

SECURE

NET LEASE

FILE PHOTO



Dollar General

\$1,283,689 | 6.50% CAP

150 Titus Road, Titus, AL 36080

- ✓ **11+ Years Remaining** on 15 Year Corporate NNN Lease
- ✓ **Excellent Location** Just off of US-231 N (5K VPD) on Titus Road (1.8K VPD)
- ✓ **Titus is Located** Outside Montgomery, Near Wetumpka, AL
- ✓ **Dollar General (S&P BBB+)** is Growing Rapidly
- ✓ **E-Commerce Resistant Retailer** Experiencing Explosive Growth

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.**



INVESTMENT OVERVIEW

DOLLAR GENERAL TITUS, AL



CONTACT FOR DETAILS

Todd Lewis

Vice President
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tlewis@securenetlease.com

AL Broker of Record: Kent Lilley
License #: 000100187-0

\$1,283,689

6.50% CAP

NOI

\$83,440

Building Area

±9,180 SF

Land Area

1.6 Acres

Year Built

2019

Lease Type

Complete NNN

Occupancy

100%

✓ 11+ Years Remaining on 15 Year Corporate NNN Lease w/ 10% rental increases in each of the (6) 5 year options to renew. The lease expires in July 2034.

✓ Excellent Location Just off of US-231 N (5,200 VPD) on Titus Road (1,800 VPD).

✓ Subject Property Located on the Outskirts of Titus in the Countryside, surrounded by nearly 8,000 residents in the immediate trade area, providing a strong and consistent consumer base with little competition.

✓ Titus is Located Outside of Montgomery Near Wetumpka. Montgomery is the state capital of Alabama and has been voted the safest city in the state. Wetumka is a rapidly growing industrial city that is welcoming the new BELLA+CANVAS factory, which will bring over 500 new jobs to the area.

✓ E-commerce Resistant Retailer Experiencing Explosive Growth - Dollar General plans to open 1,050 stores in 2023 after adding approximately 1,100 stores in 2022. These efforts also include 2,000 remodels, 120 store relocations, and up to 35 additional stores in Mexico.

*Available Individually or as a portfolio. See Agent for Details

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SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL TITUS, AL

FILE PHOTO

Dollar General

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time.

REVENUE

\$34.2 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

18,200+

DOLLAR GENERAL

dollargeneral.com

Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



IN THE NEWS

DOLLAR GENERAL TITUS, AL

Dollar General Plans to Open 1,050 Locations in 2023

BRYAN WASSEL, DECEMBER 2, 2022 (RETAIL TOUCH POINTS)

Dollar General is continuing its rapid expansion into fiscal 2023 with plans for 1,050 new stores, following a successful Q3 2022 when sales rose 11.1% to \$9.5 billion. The quarter, which ended Oct. 28, also saw a 6.8% increase in same-store sales driven by larger basket sizes and a small increase in traffic.

"We are thankful to our team for their continued dedication to serving others, particularly in a **challenging economic** and operating environment," said Jeff Owen, CEO of Dollar General in a statement. "We are pleased with our strong sales growth in the quarter, as well as a **modest increase** in customer traffic and continued **share gains** in both consumable and non-consumable product sales, all of which we believe are a testament to the **strength of the value** and convenience proposition we offer our customers."

Dollar General also is growing through the addition of three 1-million-square-foot distribution centers in an approximately \$480 million combined investment announced in July. The facilities will support the DG Private Fleet and help the retailer achieve its goal of creating 10,000 net new jobs in 2022.

The off-price retailer executed on **800 retail projects** in **Q3 2022** and plans to execute on an additional 3,170 in the coming year. These efforts include **2,000 remodels**, and **120 store relocations** and up to 35 stores in Mexico.

The company also expanded its interest in medical with the appointment of four members to its healthcare advisory panel. The retailer is developing investment strategies in the health and **wellness category** but has yet to make an official move.

[EXPLORE ARTICLE](#)



Dollar General's new Popshelf stores chase inflation-weary shoppers in the suburbs

MELISSA REPKO, DECEMBER 13, 2022 (CNBC)

Dollar General's next big strategy for growth is tucked in a strip mall in suburban Nashville, and it is coming to other cities soon. It's a new store called Popshelf. Over the past two years, the Tennessee-based discounter has tested the store concept, which caters to suburban shoppers with higher incomes, but sells most items for \$5 or less.

A wide range of merchandise fills the shelves, including holiday-themed platters, party and crafting supplies, novelty foods such as **gourmet chocolates** and Portobello mushroom jerky, and **gifts** like dangly earrings, lip gloss and toys. It's designed to be a **treasure hunt** that keeps shoppers coming back.

Now, with inflation still high, Dollar General is ramping up its plans for Popshelf. It aims to double the banner's locations to approximately 300 stores next year. Over the next three years, it plans to grow to about 1,000 locations across the country. Eventually, it sees an opportunity to reach about 3,000 total locations. It is also testing mini Popshelf shops inside of some of its Dollar General stores. So far, it has about 40 of those shops.

But Popshelf will have to **prove** it can hold up in a tougher economy. Walmart, Best Buy, Costco and others have warned of weaker sales of discretionary items as consumers spend more on necessities. Target recently cut its holiday quarter forecast, and Kohl's pulled its outlook, citing **middle-income consumers** who feel stretched. On Dollar General's recent earnings call, CEO Jeff Owen said even customers who make **\$100,000** a year have been shopping at its stores.

Chief Merchandising Officer Emily Taylor said Popshelf can draw spending-conscious **shoppers by offering items** that don't cause guilt.

[EXPLORE ARTICLE](#)



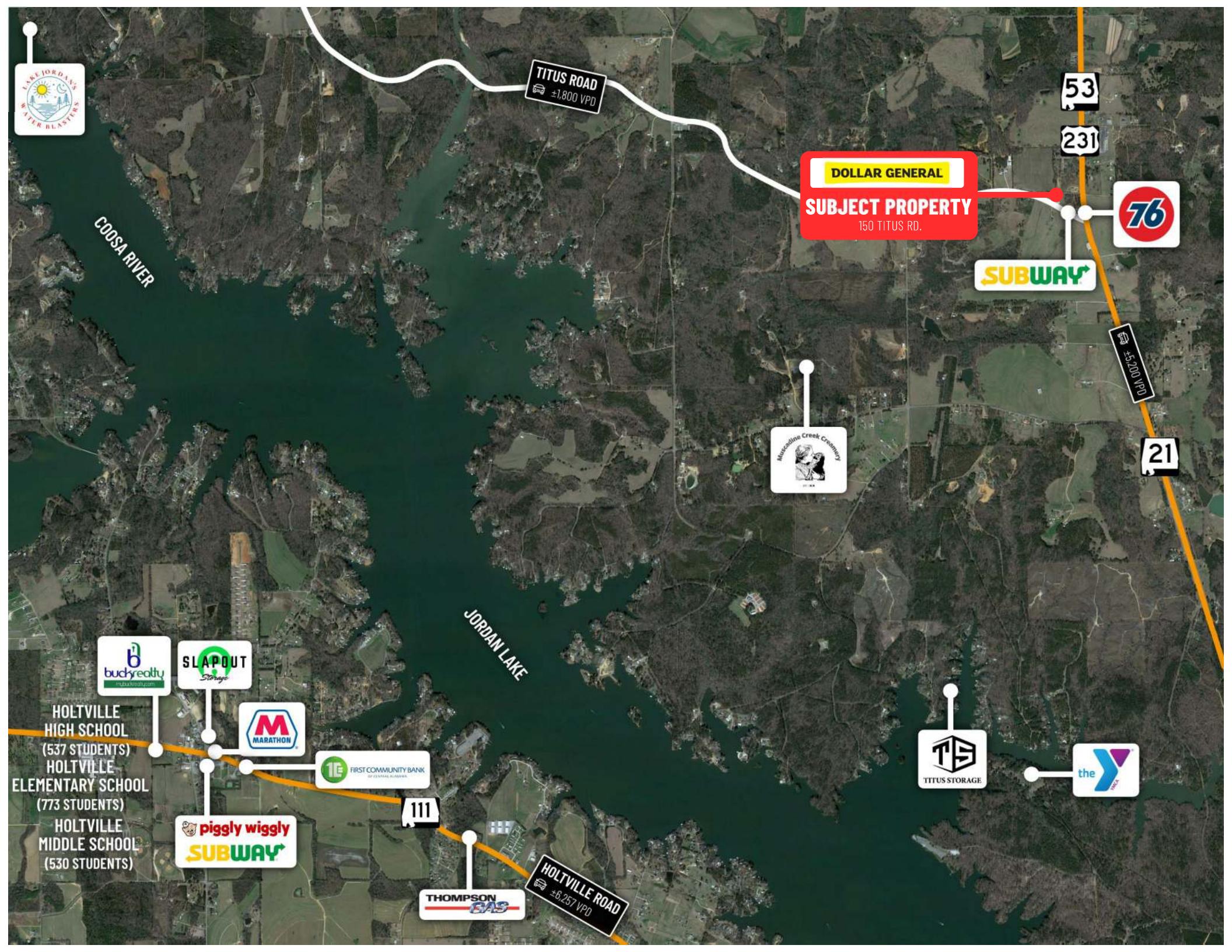
LEASE OVERVIEW

DOLLAR GENERAL TITUS, AL

Initial Lease Term	11+ Years Remaining on 15 Year Lease
Rent Commencement	July 2019
Lease Expiration	July 2034
Lease Type	NNN
Rent Increases	10% Increase In Each Option Period
Annual Rent YRS 1-15	\$84,439.84
Option 1	\$92,883.82
Option 2	\$102,172.21
Option 3	\$112,389.43
Option 4	\$123,628.37
Option 5	\$135,991.21
Option 6	\$149,590.33

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





SITE OVERVIEW

DOLLAR GENERAL TITUS, AL

 Year Built | 2019

 Building Area | ±9,180 SF

 Land Area | 1.6 Acres

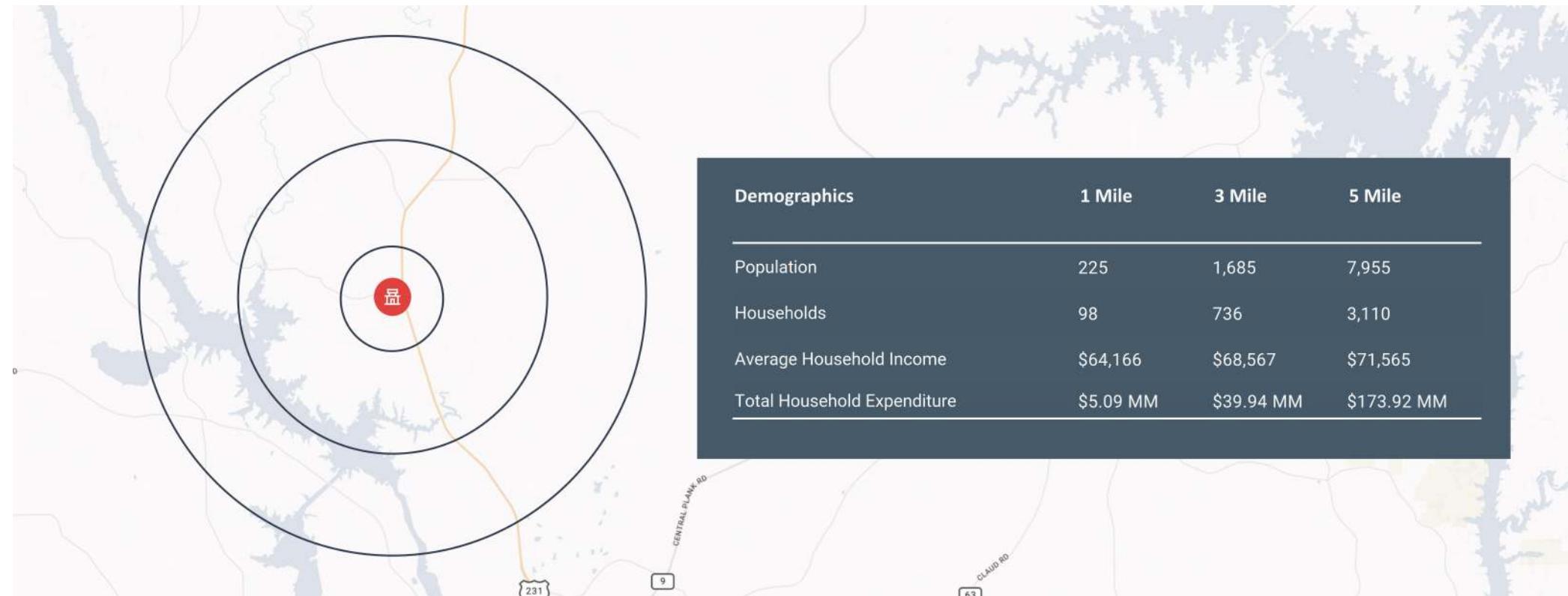
NEIGHBORING RETAILERS

- Subway
- Piggly Wiggly
- First Community Bank of Central Alabama
- Buck Realty
- YMCA Camp Chandler
- 76 Petrol Pump
- Slapout Storage
- Marathon Gas



LOCATION OVERVIEW

DOLLAR GENERAL TITUS, AL



LOCATION OVERVIEW

DOLLAR GENERAL TITUS, AL

Titus

Alabama (Montgomery)

1,997

Population

\$78,365

Median Household Income



Montgomery is well-known for its Civil Rights Movements

CIVIL RIGHTS

Montgomery is the State Capital

CAPITAL

Titus, AL is an unincorporated community in Elmore County. Titus is 13 miles north of Wetumpka, an up and coming industrial hub.

Montgomery is the capital city of Alabama. It has recently been voted one of the top 2 best cities for black-owned businesses and continues to thrive as one of the nation's business hubs.

Titus is roughly 30 miles north of Montgomery, one of Alabama's largest cities.

It was also named Alabama's safest city, Alabama's happiest city, the Nation's 4th most affordable city, and USA's best city for first-time homebuyers.

As the birthplace of the civil rights movement, Montgomery has a lot to offer to history lovers. Historical sites, museums, and memorials are located throughout the City to allow you to learn something new around every corner. Martin Luther King, Jr. preached at the Dexter Avenue Baptist Church, a hub for the Montgomery bus boycott. In honor of the Civil Rights Movement, a granite Civil Rights Memorial was created and still stands proudly in the city today. Montgomery has been recognized nationally for its continuing downtown revitalization. In the early 2000s, the city constructed the Montgomery Biscuits minor league baseball stadium and Riverfront Park. Following those developments, hundreds of millions of dollars have been invested by private companies that have adapted old warehouses and office buildings into loft apartments, restaurants, retail, hotels, and businesses. The demand for downtown living space has risen, as people want to have walkable, lively neighborhoods. More than 500 apartment units are under construction, including The Heights on Maxwell Boulevard, The Market District on Dexter Avenue, the Kress Building on Dexter Avenue, The Bell Building on Montgomery Street, and a new complex by the convention center.

IN THE NEWS

DOLLAR GENERAL TITUS, AL

Hyundai Mobis announces new facility, 400 jobs in Montgomery

OCTOBER 28, 2022 (THE CLANTON ADVERTISER)

Hyundai Mobis announced the construction of a 450,000-square-foot factory that will manufacture 200,000 battery modules for electric vehicles produced in Alabama and Georgia, officials said Oct. 27.

The **\$205 million factory** will be located adjacent to the **Hyundai vehicle manufacturing** facility outside Montgomery, and is expected to eventually **employ 400 people** with "competitive" salaries. **Production** is expected to begin in **2024**.

"Alabama's auto manufacturing sector is evolving rapidly to capitalize on the EV revolution that is sweeping the industry, and this new Hyundai Mobis battery plant represents another milestone in that transition," Ivey said. "We're excited about the company's new investment and what it represents for the next chapter of automaking in Alabama."

Hyundai announced plans earlier this year to produce the **all-electric Genesis GV70 luxury SUV** and a **hybrid electric version of the Santa Fe SUV** at the assembly plant. The Mobis plant will also supply **batteries to a Kia plant in west Georgia**, according to Gov. Kay Ivey's office.

Company officials said the **battery plant** would position them to be highly competitive as the market for **electric vehicles expands**.

"As the EV market continues to grow, having a strong production capacity will be key in allowing Hyundai Mobis to see **continued growth in the market**," said H.S. Oh, vice president of the electric powertrain business for Hyundai Mobis. "We believe this new **facility in Montgomery** will be an important step in that process, and we are **excited for the project to be under way**."

[EXPLORE ARTICLE](#)



BELLA+CANVAS plans high-tech Alabama facility with 557 jobs

JERRY UNDERWOOD, MARCH 10, 2022 (MADE IN ALABAMA)

Governor Kay Ivey announced today that **BELLA+CANVAS**, a fast-growing apparel manufacturer with a "Made in the U.S.A" focus, plans a major investment in Alabama to open an advanced fabric-cutting facility expected to create over 550 jobs in Wetumpka.

Los Angeles-based **BELLA+CANVAS** will invest **\$11.9 million** to establish the operation in a portion of an **890,000-square-foot building vacant** since 2013, when Russell Brands departed from the Elmore County city.

"The decision by **BELLA+CANVAS** to locate its high-tech cutting facility in Wetumpka is welcome news for Elmore County and for Alabama," Governor Ivey said. "Not only will the company's growth project spark the creation of a significant number of jobs, but it also underscores how Alabama is ready and eager to play a role in America's manufacturing renaissance."

BELLA+CANVAS produces **clothing for the retail and wholesale markets**, while also offering **clothing design and manufacturing services**. The company is known for its domestic manufacturing mission, the **development of innovative new fabrics**, and its **sustainability practices**.

BELLA+CANVAS **employs over 1,000 people** at a Los Angeles cutting facility it calls North America's most advanced, thanks to proprietary software and specialized cutting tables. The **Wetumpka facility** is expected to be modeled after this operation.

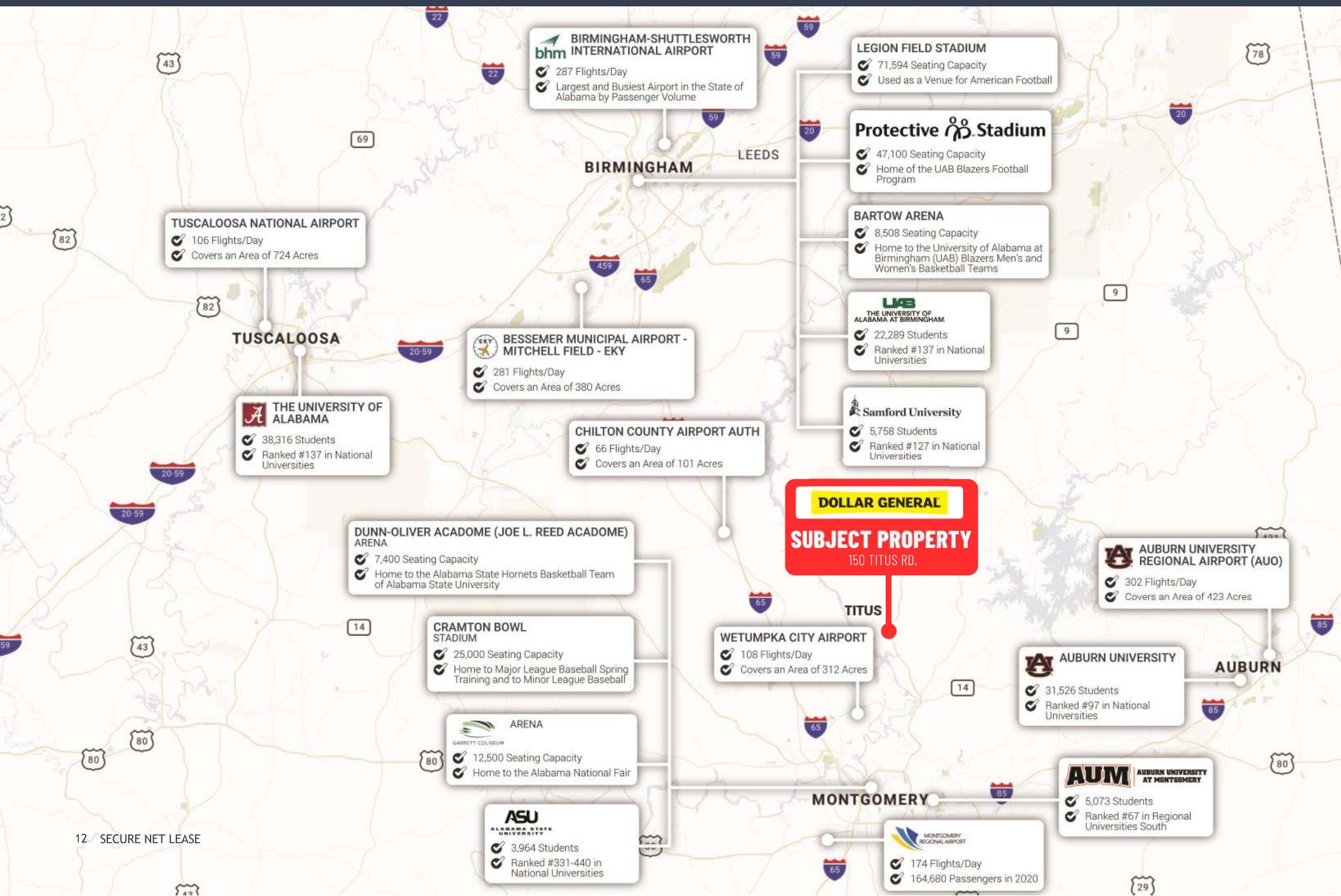
"We are thrilled to be part of the community and look forward to **creating jobs and opportunities** for many in Alabama," said Chris Blakeslee, president of **BELLA+CANVAS**.

[EXPLORE ARTICLE](#)



METRO AREA

DOLLAR GENERAL TITUS, AL



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