



Representative Photo

DOLLAR GENERAL MARKET

16946 County Road 87, Elberta, AL 36530

\$2,481,630 | 6.75% CAP

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INVESTMENT SUMMARY



HIGHLIGHTS

- + 2025 Development Dollar General Market in Elberta, AL
- + 15-Year Absolute NNN Lease — Rent Set to Commence June 2025
- + Attractive 5% Rental Increases Every 5 Years
- + 12,480 Square Foot Large Prototype Store That Can Accommodate a Larger Volume of Customers
- + Limited Retail Competition — Primary Source of Retail Goods in the Area, the Only Dollar Store Within 4 Miles
- + Healthy 5-Mile Demographics for a Dollar Store With 5,000+ Residents and Positive Growth Rate
- + Ideally Positioned on Corner Lot at the Intersection of County Rd 32 and County Rd 87 With Combined Traffic Counts of Almost 5,000 VPD

EXCLUSIVELY MARKETED BY



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PRICE

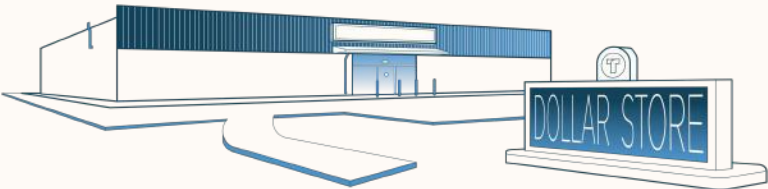
\$2,481,630



CAP RATE

6.75%

PROPERTY DETAILS	
Address	16946 County Road 87
City, ST	Elberta, AL
Sale Price	\$2,481,630
Land Area	2.49 Acres
Year Built/Renovated	2025
Guarantor	Dollar General Corporation
Building Area	12,480 SF
Price (PSF)	\$198.85
County	Baldwin



LEASE OVERVIEW

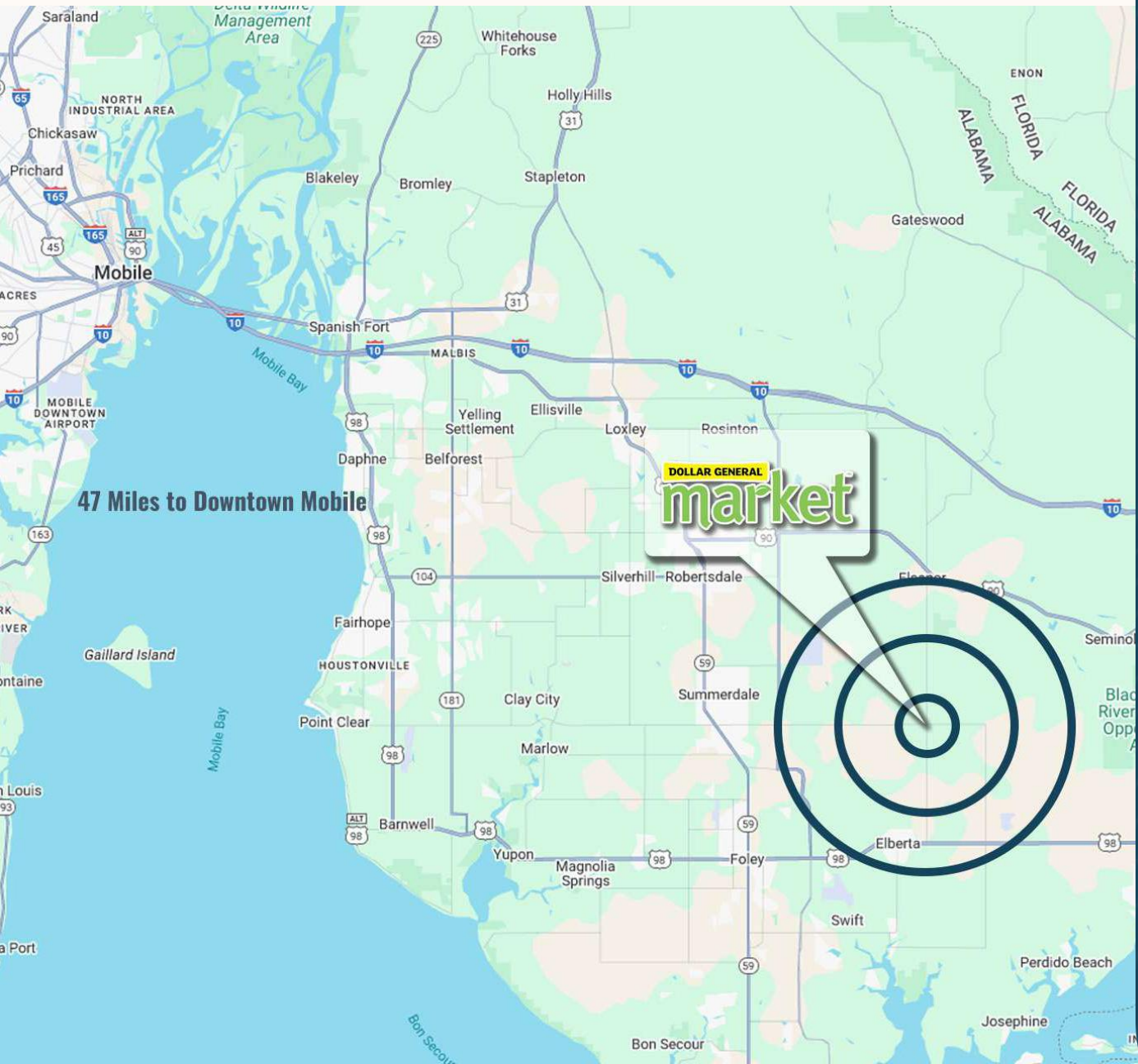
Tenant	Dollar General Market
Rent Commencement	6/16/2025
Lease Expiration Date	6/30/2040
Lease Term Remaining	15 Years
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Base Rent	\$167,510
Rent Effective	6/16/2025
Rent Increases	5% Every 5 Years
Renewal Options	Five (5), 5-Year; 5%

Paid By		
Taxes	Paid by Tenant	Tenant shall reimburse the Landlord for payment of property taxes.
Insurance	Paid by Tenant	Tenant agrees to maintain and pay for a “special cause of loss” policy insuring all improvements on the Demised Premises (the “Property Insurance”).
HVAC	Paid by Tenant	Tenant shall, at its cost and expense, be responsible for maintaining, repairing, and replacing (if needed) the HVAC system on the Demised Premises, ensuring it is kept in good repair and condition.
Parking Lot	Paid by Tenant	Tenant shall, at its cost and expense, be responsible for maintaining, repairing, and replacing (if needed) the parking lot on the Demised Premises, ensuring it is kept in good repair and condition.
Roof & Structure	Paid by Tenant	Tenant shall, at its cost and expense, be responsible for maintaining the Demised Premises, including the roof, structure, and all other buildings and improvements, ensuring they are kept in good repair and condition.

ANNUAL OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	6/16/2025-6/30/2030	\$167,510	\$13.42	6.75%
Years 6-10	7/1/2030-6/30/2035	\$175,886	\$14.09	7.09%
Years 11-15	7/1/2035-6/30/2040	\$184,680	\$14.80	7.44%
Five (5), 5-Year Options 5% Increase	7/1/2040-6/30/2045	\$193,914	\$15.54	7.81%
	7/1/2045-6/30/2050	\$203,610	\$16.31	8.20%
	7/1/2050-6/30/2055	\$213,790	\$17.13	8.61%
	7/1/2055-6/30/2060	\$224,480	\$17.99	9.05%
	7/1/2060-6/30/2065	\$235,704	\$18.89	9.50%

DEMOGRAPHICS



ELBERTA

Elberta is a charming town in southern part of Baldwin County and part of the Daphne-Fairhope-Foley metropolitan area. Located 42 miles SE of Mobile, Elberta is traversed by U.S. Route 98, which connects it to Foley and Lillian at the Florida border.

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	237	998	4,030
2024 ESTIMATED	305	1,409	5,554
2029 PROJECTED	336	1,607	6,245

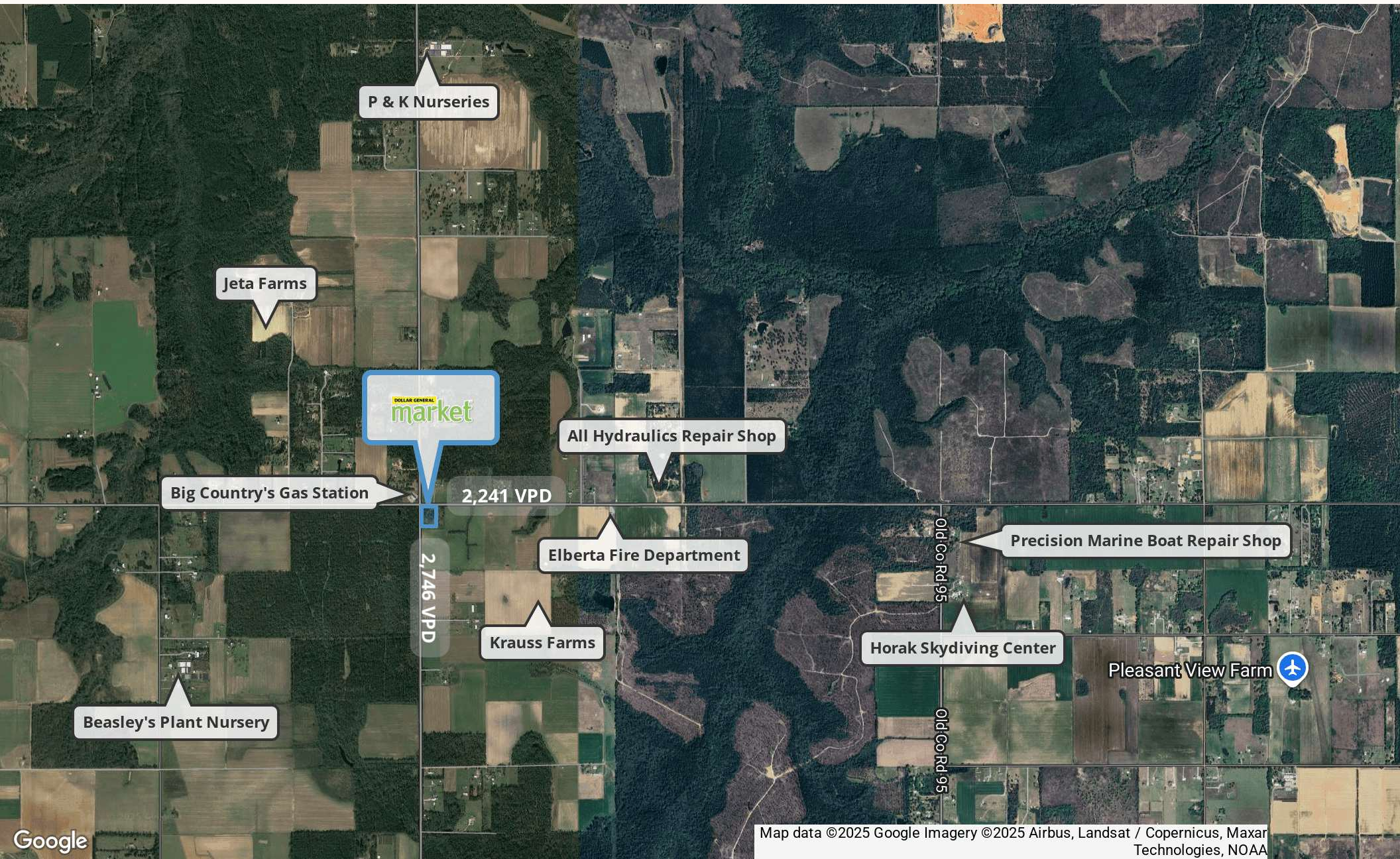
POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2024	28.69%	41.18%	37.82%
2024 - 2029	10.16%	14.05%	12.44%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$56,540	\$55,830	\$55,660
Average	\$78,415	\$78,426	\$78,871

AERIAL MAP



RETAIL MAP



Actual Property

RETAIL MAP



Actual Property

TENANT OVERVIEW

DOLLAR GENERAL Known as America's neighborhood store, Dollar General is one of the nation's largest discount retailers. The stores offer products from food, health and beauty, houseware, and more from popular brands at everyday low prices. The store is also known for their convenient locations, often catering to customers in rural or suburban areas. The company has been committed to its mission of Serving Others since 1939, as it continues to prioritize value and convenience.

Dollar General proudly boasts a strong commitment to community engagement, fostering robust connections with the areas it operates in. Through consistent support for local initiatives and charities, Dollar General endeavors to make a meaningful, positive impact in the neighborhoods surrounding its stores. This dedication to being a responsible corporate entity underscores Dollar General's philosophy of being more than just a retail establishment - it is about being an active and caring participant in the communities that have warmly embraced the brand. As Dollar General continues to grow and expand, this commitment remains at the core, affirming that being a good neighbor is an intrinsic part of their business model, just as much as offering quality products at unbeatable prices.

IN THE NEWS

Dollar General announces its #108 ranking among the 2023 Fortune 500 List.



YEARS OF SUCCESS

85



OWNERSHIP

Public



CREDIT RATING

BBB



ANNUAL REVENUE

\$39.263B



NO. OF EMPLOYEES

185,800



NO. OF LOCATIONS

20,039

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