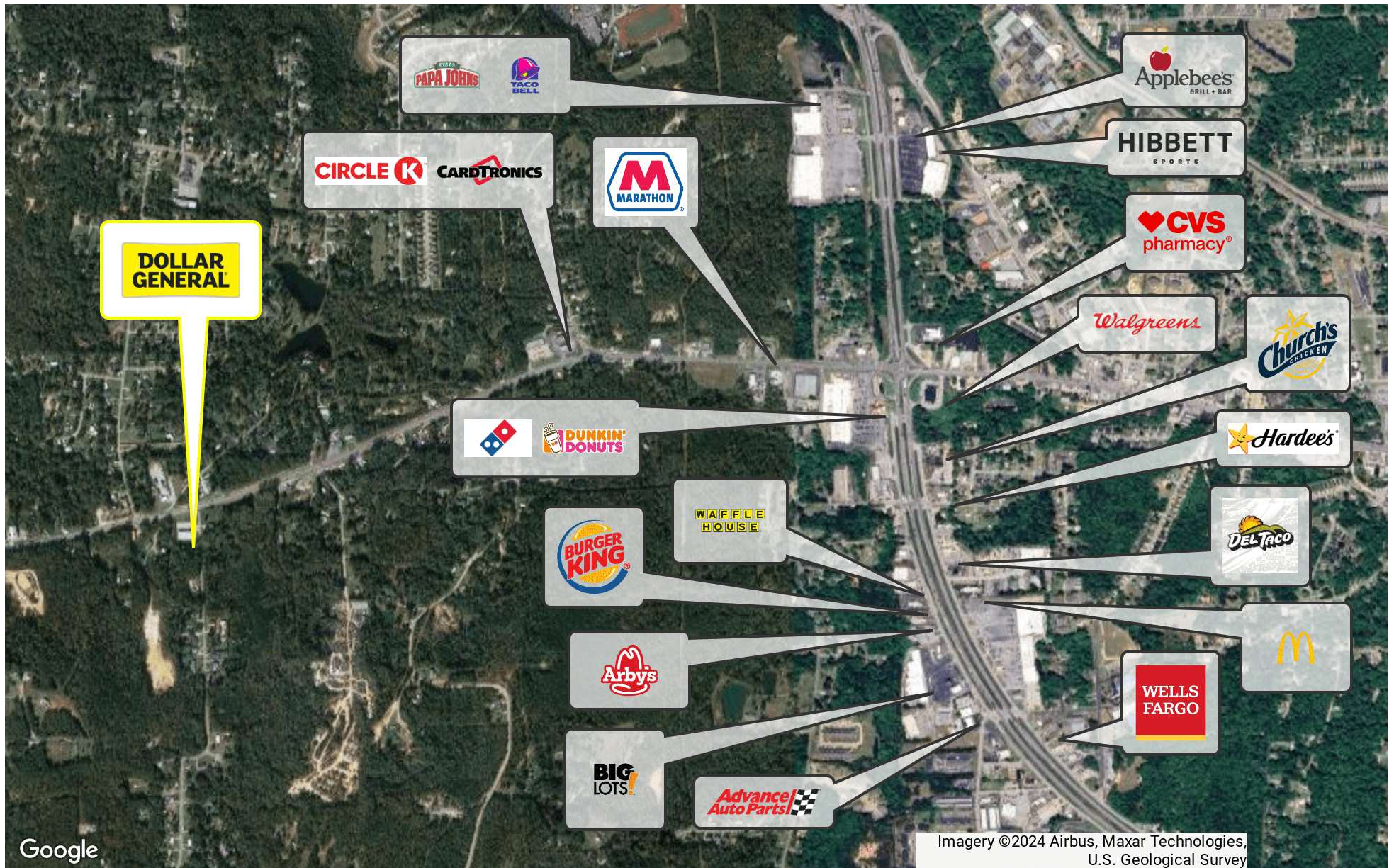
AERIAL MAP



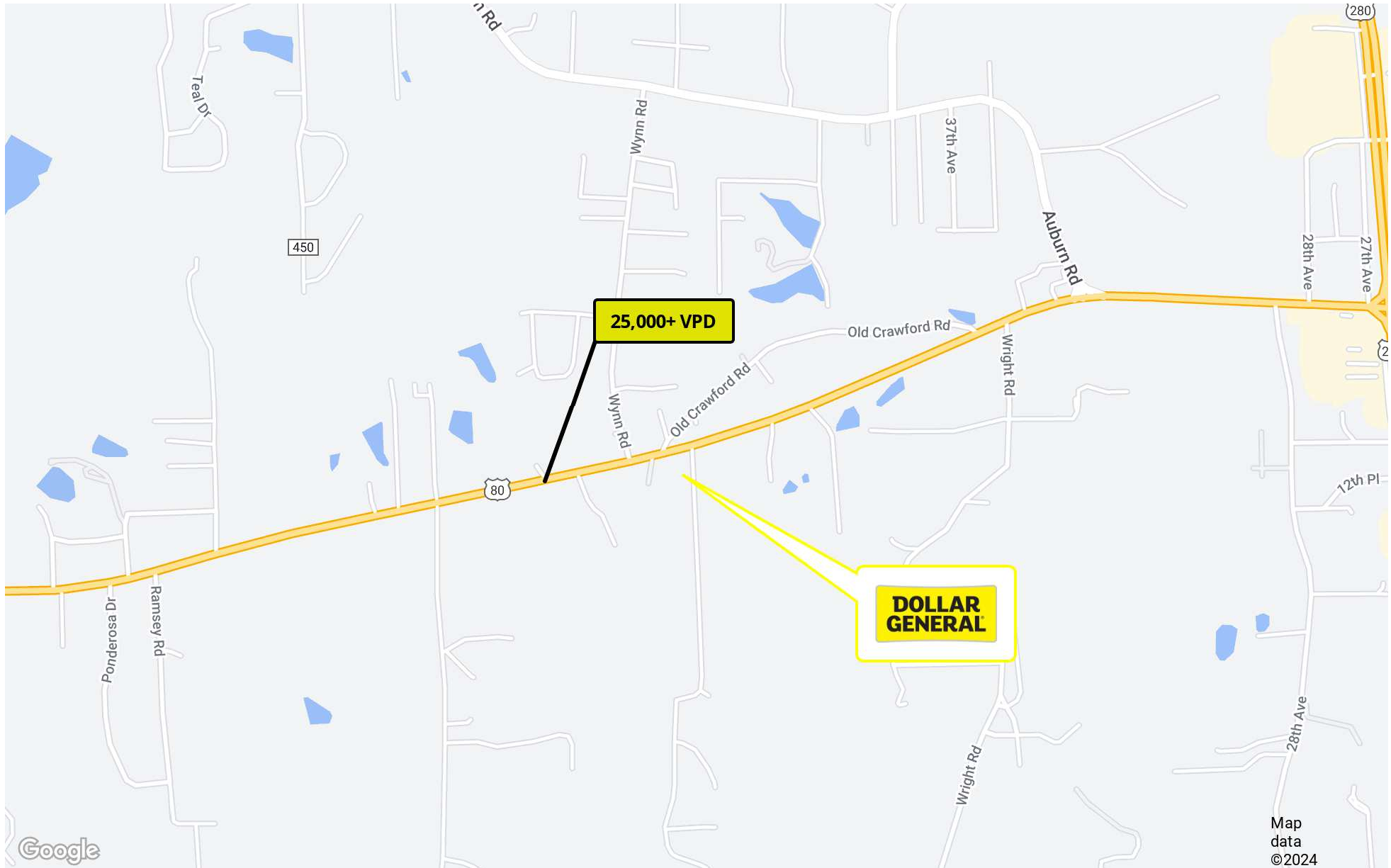
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RETAILER MAP



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



SHELBY SAGMANI

Sales Associate

Direct: 248.833.6696
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Sales Associate

Direct: 561.670.3771
matthew@exclusive-realty.com

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STEVE SAGMANI

Chief Executive Officer

Direct: 248.833.6601 Cell: 248.819.8077
steve@exclusive-realty.com