



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

## REPRESENTATIVE PHOTO



## DG MARKET | WETUMPKA, AL

**FOR SALE // \$2,192,662 // 6.65% CAP RATE //**

RETAIL PROPERTY

**PRESENTED BY //**

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# DISCLAIMER



## CONFIDENTIALITY & DISCLAIMER

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 Subject Property located at 3751 Firetower Road, Wetumpka, AL. The Associate Broker has an ownership interest in the Subject Property located at 3751 Firetower Road, Wetumpka, AL, and other business with the Manager of the ownership entity.**

# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$2,192,662
NET OPERATING INCOME:	\$145,812
YR1 CAP RATE:	6.65%
BLENDED CAP RATE:	6.99%
YEAR BUILT:	2025
BUILDING SIZE:	10,640 SF
LOT SIZE:	2.34 Acres
PROPERTY ADDRESS	3751 Firetower Rd
CITY, STATE, ZIP:	Wetumpka, AL 36093
3 MILE POPULATION:	4,714

## PROPERTY HIGHLIGHTS

- **NNN** Single Tenant Investment Opportunity
- Lease Commencement Date of **8/01/2025**
- **15-Year Lease** with Five (5), Five (5) Year Options
- **5% Increases Every Five (5) Years** of the Initial Term and **Per Each Five (5) Year Option**
- **Corporate Guarantee** by Dollar General Corporation - Investment grade tenant with a Standard & Poor's "**BBB**" credit rating
- Located in Wetumpka, AL, approximately 16 miles northeast from Montgomery, AL
- Wetumpka has experienced steady population growth in recent years, with **growth exceeding 10% between 2021 and 2022** (source: datausa.io)

## LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a DG Market
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$145,812.00
RENT PSF:	\$13.70
BLDG. DELIVERY DATE:	Est. July 2025
RENT COMM. DATE:	August 1, 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	DG Market   Wetumpka, AL
STREET ADDRESS	3751 Firetower Rd
CITY, STATE, ZIP	Wetumpka, AL 36093
COUNTY	Elmore

## BUILDING INFORMATION

NOI	\$145,812.00
CAP RATE	6.65%
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
CONSTRUCTION STATUS	Under construction
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes

# TENANT PROFILE



## DOLLAR GENERAL®



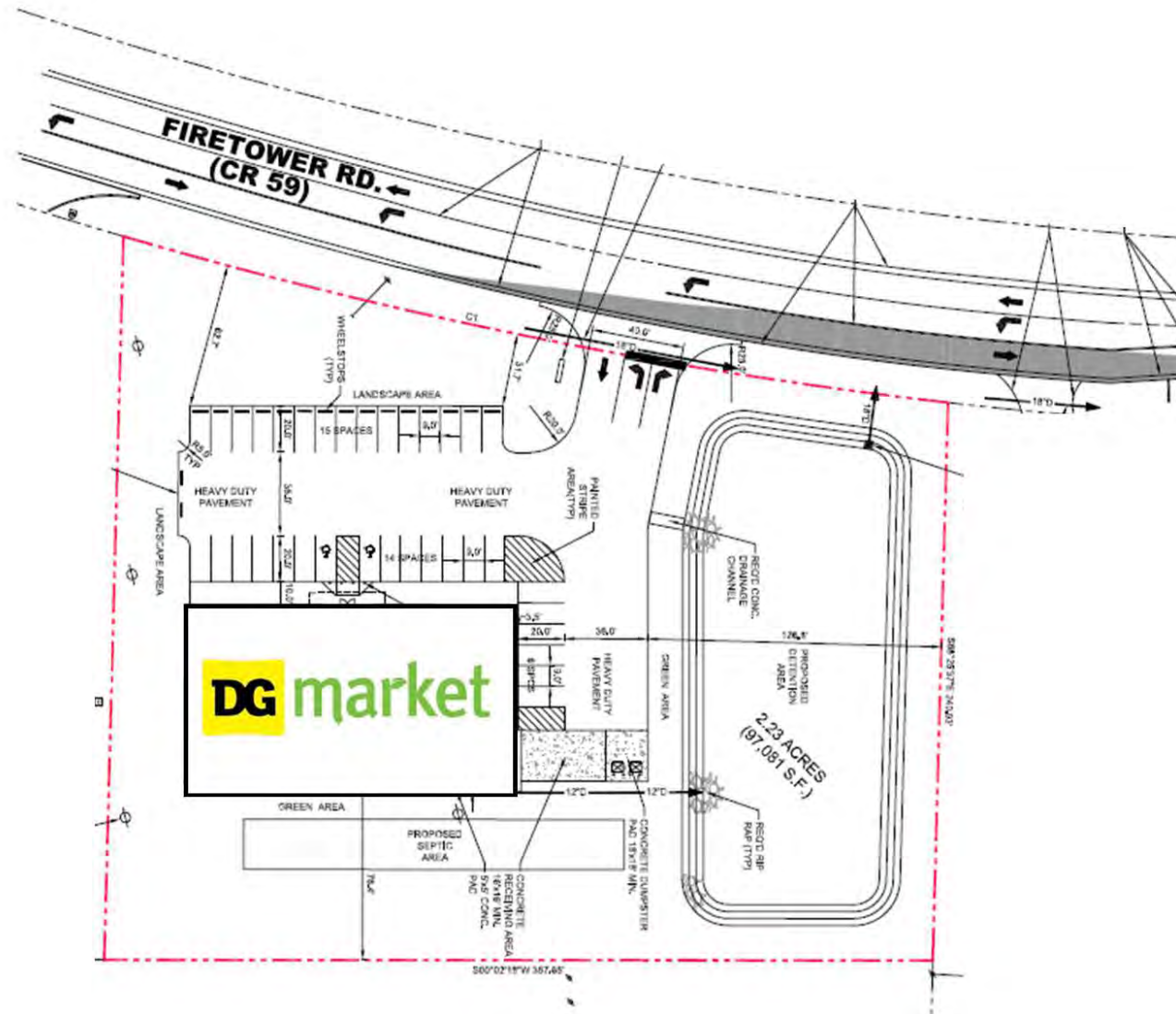
### COMPANY HIGHLIGHTS

- 2024 Fiscal **Year End Sales/Revenue increased 2.24% to \$38.7 billion**
- Ranked **#111 on Fortune 500** List
- **20,523 stores in the USA and Mexico** as of November 2024
- Company **completed ±2,435 real estate projects in 2024** (±730 new stores, ±1,620 remodels, and 85 store relocations)
- **±575 new stores planned to open in 2025**
- **±4,885 Total Expected Real Estate Projects in 2025** (±575 new stores, ±2,000 full remodels; ±2,250 remodels through Project Elevate, and relocating ±45 stores)
- In DG's 2024 Q3 Report, the Company announced **"Project Elevate"**, an incremental remodel initiative within the Company's mature store base (i.e. stores that are not yet old enough to be part of the full remodel pipeline).
- <https://investor.dollargeneral.com/>

CUSTOM TABLE HEADLINE

LEASE YEAR	ANNUAL RENT	INCREASE
1	\$145,812.00	
2	\$145,812.00	
3	\$145,812.00	
4	\$145,812.00	
5	\$145,812.00	
6	\$153,108.00	5%
7	\$153,108.00	
8	\$153,108.00	
9	\$153,108.00	
10	\$153,108.00	
11	\$160,764.00	5%
12	\$160,764.00	
13	\$160,764.00	
14	\$160,764.00	
15	\$160,764.00	
OPTION 1	\$168,804.00	5%
OPTION 2	\$177,240.00	5%
OPTION 3	\$186,096.00	5%
OPTION 4	\$195,408.00	5%
OPTION 5	\$205,176.00	5%

# SITE PLANS





# LOCATION MAP



FOR SALE // RETAIL PROPERTY

PAGE 7

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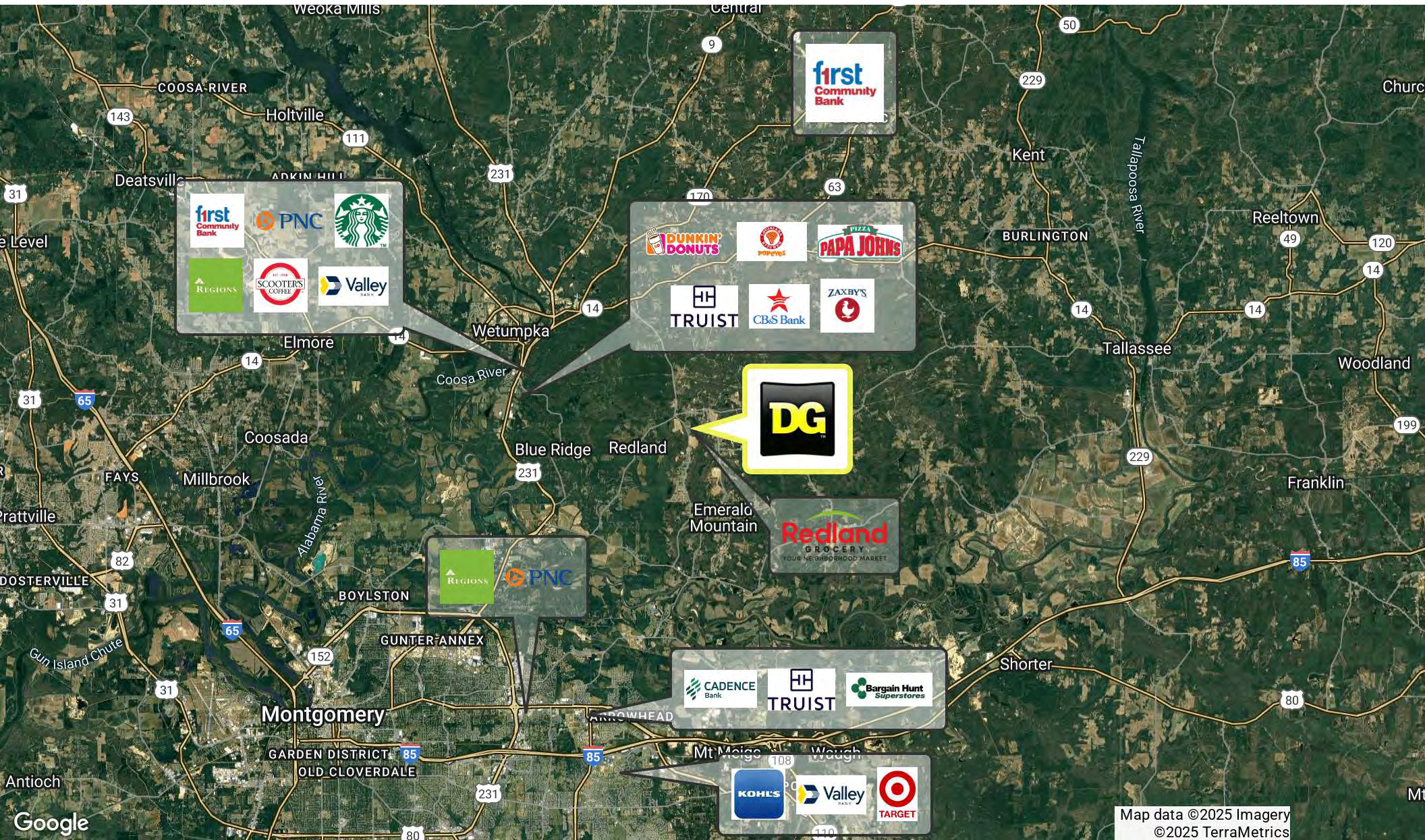


# REGIONAL MAP





# REGIONAL MAP









# MONTGOMERY MSA ECONOMY



## MONTGOMERY ECONOMY

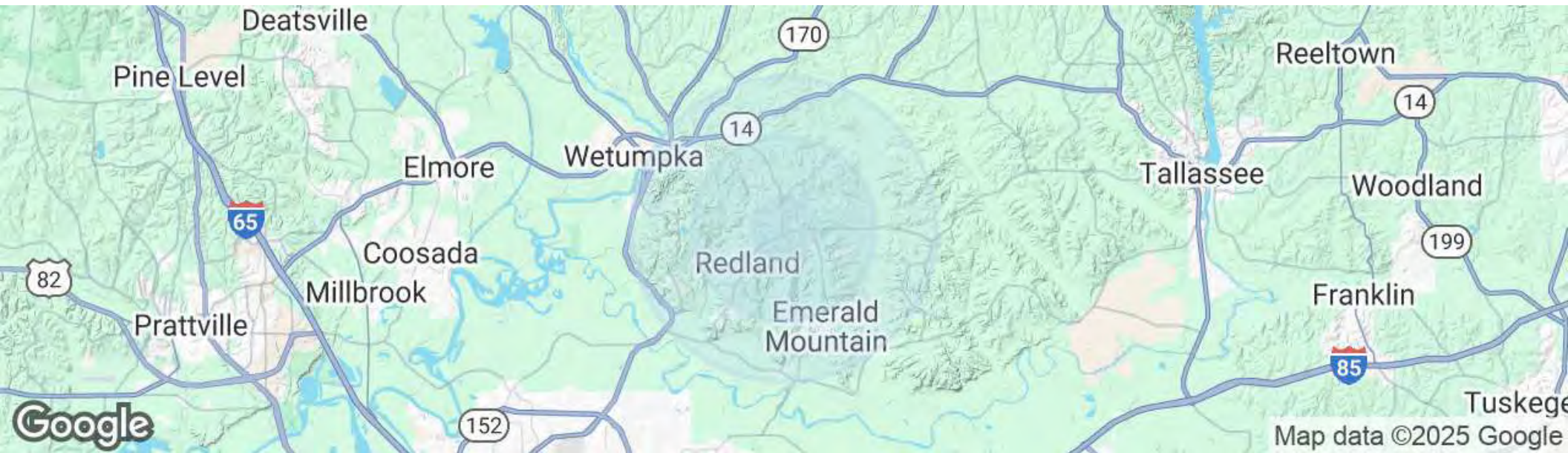
- Alabama's capital city with an MSA **population of over 385,460 in 2022.**
- Technology company Meta Platforms recently announced an **\$800 million data center expansion project in Montgomery that will support over 100 new operational jobs** and build on continued investment in Alabama.
- **Tourism is one of the Montgomery economy's largest drivers** contributing an over \$1.3B impact to the economy through 80 conventions and 36,000 room nights booked in 2024.
- The **Montgomery Express inland port facility** was announced in 2022 as a newly constructed extension of the port authority's container intermodal terminal at the Port of Mobile. The Montgomery Express facility will support the Montgomery region in retail, distribution, agribusiness, and manufacturing.
- Sources: [governor.alabama.gov](http://governor.alabama.gov), [montgomerychamber.com](http://montgomerychamber.com), [wsfa.com](http://wsfa.com)

## AIR FORCE BASE, HEALTHCARE AND EDUCATION

- Montgomery is home to several higher education institutions including Auburn University at Montgomery and Alabama State University.
- **Baptist Hospital and Jackson Hospital & Clinic are two of the city's top employers providing a combined 5,600 jobs** to healthcare workers dedicated to providing top notch medical care to local residents.
- The University of Alabama Birmingham operates one of its medical school campuses out of Montgomery's Baptist Health South Campus.
- The Maxwell Gunter Air Force Base is the city's largest employer providing approximately 12,280 jobs. The Maxwell Gunter Air Force Base is deeply engrained in the Montgomery culture through various groups, clubs, and initiatives designed to accommodate the needs of the military men and women living in the Montgomery MSA.
- Sources: [montgomerychamber.com](http://montgomerychamber.com), [uabmedicine.org](http://uabmedicine.org)



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	512	4,714	14,937
AVERAGE AGE	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	191	1,774	5,561
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$104,828	\$111,950	\$108,473

*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.

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