



Representative Image

**Dollar General | Florence MSA**  
195 Putnam Pkwy, Rogersville, AL 35652





# Property Overview

## Dollar General | Florence MSA

195 Putnam Pkwy, Rogersville, AL 35652

### Property Overview

<b>Tenant:</b>	Dollar General
<b>Price:</b>	\$2,431,092
<b>Cap Rate:</b>	6.35%
<b>NOI:</b>	\$154,374
<b>Building Size:</b>	12,687 SF
<b>Year Built:</b>	2024
<b>Lease Type:</b>	NNN
<b>Lease Expiration:</b>	4/30/2039
<b>Rental Escalations:</b>	5% every 5 years
<b>Renewal Options:</b>	Five 5-year

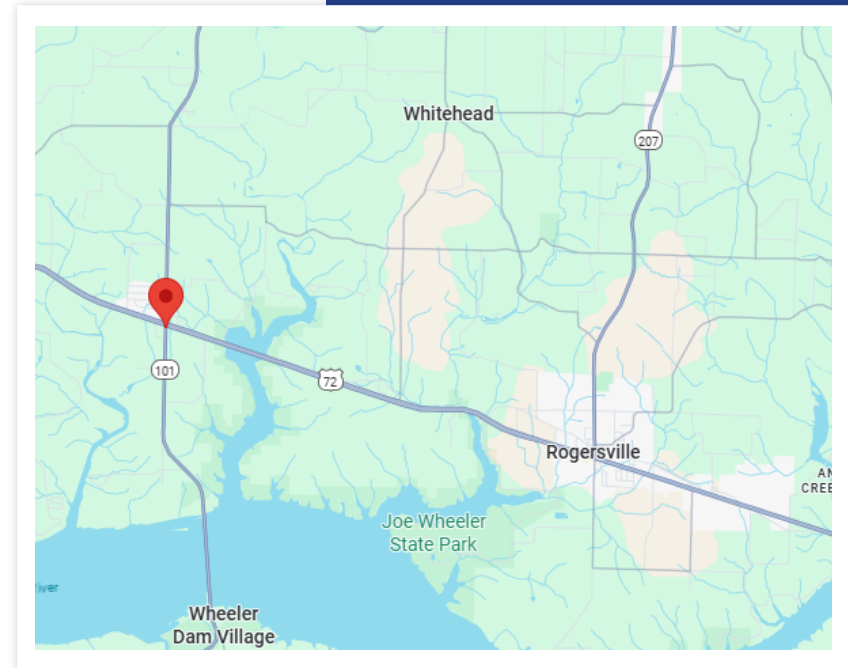
**DOLLAR GENERAL®**



# Property Overview

## Property Highlights

- Positioned within the Florence MSA & 55 miles west of Huntsville
- Investment grade tenant – S&P: BBB
- Absolute NNN lease – No landlord responsibilities
- 2024 construction
- Long-term lease - 13+ years remain
- 5% rental escalations every five years
- Located along US 72 (13,000 VPD)
- Average household income exceeds \$106,000 within five miles
- Over 29,000 people live within a ten-mile radius
- Limited competition in the area



## Demographics

	3-Mile	5-Mile	10-Mile
<b>Population:</b>	3,596	8,030	29,522
<b>Total Household Units:</b>	1,563	3,429	12,526
<b>Average Household Income:</b>	\$104,949	\$106,287	\$103,040

[www.bouldergroup.com](http://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.

# 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	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



**DOLLAR GENERAL®**

# Confidentiality & Disclaimer



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

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.

### EXCLUSIVELY LISTED BY:

**RANDY BLANKSTEIN**

President

847-562-0003

randy@bouldergroup.com

**JIMMY GOODMAN**

Partner

847-562-8500

jimmy@bouldergroup.com

**BRIAN BROCKMAN**

Bang Realty - Alabama Inc

License: 119315

513-898-1551

bor@bangrealty.com