



Representative Image

DG Market
30 Elrod St, Crossville, AL 35962



Property Overview

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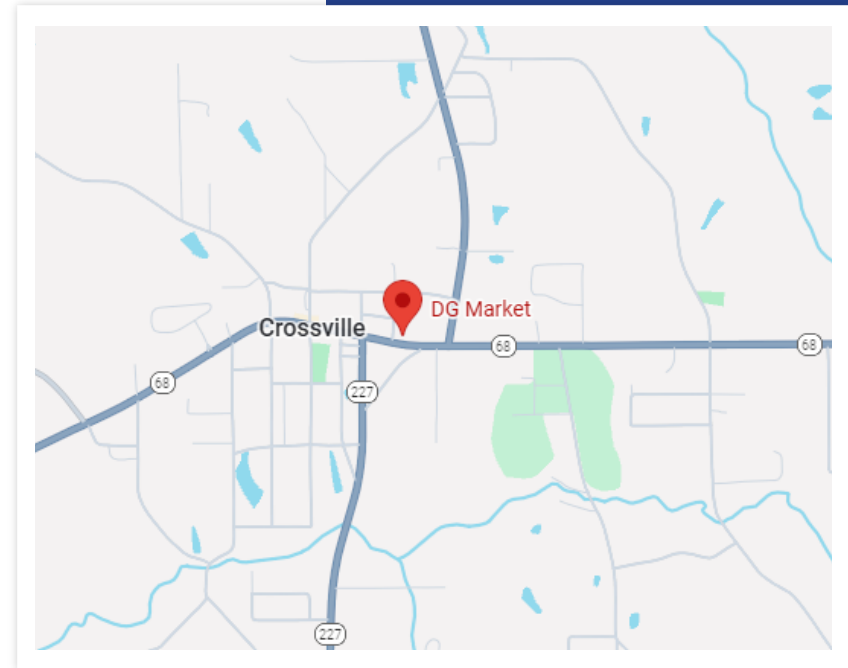
Tenant:	Dollar General
Price:	\$2,417,429
Cap Rate:	6.35%
NOI:	\$153,507
Building Size:	12,763 SF
Year Built:	2024
Lease Type:	NNN
Lease Expiration:	6/30/2039
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year



Property Overview

Property Highlights

- Investment grade tenant - S&P: BBB
- Absolute NNN lease—No landlord responsibilities
- Long-term lease—13+ years remain
- 2024 construction
- Dollar General Market property featuring the larger and highly desired prototype carrying additional grocery items such as fresh produce, refrigerated/frozen food offerings, dairy products, and more
- 5% rental escalations every five years
- Within walking distance from Crossville High School
- Located 60 miles southeast of Huntsville
- Limited competition in the area



Demographics

	3-Mile	5-Mile	10-Mile
Population:	2,968	7,185	28,419
Total Household Units:	1,077	2,542	10,118
Average Household Income:	\$59,539	\$61,858	\$68,020

www.bouldergroup.com

The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.

Property Aerial



Tenant Overview

Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	www.dollargeneral.com
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



DOLLAR GENERAL®

Confidentiality & Disclaimer



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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