

DOLLAR GENERAL

10090 AL-188, Grand Bay, AL 36541

AMC **REAL ESTATE**
INVESTMENT SERVICES

kw
KELLERWILLIAMS.



ACTUAL PROPERTY PHOTO

**DOLLAR
GENERAL®**

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Tenant:
Dollar General



Year Built:
2017



Sale Price:
\$1,243,824



Building Size:
9,002 SF



Cap Rate:
7.50%



Lot Size:
1.22 Acres

INVESTMENT HIGHLIGHTS

- Strategically positioned on Alabama's Costal Connection (AL-188) providing visibility to ±5,492 vehicles per a day
- Long term lease with over 6 years remaining & 5 (5) year options with built in rental increases
- Site is near many national retailers like CVS, McDonald's, Subway, Waffle House, and others
- Site is ~25 Miles Northeast of Health University Hospital (406 Beds, 250 Physicians)
- Property has an Absolute NNN lease with NO Landlord Responsibilities (Tenant is Responsible for all Maintenance of the Roof / HVAC / Parking Lot)
- Located in Mobile, AL Metropolitan Statistical Area, one of the FASTEST growing metro regions

Address:

10090 AL-188, Grand Bay,
AL 36541

Estimated NOI:

\$93,287

Term Remaining:

± 6.3 years

Lease Type:

NNN Lease

VPD Access

5,492 VPD

**DOLLAR
GENERAL®**



RENT SCHEDULE

Tenant:	Dollar General
Lease Type:	NNN Lease
Original Term:	15 Years
Lease Start Date:	4/16/2017
Lease End Date:	4/30/2032
Term Remaining:	± 6.3 Years
Options:	4 (5) Year Options

LEASE SUMMARY

	Term	Annual Rent	Increases
Initial Term:	4/16/2017 - 4/30/2032	\$93,287	-
Option 1	5/1/2032 – 4/30/2037	\$102,615	10%
Option 2	5/1/2037 – 4/30/2042	\$112,877	10%
Option 3	5/1/2042 – 4/30/2047	\$124,165	10%
Option 4	5/1/2047 – 4/30/2052	\$136,581	10%
Option 5	5/1/2052 – 4/30/2052	\$150,239	10%

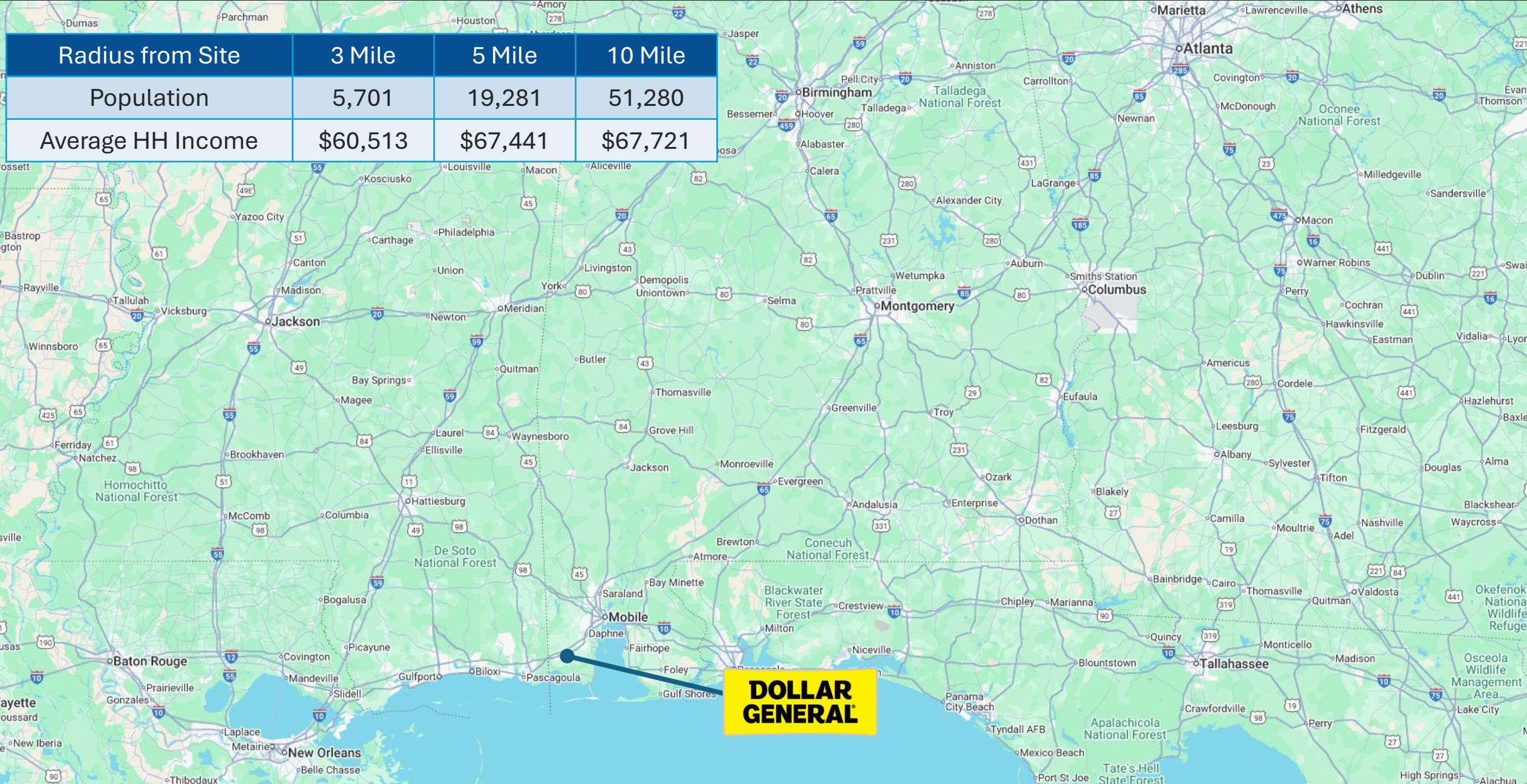
LANDLORD / TENANT OBLIGATIONS

Expense Type	Responsibility
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Tenant Responsibility
Parking Lot Replacement	Tenant Responsibility
Striping and Sealing	Tenant Responsibility
HVAC Repair	Tenant Responsibility
HVAC Replacement	Tenant Responsibility
Roof Repairs	Tenant Responsibility
Roof Replacement	Tenant Responsibility
Common Area Maintenance	Tenant Responsibility



Radius from Site	3 Mile	5 Mile	10 Mile
Population	5,701	19,281	51,280
Average HH Income	\$60,513	\$67,441	\$67,721







DOLLAR GENERAL

Company Overview

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Highlights

Dollar General | www.dollargeneral.com



Number of Employees:
194,200



Founded:
1939



Total Revenue: (1/31/25)
\$40.6 Billion



Credit Rating:
S&P: BBB



Headquarters:
Goodlettsville, TN



Location Count:
20,603



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