



DOLLAR GENERAL

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This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Top-Performing Dollar General Location** – The store ranks well above average among Dollar General locations both nationally and throughout Alabama, reflecting strong relative performance, consistent customer traffic, and the long-term strength of this location.
- **High-Traffic Retail Corridor** – Strategically located near US Highway 31 / Alabama Highway 59, with nearby traffic counts reaching approximately 19,683 vehicles per day, providing excellent visibility and accessibility.
- **Established Corporate Tenant** – This location has successfully served the Stapleton community and greater Baldwin County for more than two decades, demonstrating a proven operating history.
- **Growing Baldwin County Trade Area** – Located within Baldwin County, one of Alabama's fastest-growing counties, benefiting from continued population growth and increasing residential demand.
- **Additional Tenant Reimbursement** – In addition to base rent, Dollar General reimburses ownership \$100 per month (\$1,200 annually) toward parking lot maintenance, helping offset a portion of exterior upkeep.

5 | OFFERING SUMMARY

LIST PRICE:	\$588,377
CAP RATE:	9.00%

NOI:	\$52,954
LEASE END:	01/29/2030
TERM REMAINING:	3.54 Years
OPTIONS:	Two, 5-Year Options
INCREASES:	10% In Each Option
BUILDING SIZE:	9,100 Square Feet
LOT SIZE:	1.26 Acres
YEAR BUILT:	2004
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
OPTION 1	\$58,317	10.00%	9.64%
OPTION 2	\$63,680	10.00%	10.52%

LOCATION INFORMATION



DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
2026 Population	746	3,006	10,453
2031 Projection	793	3,188	11,148
Annual Growth 2020-2026	-0.38%	1.57%	1.97%
Annual Growth 2026-2031	1.23%	1.18%	1.30%

HOUSEHOLDS

2026 Households	298	1,176	3,737
2031 Projection	323	1,271	4,053

INCOME

AVG. Household Income	\$109,670	\$111,889	\$121,663
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19,600+ VPD

along State Highway 59



USS Alabama Battleship Memorial Park

SUBJECT
PROPERTY

Deep South Speedway

9 | LOCATION OVERVIEW - Stapleton, AL



Stapleton is a quiet, unincorporated community in northern Baldwin County, Alabama, located along U.S. Highway 31 between Bay Minette and Spanish Fort and just a short drive from the Mobile Bay area. With its rural setting, highly rated schools, and convenient access to larger employment centers, Stapleton offers residents a desirable balance of small-town living and regional connectivity. Originally established as a railroad community in the early 1900s, the town has maintained its agricultural roots while benefiting from the continued growth of Baldwin County—one of Alabama's fastest-growing regions.

Stapleton's economy is supported by a combination of agriculture, forestry, retail trade, healthcare, and construction, with many residents commuting to nearby cities such as Daphne, Spanish Fort, Mobile, and Bay Minette for employment in manufacturing, logistics, aerospace, healthcare, and professional services. Agriculture and timber production remain significant contributors to the local economy, reflecting the area's rural character, while Baldwin County's sustained population growth has driven increased residential development and demand for local businesses. Its strategic location near Interstate 10, the Port of Mobile, and the rapidly expanding Gulf Coast economy positions Stapleton to benefit from continued economic and commercial growth.



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The background of the slide is a photograph of a Dollar General store at dusk. The building is a single-story commercial structure with a dark brown upper section and light-colored horizontal siding on the lower section. A large, illuminated sign with the words 'DOLLAR GENERAL' in bold, dark letters is mounted on the upper section. The entrance features large glass doors. Several people are visible: one person stands near the entrance on the left, another person stands in the doorway, and a man and a woman are walking on the sidewalk to the right. The sky is a deep blue, and some trees and bushes are visible in the foreground and background.

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