

**FOR SALE**  
**DOLLAR GENERAL**



10090 AL-188 Grand Bay, AL 36541

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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.



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 9,002 square-foot Dollar General store located in Grand Bay, Alabama. The property has a NNN Lease, leaving zero Landlord Responsibilities. The lease is corporately guaranteed. 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 proven profitability of the tenant.

## OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	9,002 SF
NOI:	\$93,286.00
Cap Rate:	5.83%
Land Acreage:	1.22 Acres
Zoning:	Commercial
Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Lease Start Date:	May, 2017
Lease Expiration Date:	May, 2032
Options:	3 (5) Year Options
Increases:	10% in Each Option
Lease Guarantor:	Dollar General
Tenant Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

The Dollar General logo is displayed in a large, bold, black font on a bright yellow rectangular background. The text "DOLLAR" is on the top line and "GENERAL" is on the bottom line, with a registered trademark symbol (®) to the upper right of the "L" in "GENERAL".



# LOCATION/CITY SUMMARY



## LOCATION SUMMARY

The subject property is positioned on Highway 188, which is located in close proximity to Interstate 10 and Route 90. The Average Annual Household Income exceeds \$55,000 within a 10 Mile Radius of the subject property proving the area to be lucrative and ensuring the success of this Dollar General.

This Dollar General is in close proximity to national retailers CVS, Subway, Waffle House, McDonald's, PNC Bank, and more.

Grand Bay is an incorporated community in Mobile County, USA. It has a population of 3,500 people and is approximately 25 miles from downtown Mobile. The area is known for its proximity to the Grand Savannah Bay Nature Preserve and the Gulf Islands National Sea Shore.

Grand Bay is part of the Mobile metropolitan area, which is home to over 400,000 people. The city of Mobile is approximately 25 miles northeast of Grand Bay and is easily accessible via major highways such as Route 90 and Interstate 10. The drive from downtown Mobile to Grand Bay is approximately 25 minutes, depending on traffic.

Despite its proximity to Mobile, Grand Bay offers a peaceful and natural setting that is ideal for those looking to escape the hustle and bustle of city life, while maintaining a reasonable commute to Mobile. Grand Bay has a multitude of things to do and is nearby popular vacation area due to its proximity to the Gulf of Mexico.

*Grand Bay*  
AL



# TENANT PROFILES

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".

## TENANT PROFILE

Dollar General Corp. engages in the operation of merchandise stores. Its offerings include food, snacks, health, and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items. It sells brands including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. The company was founded by J. L. Turner and Hurley Calister Turner Sr. in 1939 and is headquartered in Goodlettsville, TN.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. 75% of Americans live within five minutes of a Dollar General, according to research from Global Data Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

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## TENANT OVERVIEW

Company:	- Dollar General
Founded:	- 1939
Locations:	- 16,278
Total Revenue:	- 27.8 million
Headquarters:	- Goodlettsville, Tennessee
Website:	- <a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT HIGHLIGHTS

- Ranked among Forbes's top 25 corporate responders to meet challenges with COVID-19
- Dollar General offers higher-quality products that are unique and in limited quantity
- Dollar General is a one-stop shopping retailer



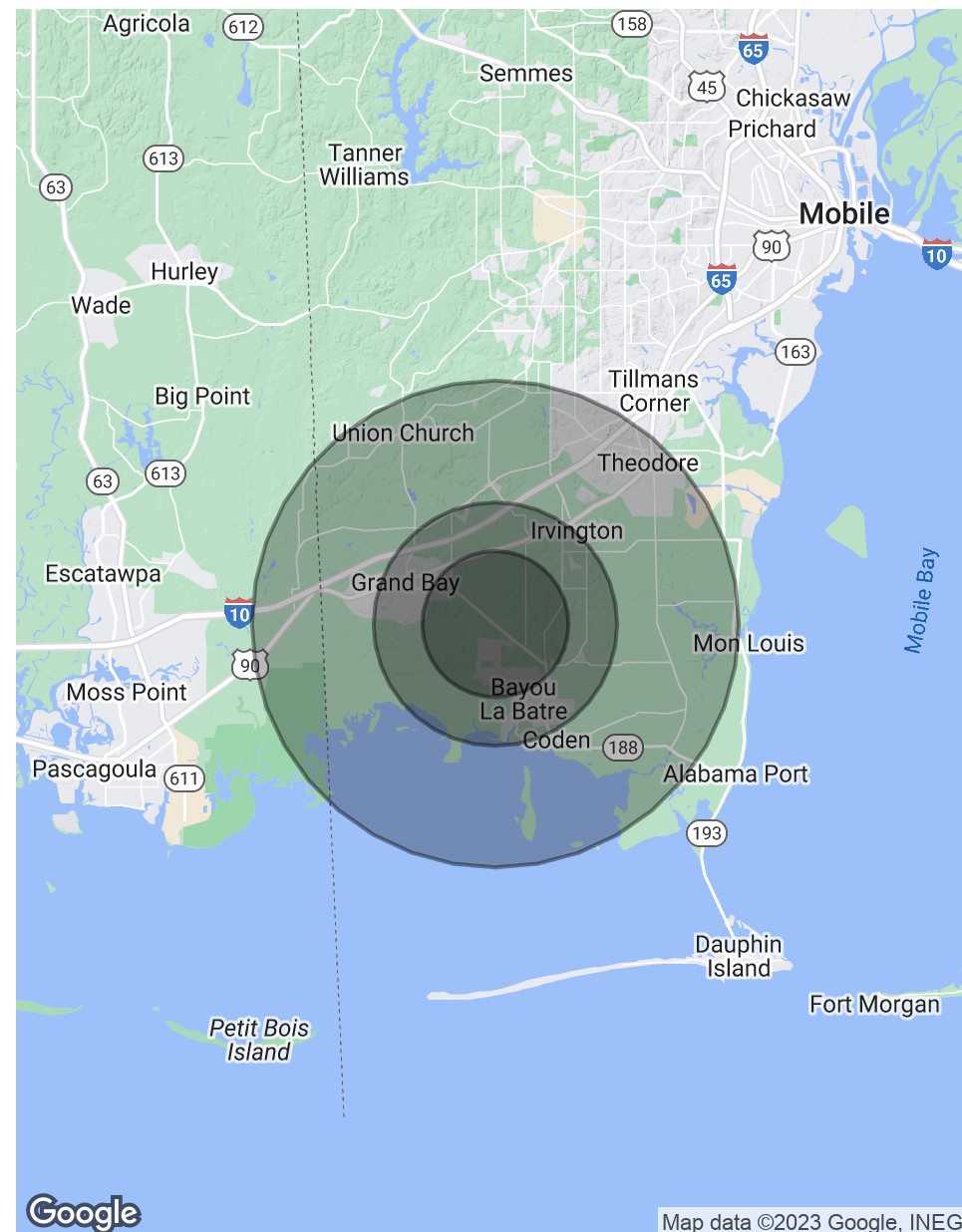
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,198	16,514	54,266
Average Age	39.2	40.9	39.0
Average Age (Male)	35.1	37.2	38.3
Average Age (Female)	41.8	42.6	39.7

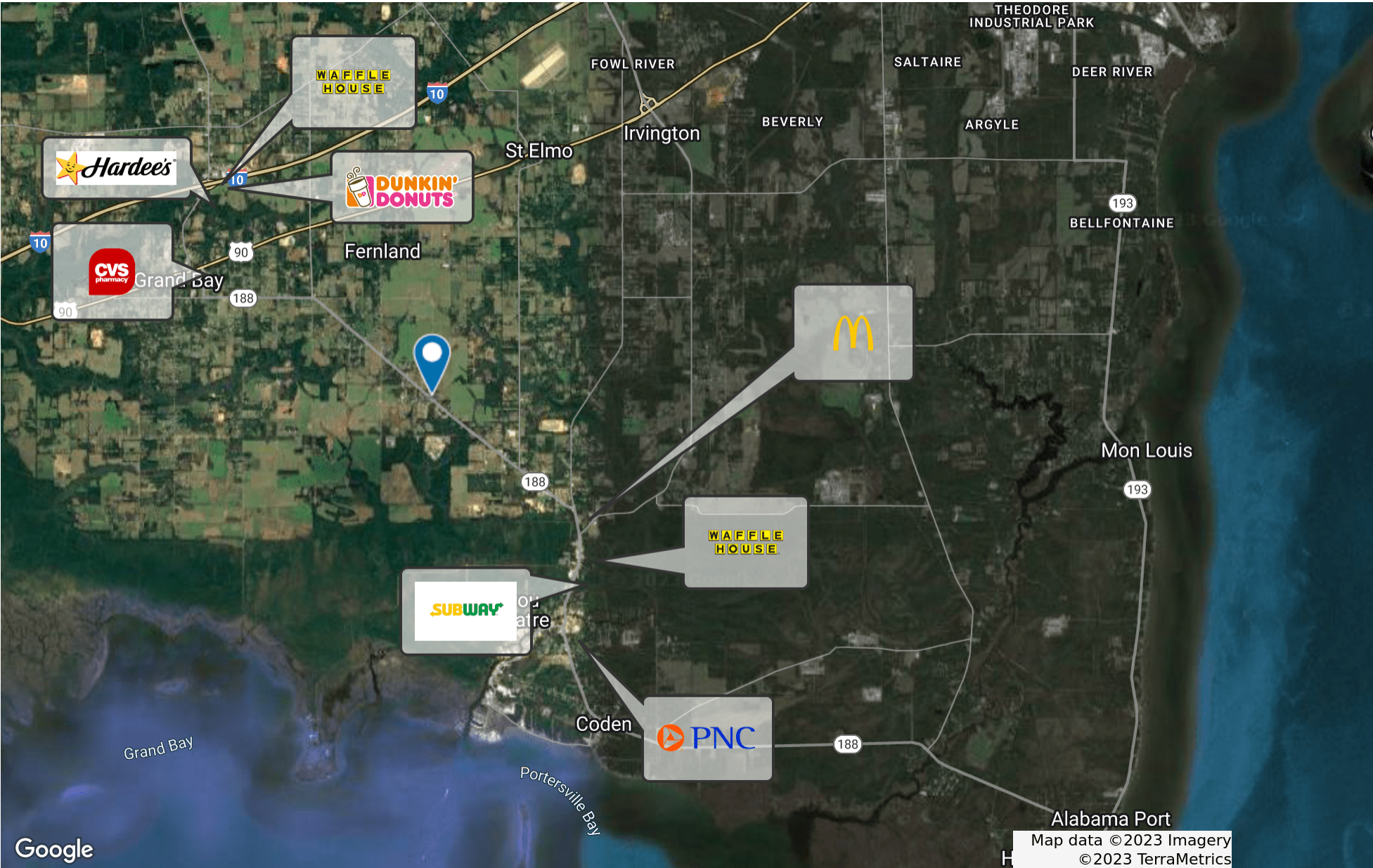
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,647	6,768	21,733
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$54,946	\$55,524	\$56,261
Average House Value	\$125,891	\$127,564	\$130,760

\* Demographic data derived from 2020 ACS - US Census

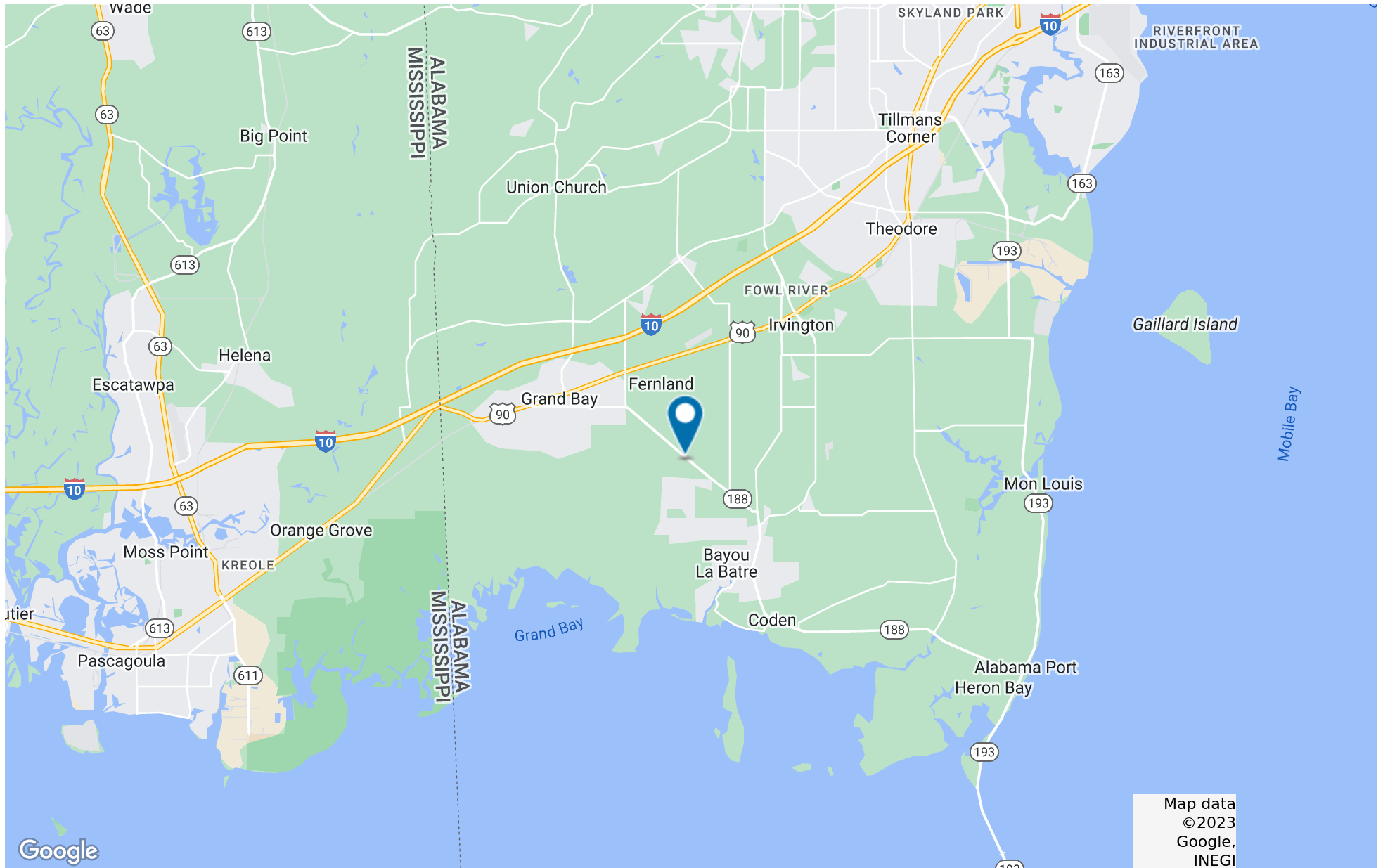




# RETAILER MAP



# REGIONAL MAP





# AERIAL MAP



# MEET THE TEAM



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