



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



DOLLAR GENERAL | PINSON, AL (BIRMINGHAM MSA)

FOR SALE // \$2,454,933 // 6.75% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER

DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 7100 Bradford Road, Pinson, AL 35126 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY

INVESTMENT SUMMARY

OFFERING PRICE:	\$2,454,933
NET OPERATING INCOME:	\$165,708
YR1 CAP RATE:	6.75%
YEAR BUILT:	2025
BUILDING SIZE:	10,640 SF
LOT SIZE:	3.55 Acres
PRICE PER FOOT SALE PRICE:	\$230.73
PROPERTY ADDRESS	7701 Bradford Road
CITY, STATE, ZIP:	Pinson, AL 35126
3 MILE POPULATION:	3,790

PROPERTY HIGHLIGHTS

- "Barn" Metal Building Prototype
- NNN Single Tenant Investment Opportunity
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- The property is located at the corner of Bradford Rd. and Narrows Rd.
- Pinson is part of the greater Birmingham metropolitan area.
- Pinson's median household income is approximately \$80,349, which is higher than the national average and significantly above the state of Alabama's average (source Data USA, Gemini).
- Pinson is famous for the Alabama Butterbean Festival, an annual event held in October that draws around 30,000 visitors and is recognized as one of the "100 Best Festivals in the United States." (Source: Atlas Alabama)

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$165,708.00
RENT PSF:	\$15.57
BLDG. DELIVERY DATE:	Est October 2025
RENT COMM. DATE:	November 22, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% Every 5 Years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS

Front Elevation



LOCATION INFORMATION

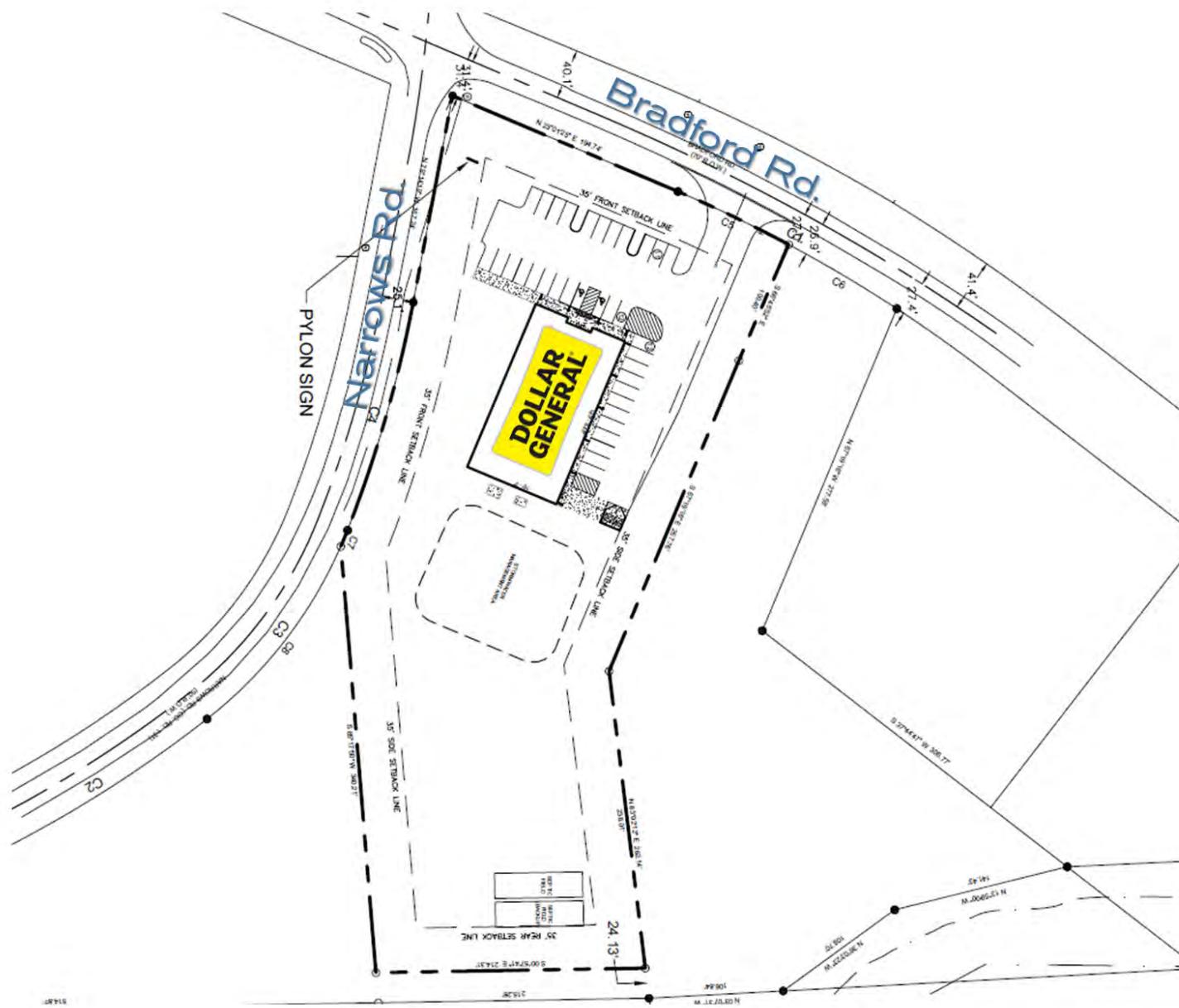
BUILDING NAME	Dollar General Pinson, AL (Birmingham MSA)
STREET ADDRESS	7701 Bradford Road
CITY, STATE, ZIP	Pinson, AL 35126
COUNTY	Jefferson

BUILDING INFORMATION

NOI	\$165,708.00
CAP RATE	6.75%
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025



SITE PLANS



FOR SALE // RETAIL PROPERTY

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OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

TENANT PROFILE



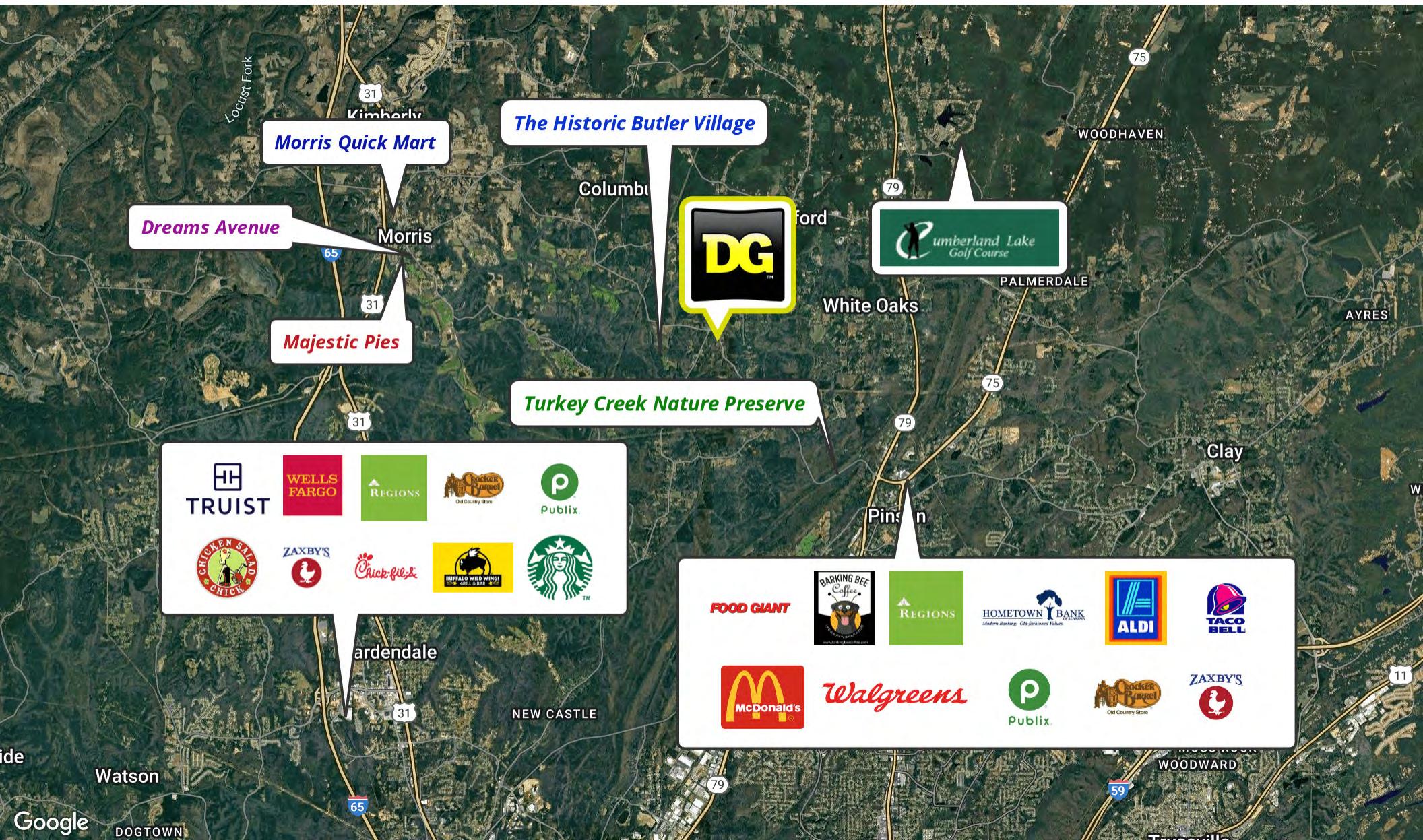
COMPANY HIGHLIGHTS

- 2024 Fiscal Year Net Sales **Increased 5.0% to \$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3% to \$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

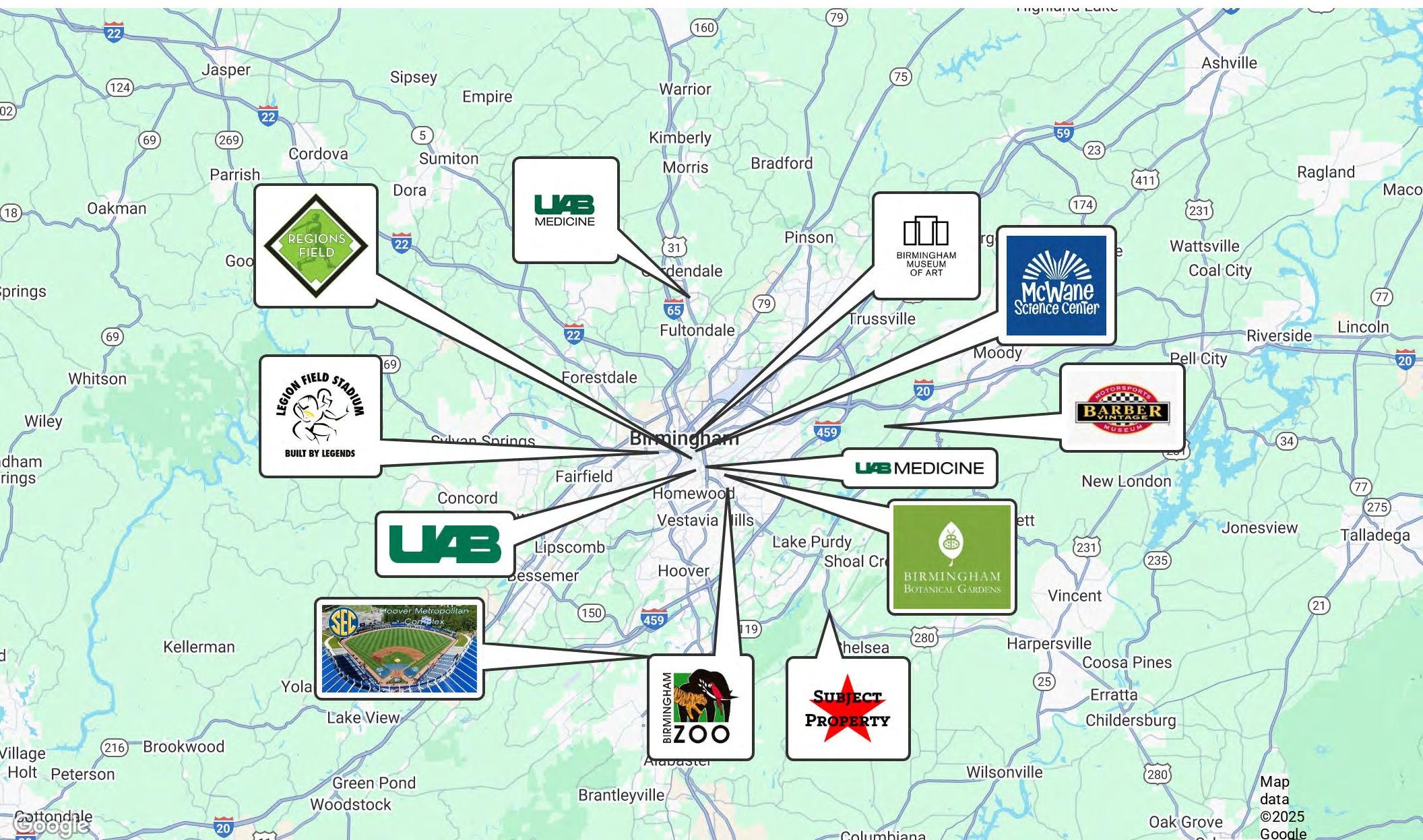
CUSTOM TABLE HEADLINE

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$165,708	
2	\$165,708	
3	\$165,708	
4	\$165,708	
5	\$165,708	
6	\$173,988	5%
7	\$173,988	
8	\$173,988	
9	\$173,988	
10	\$173,988	
11	\$182,688	5%
12	\$182,688	
13	\$182,688	
14	\$182,688	
15	\$182,688	
OPTION 1	\$191,832	5%
OPTION 2	\$201,420	5%
OPTION 3	\$211,488	5%
OPTION 4	\$222,060	5%
OPTION 5	\$233,172	5%

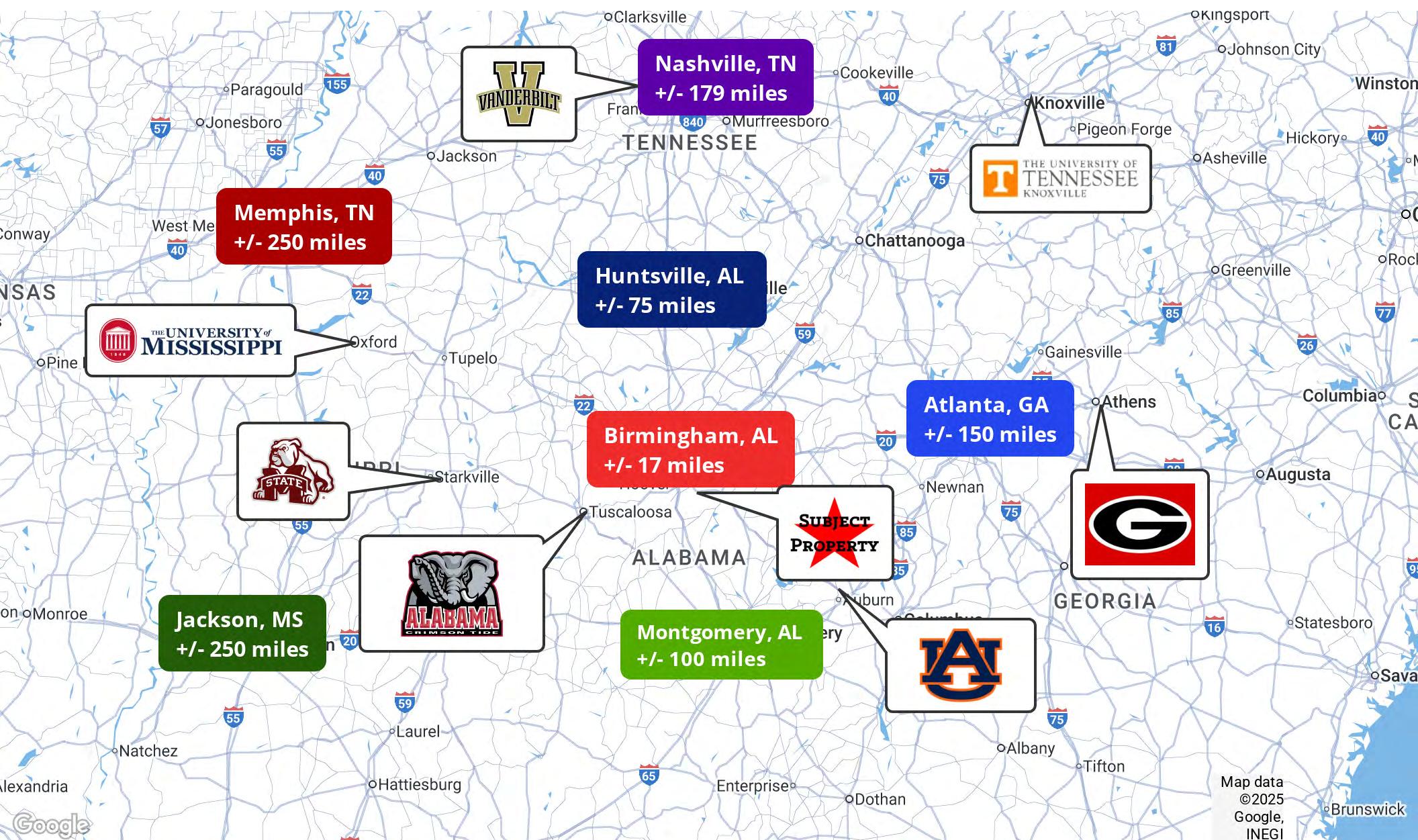
AERIAL MAP



LOCATION MAP - BIRMINGHAM


 Map data
©2025
Google

REGIONAL MAP - BIRMINGHAM



PINSON, AL



Turkey Creek Nature Preserve



Alabama Butterbean Festival



PINSON, AL

- Pinson is part of the greater Birmingham metropolitan area.
- Pinson is situated within the Ridge-and-Valley Appalachians, a region characterized by its rolling hills and parallel ridges.
- Pinson is one of the oldest communities in Alabama, with its roots tracing back to the early 1800s when it was settled by soldiers returning from the War of 1812.
- Pinson's median household income is approximately \$80,349, which is higher than the national average and significantly above the state of Alabama's average (source Data USA, Gemini).
- Pinson is famous for the Alabama Butterbean Festival, an annual event held in October that draws around 30,000 visitors and is recognized as one of the "100 Best Festivals in the United States." (Source: Atlas Alabama)
- The Turkey Creek Nature Preserve is a 466-acre preserve is co-managed by the City of Pinson and other organizations. It's home to unique aquatic diversity, including several endangered fish species. The preserve offers over six miles of hiking trails, as well as opportunities for mountain biking, fishing, and canoeing.
- A notable historical site within the city is the Palmerdale Homesteads, a New Deal-era farmers' resettlement community established in the 1930s.

BIRMINGHAM ECONOMY



MAJOR EMPLOYERS OF BIRMINGHAM

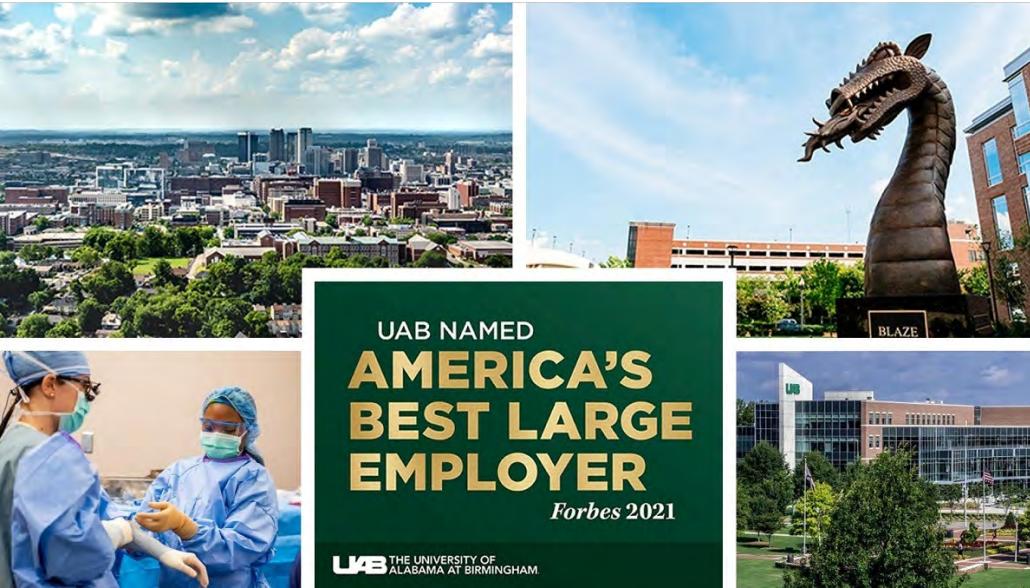
EMPLOYER	# OF EMPLOYEES
UNIVERSITY OF ALABAMA AT BIRMINGHAM	23,000
REGIONS FINANCIAL CORPORATION	9,000
ST. VINCENT'S HEALTH SYSTEM	5,100
CHILDREN'S OF ALABAMA	5,000
AT&T	4,517
HONDA MANUFACTURING OF ALABAMA	4,500
BROOKWOOD BAPTIST HEALTH	4,459
JEFFERSON COUNTY BOARD OF EDUCATION	4,400
CITY OF BIRMINGHAM	4,200
MERCEDES-BENZ U.S. INTERNATIONAL, INC.	3,600

THE ECONOMY OF BIRMINGHAM

- Birmingham has a population of 1.1 million people with 800,000 workers within a 60 minute drive of downtown - birminghambusinessalliance.com
- In 2019 Birmingham saw 46 announced economic development projects with 1,526 jobs and \$895 million in capital investment - birminghambusinessalliance.com
- In 2019 Birmingham saw its largest job growth since the 2008 recession at 1.9% with 10,300 jobs, and an unemployment rate below the national average at 2.2% - birminghambusinessalliance.com
- Alabama is No. 6 in the nation for doing business according to Area Development - birminghambusinessalliance.com
- Birmingham's cost of living is 7% lower than the national average - birminghambusinessalliance.com
- Birmingham is home to Alabama's largest airport offering 130 daily flights to 48 different airports in 45 cities - birminghambusinessalliance.com



BIRMINGHAM HEALTHCARE & EDUCATION



EDUCATION IN BIRMINGHAM

- The Birmingham MSA has 8 public schools ranking in the top 20 public schools in Alabama, with 4 in the top 10 - *U.S. News & World Report*
- Birmingham's Jefferson County IB is No. 3 in the nation for Washington Post's Most Challenging High Schools 2016, with a graduation and college attendance rate of 100%
- Birmingham offers 7 universities and colleges, 7 community/junior colleges, 5 degree granting technical schools, 3 law schools, and the UAB medical, dental, and other specialized schools - birminghambusinessalliance.com
- UAB was named America's Best Large Employer in 2021 - *Forbes*
- UAB offers a top 10 dental school in the nation - *U.S. News & World Report*
- Samford University is ranked in the top tier of national doctoral research universities, with 25% of Samford's student population pursuing a healthcare related career - birminghambusinessalliance.com

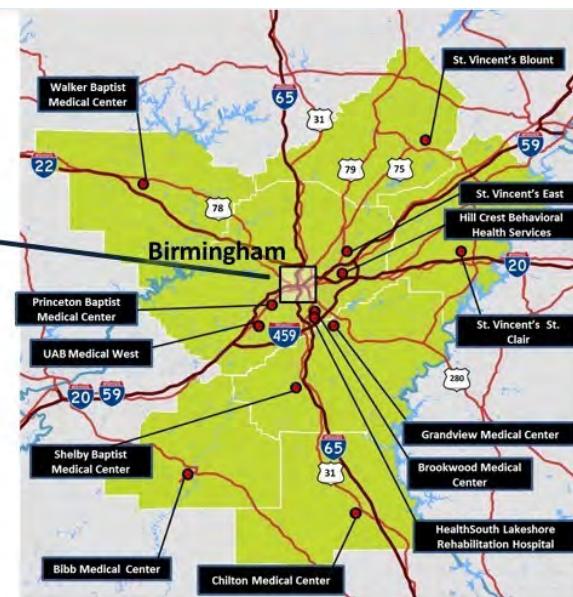
HEALTHCARE IN BIRMINGHAM

- Birmingham has the largest healthcare cluster in the state with 59,000+ workers, 75+ healthcare companies, and 1,600+ clinical research trials - birminghambusinessalliance.com
- Healthcare is the leading employment sector in Alabama, with Birmingham as an international hub for clinical research - birminghambusinessalliance.com
- The world's top 50 pharmaceutical companies sponsor significant research in Birmingham, including Pfizer, AstraZeneca, Johnson & Johnson, and Moderna - birminghambusinessalliance.com
- University of Alabama at Birmingham (UAB) is home to one of the regions largest academic medical centers - birminghambusinessalliance.com
- The No. 1 Masters program in Health Administration in the nation is offered at UAB - birminghambusinessalliance.com



Downtown Birmingham Hospitals

- Birmingham VA Medical Center
- Callahan Eye Foundation Hospital
- Children's of Alabama
- Cooper Green Mercy Hospital
- Hazelrig-Salter Radiation Oncology
- Spain Rehabilitation Center
- St. Vincent's Birmingham
- UAB Highlands
- UAB Hospital
- UAB Women & Infants Center



BIRMINGHAM TOP HOSPITALS



UAB HOSPITAL

- UAB Hospital is the leading hospital in Birmingham, located in Birmingham's medical district in the midst of UAB's major research centers and clinics. www.uab.com
- UAB has 1,157 licensed beds and is among the 20 largest and best equipped hospitals in the nation. www.uab.com
- The hospital was again named Best Hospital in Alabama in 2020 by U.S. News & World Report.
- Nationally ranked specialties falling within the top 25 in the nation include rheumatology, gynecology, otolaryngology, cardiology/heart surgery, pulmonary/lung surgery, and cancer treatment. health.usnews.com

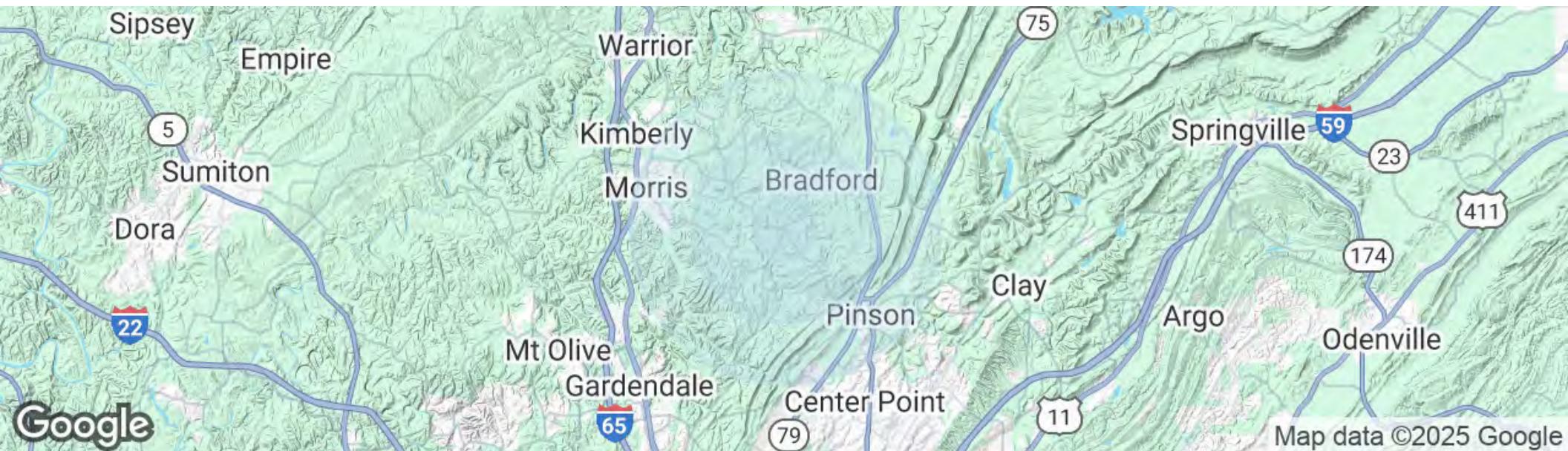
CHILDREN'S HOSPITAL OF ALABAMA

- The Children's Hospital of Alabama is nationally ranked in 9 pediatric specialties including neonatology, pediatric cancer, cardiology & heart surgery, diabetes & endocrinology, gastroenterology & GI surgery, nephrology, neurology & neurosurgery, orthopedics, pulmonology & lung surgery, and urology. health.usnews.com
- The hospital's most notable program is its neonatology division, ranked 12th in the nation among 5000 hospitals, which treats a wide range of cases and accepts referrals for neonates with any medical conditions, from any location. health.usnews.com
- Surgeons from Children's of Alabama travel to hospitals in countries including Kenya, Ghana, and Vietnam to perform surgeries and lend their expertise to education efforts, organized by the hospital's Global Surgery Program. health.usnews.com

ST. VINCENT'S HOSPITAL

- Founded in 1898, this 409-bed, acute care, teaching hospital offers a spectrum of care ranging from a state-of-the-art robotics surgery program to the first Heart Valve Clinic in the state.
- Part of the Ascension healthcare system, an organization including more than 160,000 associates, 40,000 aligned providers, and 2,600 sites of care including 145 hospitals and more than 40 senior living facilities in 19 states.
- St. Vincent's Birmingham Hospital provides treatments ranked high-performing in heart failure, colon cancer surgery, hip & knee replacement, and COPD. St. Vincent's has been recognized as the "Best Hospital to Have a Baby", "Best Birthing Suites", and the Most Wired list. ascension.org

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	411	3,790	17,099
AVERAGE AGE	40	41	40
AVERAGE AGE (MALE)	39	40	39
AVERAGE AGE (FEMALE)	41	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	159	1,451	6,540
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$63,680	\$81,557	\$81,538
AVERAGE HOUSE VALUE	\$199,486	\$197,856	\$207,011

Demographics data derived from AlphaMap



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.