

DOLLAR GENERAL

44399 AL Hwy 21 - Munford, AL 36268

AMC REAL ESTATE
INVESTMENT SERVICES

kw
KELLERWILLIAMS.



ACTUAL PROPERTY PHOTO

**DOLLAR
GENERAL®**

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TABLE OF CONTENTS

1. Cover Page
2. Disclosures & CA
3. Investment Summary
4. Lease Abstract
5. Lease Abstract
6. Parcel Overview
7. Tenant Overview
8. Location Overview
9. Contact Us

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 **Tenant:**
Dollar General

 **Sale Price:**
\$487,500

 **Cap Rate:**
8.0%

 **Year Built:**
2002

 **Building Size:**
8,000 SF

 **Lot Size:**
1.19 Acres

PROPERTY HIGHLIGHTS

- **Strong National Tenant: Fortune 500 Company and Leading Discount Retailer.**
- **Long-Term Occupancy: Occupied Since 2002 Showing Commitment to the Site**
- **8,000 SF Building on a 1.19-Acre Lot with Ample Space for Operations and Parking.**
- **Backed by a Corporate Guaranteed Lease.**
- **1 (5) Year Options with Rental Increases.**
- **In Close Proximity to Munford High School and Other National Retailers**
- **Replaceable Rent – Less Than \$5/Sf.**
- **NN Lease – Minimal Landlord Responsibilities.**
- **Top 90th Percentile of Dollar Generals Nationwide According to Placer.AI**
- **Located in Talladega MSA.**
- **15 Minutes From Talladega Superspeedway.**

Address:

44399 AL Hwy 21,
Munford, AL 36268

Current NOI:

\$39,000

Term Remaining:

1 Year

Lease Type:

NN+ Lease

VPD Access:

8,867 VPD

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Tenant:	Dollar General
Lease Type:	NN+
Original Term	10 Years
Lease Start Date:	03/1/2002
Lease End Date:	7/31/2025
Term Remaining:	1 Year

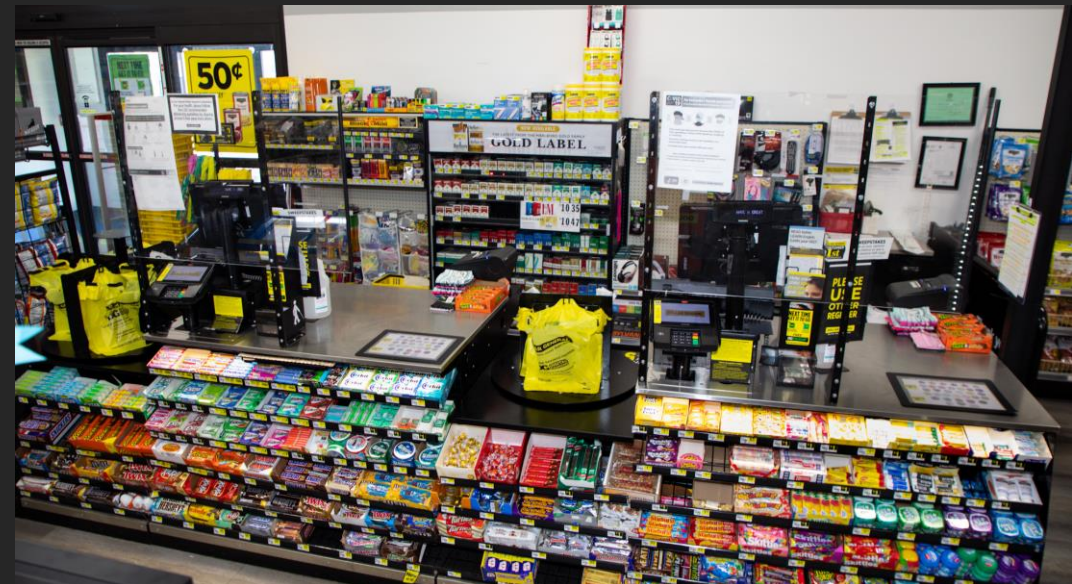
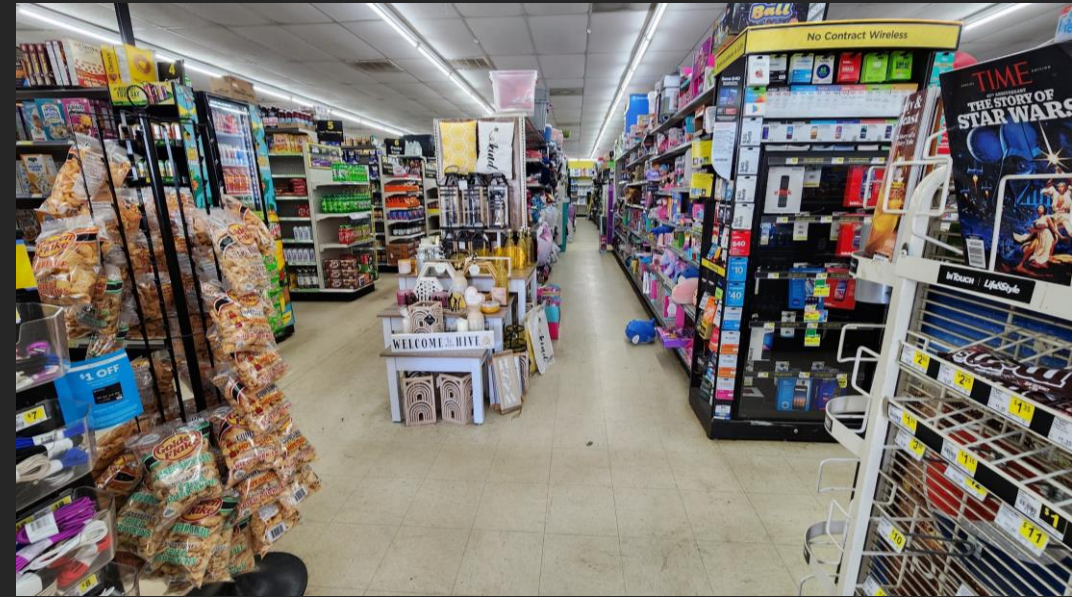
RENT SCHEDULE

Period		Monthly Rent	Annual Rent
03/01/2002 - 02/28/2012		\$2,450.00	\$29,400.00
03/01/2012 - 07/31/2017		\$2,700.00	\$32,400.00
08/01/2017 - 07/31/2020		\$2,950.00	\$35,400.00
08/01/2020 - 07/31/2025 (Current)		\$3,250.00	\$39,000.00
Option	Periods	Monthly Rent	Annual Rent
1 ST	08/01/2025 - 07/31/2030	\$3,575.00	\$42,900.00

LEASE SUMMARY

LANDLORD / TENANT OBLIGATIONS

Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Roof Repairs:	Landlord Responsibility
Roof Replacement:	Landlord Responsibility
Structure:	Landlord Responsibility
Parking Lot Repairs:	Landlord Responsibility
Parking Lot Replacement:	Landlord Responsibility
HVAC Repairs:	Tenant Handles Minor Repairs
CAM:	Tenant Pays \$1,210/year Allowance





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Radius from Site	3 Mile	5 Mile	10 Mile
Population	3,467	26,400	42,495
Average HH Income	\$57,516	\$62,819	\$62,866



Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Overview

Company: Dollar General
Founded: 1939
Total Revenue: (10/27/23) \$38.607 Billion
Net Worth: (10/27/23) \$26.3 Billion
Headquarters: Goodlettsville, TN
Website: www.dollargeneral.com

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ECONOMY

Community-Focused Economy: Munford, AL, enjoys a stable and community-focused economy with strong roots in agriculture, education, and local businesses. Its strategic location near Interstate 20 offers convenient access to larger markets like Birmingham and Atlanta, supporting economic activities and connectivity.

Agricultural Strength: Agriculture is the backbone of Munford's economy, with the area known for its robust livestock farming, particularly cattle and poultry, alongside key crops such as cotton, corn, and soybeans. This agricultural heritage plays a vital role in sustaining local families and businesses.

Employment Opportunities: Munford provides meaningful employment opportunities primarily in agriculture, education, and small businesses. Nearby areas, like Anniston, offer additional employment options, particularly in manufacturing and the automotive industry, contributing to the livelihood of Munford residents.

Educational Excellence: Munford's educational institutions, including Munford High School, are central to the town's identity. Known for their strong academic and extracurricular programs, these schools foster community engagement and help prepare students for future success, making education a pillar of the local economy.

Natural Beauty and Local Heritage: Near Talladega National Forest and Cheaha State Park, Munford offers outdoor recreation and local events that enrich community life and support businesses.

GROWTH

Stable Population and Community Appeal: Munford maintains a stable and close-knit population, where a high quality of life and a welcoming atmosphere make it an attractive place for families and retirees seeking a peaceful, community-oriented environment.

Supportive Business Environment: Munford's local business community is characterized by small, family-owned enterprises that form the backbone of the town's economy. These businesses play a critical role in providing goods, services, and employment to the community, ensuring steady economic vitality.

Thoughtful Real Estate Development: Munford is experiencing thoughtful and steady growth in real estate, particularly in residential projects that align with the town's rural charm and community values. These developments are designed to meet the needs of the town's population without compromising its small-town character.

Ongoing Infrastructure Enhancements: Munford is committed to maintaining and improving its infrastructure to support the needs of its residents. Ongoing upgrades to roads, utilities, and public facilities are essential in ensuring a high quality of life and supporting the town's long-term sustainability.



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