

# DOLLAR GENERAL For Sale

## CORPORATE TENANT NN INVESTMENT

9650 S Main St., Brantley, AL 36009 (MONTGOMERY MSA)



"REPRESENTATIVE PHOTO"

### OFFERING HIGHLIGHTS

- **OFFERED AT A 8.1% CAP RATE ON CURRENT INCOME!!!**
- 9,100 SF SINGLE TENANT FREESTANDING DOLLAR GENERAL.
- SITS ON 43,908 SF LOT.
- CENTRALLY LOCATED BETWEEN MONTGOMERY, AL & THE ALABAMA/FLORIDA STATE LINE.
- DOLLAR GENERAL HAS BEEN AT THIS LOCATION FOR OVER 15 YEARS!
- TENANT HAS EXECUTED 2 OPTIONS EARLY GIVING THEM A LEASE THROUGH 2028 WITH 5 ADDITIONAL (5) YEAR OPTIONS AT 10% INCREASES!!!

**Price: \$795,000**

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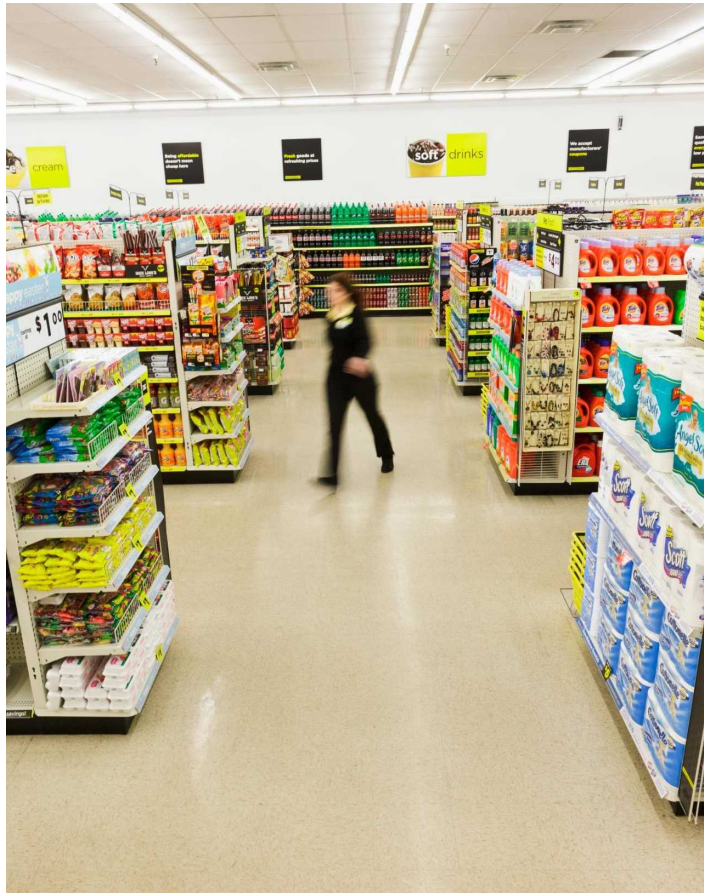
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# PROPERTY DESCRIPTION

CORPORATE TENANT NNN INVESTMENT  
9650 South Main Street | Brantley, AL 36009



## Property Overview

Introducing an incredible investment opportunity in Brantley, Alabama! This Dollar General property is not only a thriving retail store but also an attractive investment with a remarkable 8.1% cap rate on current income. It spans an impressive 9,100 square feet situated on a generous 43,908 square foot lot.

Dollar General is a leading discount retailer with a strong presence throughout the United States. With over 17,000 stores in 46 states, they have established themselves as a go-to destination for everyday essentials at affordable prices. Their business model focuses on serving rural and suburban communities, offering a convenient shopping experience for customers in areas where access to larger retail chains may be limited.

It is strategically positioned between Montgomery, Alabama, and the Alabama/Florida state line, this Dollar General benefits from a central location that attracts a steady stream of customers from both local residents and travelers passing through the area. Its convenient accessibility ensures a consistent flow of foot traffic, enhancing the store's profitability.

This Dollar General has proudly served the community for over 15 years, this Dollar General location has become a staple in Brantley. Its long-standing presence speaks volumes about the store's success and strong customer base. The store has established itself as a reliable provider of everyday essentials and has built a reputation for excellent service.

The tenant's commitment to the location is evident, as they have exercised two options early, extending their lease through 2028. Moreover, the lease includes an attractive provision of five additional five-year options with a 10% increase in rent, offering long-term stability and potential for increased returns on investment.

Investing in this Dollar General property means not only acquiring a well-established retail store but also benefiting from a secure lease agreement with a reputable tenant. The steady income generated by the property, coupled with the potential for future rental growth, makes this an enticing investment opportunity for seasoned investors and newcomers alike.

Don't miss your chance to capitalize on this outstanding investment offering in Brantley, Alabama. With its desirable cap rate, exceptional tenant history, and strategic location, this Dollar General property is a lucrative venture that promises both immediate and long-term financial rewards. Act now to secure your place in this thriving retail market!

## OFFERING SUMMARY

Price:	\$795,000
Year Built:	2008
Building SF:	9,082
Lot Size:	43,908 SF
Parking:	On-Site
Zoning:	Commercial
APN:	24 20 05 16 3 000 011.006

# RENT ROLL

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## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Rent	Rent/SF	Options	Increases	Lease Type
9650	Dollar General	9,088	4/1/08	7/31/28	5,355.00	0.59	5,890.50	0.65	(5) - 5 year	10%	NN
Total					5,355.00		5,890.50				

Option Number	Term Date	Monthly Rent
1	8/1/2028-7/31/2033	\$5,890.50
2	8/1/2033-7/31/2038	\$6,479.55
3	8/1/2038-7/31/2043	\$7,127.51
4	8/1/2043-7/31/2048	\$7,840.26
5	8/1/2048-7/31/2053	\$8,624.28

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

**\*\*DRIVE BY ONLY\*\***



# LOCATION MAPS

CORPORATE TENANT NNN INVESTMENT  
9650 South Main Street | Brantley, AL 36609



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