

**DOLLAR
GENERAL®**



**20 FREEDOM LANE
HAYNEVILLE, AL**

Absolute NNN Asset / Near 8% Asking Cap



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Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

DOLLAR GENERAL



**DOLLAR
GENERAL®**

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Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

Can Be Purchased w/ DG in Marion, NC - See Page 13

Executive Summary

Dollar General

20 Freedom Lane | Hayneville | AL

Offering Price

\$1,207,200

Cap Rate **7.90%**

Net Operating Income **\$95,367**

Gross Leaseable Area **9,230 SF**

Lot Size **1.28 Acres**

Year Built/Remodeled **2020**

Guarantor **Corporate**



Lease Summary

Lease Type	Absolute NNN	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	10+ Years
Lease Commencement	2020	Renewal Options	5, 5-Year
Lease Expiration	11/30/2035	Rent Increases	10% in Each Option

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Current	\$95,367	-	7.90%
Option 1	\$104,903	10%	8.69%
Option 2	\$115,394	10%	9.56%
Option 3	\$126,933	10%	10.51%
Option 4	\$139,626	10%	11.57%
Option 5	\$153,589	10%	12.72%

Investment Highlights



Representative Photo



NNN Dollar General w/ Well Above Average Vehicle Traffic
NNN Dollar General w/ No Management Located on US Hwy 80 W with Well Above Average Dollar General Traffic (10,000 Vehicles Per Day (VPD)) and Rare Positioning at a Signalized Intersection in Hayneville, AL



+/- 10 Year Lease Term w/ Rent Increases in Options
Asset Constructed in 2020 Featuring 10+ Years of Base Lease Term Remaining and Multiple 5-Year Options Providing Long Term Security to Passive Investors and 1031 Exchange Buyers



Corporate Guarantee Providing Maximum Security
Lease Corporately Guaranteed by Dollar General, an American Chain of Variety Stores with Over 20,000 Locations Nationwide and an S&P Credit Rating of BBB



Strong Store Performance Per Placer.ai
This Dollar General Ranks in the Top 40 Percent of All Dollar Generals Nationally According to Placer.ai Analytics Indicating Strong Tenant Performance and Elevated Asset Security



Limited Proximate Dollar Store Competition
The Nearest Dollar General and Family Dollar Competitive Stores are Located Over 13 Miles Away from the Subject Property Providing a Material Competitive Advantage to this Asset



Low NNN Dollar General Rent
At Just Over \$95,000 Annually, Rent at This Dollar General is Low Suggesting Higher Profitability at this Store Providing Another Signal of This Store's Long-Term Viability

Parcel Map

US Hwy 80 W / Freedom Lane 10,000 VPD

+/- 10,000 Cars Passing
Daily - Well Above Average
Traffic for Dollar General!

**DOLLAR
GENERAL®**

● Signalized Intersection
● Providing Maximum
● Asset Visibility

Competition Map

No DG Competition in a 13 Mile Radius!

DG

DG

DG

DG

DG

16 Miles

29 Miles

43 Miles

33 Miles

20 Miles

13 Miles

**DOLLAR
GENERAL**

Subject Property



Placer.ai

Per Placer.ai Analytics,
This Dollar General Ranks
the Top 40% of DGs Nationally!

Regional Map



*Montgomery, AL
MSA Population +/-*

+/- 25 Minutes Drive to Montgomery

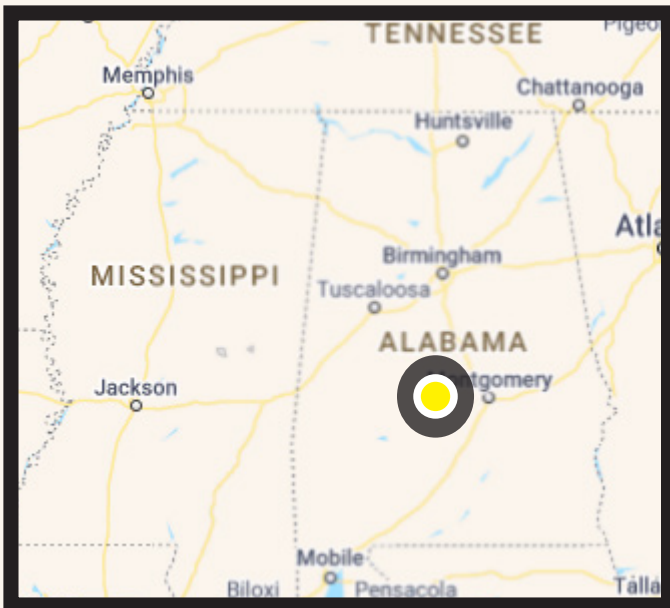
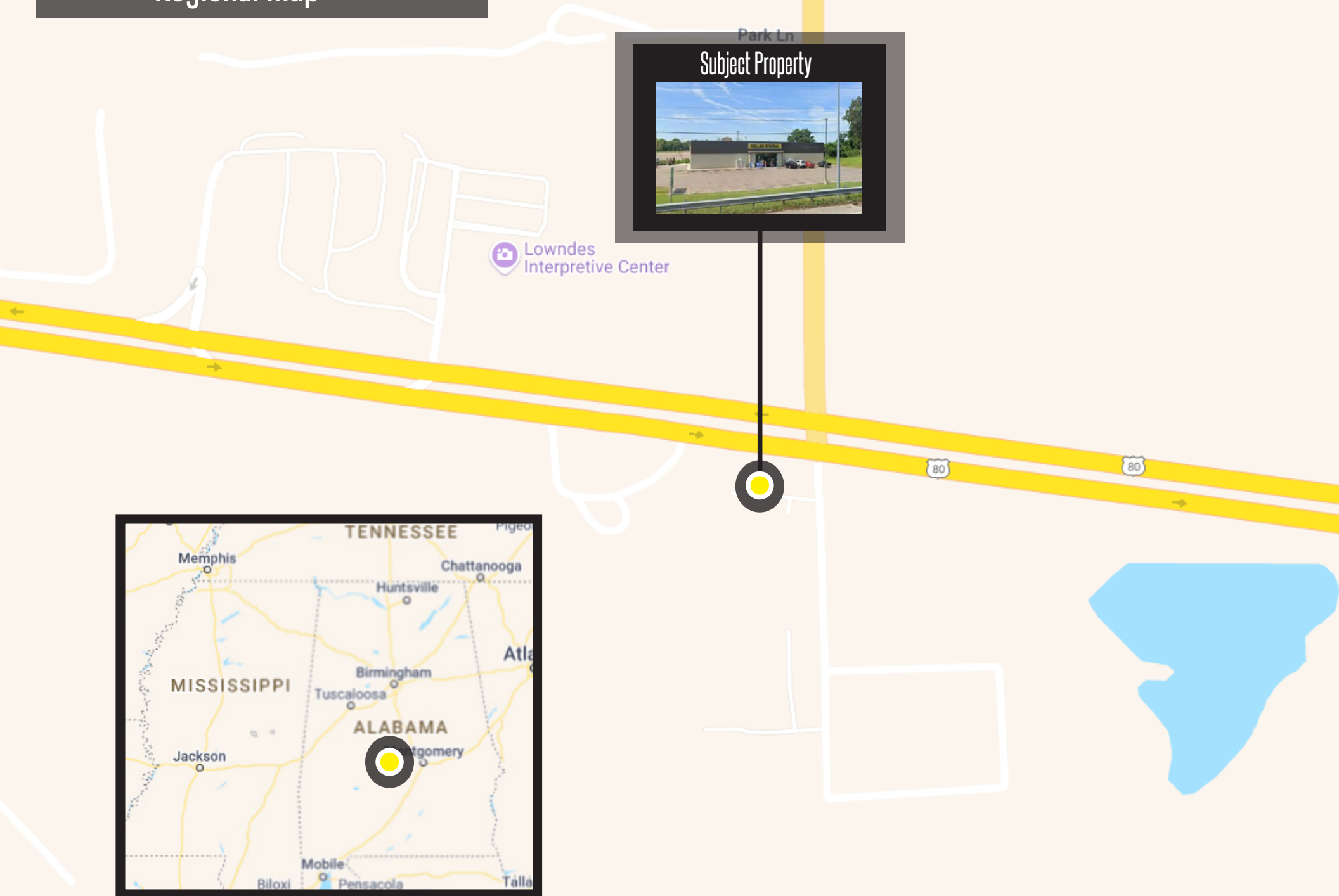
**DOLLAR
GENERAL**

Subject Property



Montgomery, Alabama is the Third Largest City in the State of Alabama and Also Boasts Status as the Capital City of the State!

Regional Map



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2028 Projection	179	1,070	1,719
2023 Estimate	176	1,054	1,686
Projected Growth 2023-2028	1.39%	1.45%	1.95%
INCOME			
Average	\$43,074	\$42,896	\$50,800
Median	\$31,648	\$31,486	\$32,360
Per Capita	\$12,371	\$15,176	\$18,834
HOUSEHOLD			
2028 Projection	179	1,070	1,719
2023 Estimate	176	1,054	1,686
Projected Growth 2023-2028	1.39%	1.45%	1.95%

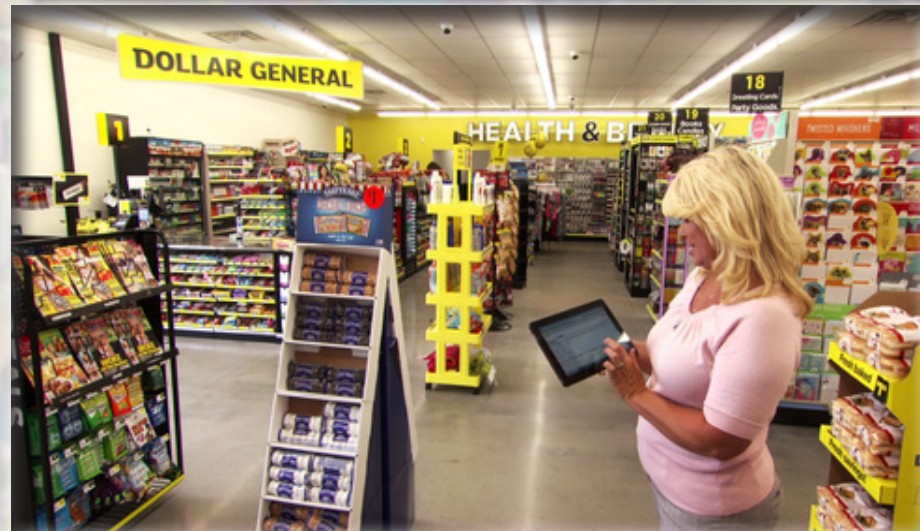


Tenant Overview

**DOLLAR
GENERAL®**

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories.

As of January 2025, Dollar General Corporation operated 20,000+ stores in 45 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.



Industry | Dollar Store
Locations | 20,000+

Headquarters | Goodlettsville, TN
Credit Rating | BBB (S&P)

Employees | 143,000
Website | www.dollargeneral.com

Location Overview



Montgomery Metropolitan Area | Alabama

Incorporated December 3, 1819, Montgomery has a long and intriguing history. Once home to the First White House of the Confederacy, Montgomery grew to become the center of the Civil Rights Movement, notably the Montgomery Bus Boycotts. Whether enticed by the amazing sunny weather or the heaps of potential, the City attracted entertainers such as Hank Williams, innovators like the Wright Brothers, and even the writer F. Scott Fitzgerald. Today, Montgomery is known for our historic downtown and focus on the future.

You will never run out of things to do in our thriving city! We have attractions for visitors as well as residents. We are home to ballets, sports complexes, museums, civil rights memorials, city parks, and a vibrant riverfront housing Riverboat Harriott II. The highly anticipated Montgomery Whitewater outdoor adventure park opened in 2023 and was named one of Time Magazine's World's Greatest Places 2024 and named Project of the Year by Business Alabama magazine. Anchored by a world-class Olympic-standard recirculating whitewater course, one of only three of its kind in the country, the 120-acre center brings whitewater and other outdoor activities to people of all ages and skill levels.

Montgomery is also home to the state's second-most popular paid attraction. The Legacy Museum, which opened in 2018 and expanded in 2021, draws an average of 30,000 visitors each month. It is one of three Legacy Sites operated by the Montgomery-based non-profit Equal Justice Initiative along with the National Memorial for Peace and Justice, which also opened in 2018, and the Freedom Monument Sculpture Park, which opened in early 2024.



Top 5 Visited Counties
in the State of Alabama

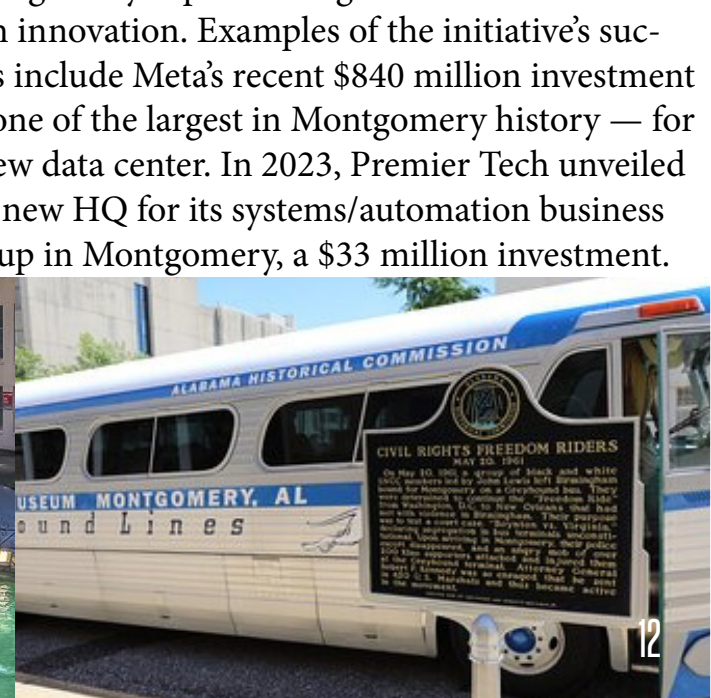
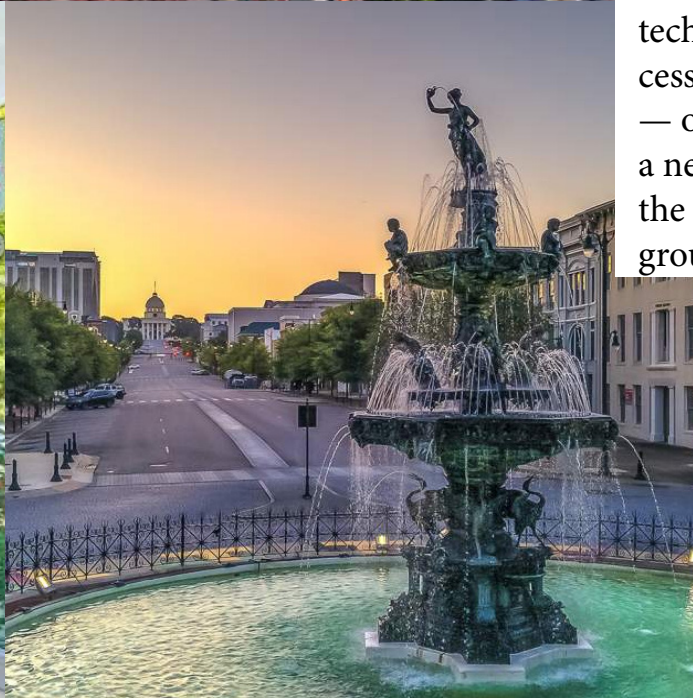


10,000+ State Jobs
in Montgomery County



385,000+ People
in the Montgomery, AL MSA

Location Overview



Montgomery, AL MSA

Hyundai Motor Manufacturing Hub

With a workforce of 4,200 employees, Hyundai Motor Manufacturing Alabama (HMMA) stands as Montgomery County's largest manufacturing employer. An independent operation of the Seoul-based Hyundai Motor Co., HMMA produces the Hyundai Tucson, Santa Fe and Santa Fe Hybrid.

Military Installations and Missions

In 2023 the Association of Defense Communities and USAA recognized the Montgomery River Region as a Great American Defense Community, placing it among a select few other communities nationwide that are celebrated for their support of military personnel and their families.

Tech Innovation

Montgomery is positioning itself to be a hub for tech innovation. Examples of the initiative's success include Meta's recent \$840 million investment — one of the largest in Montgomery history — for a new data center. In 2023, Premier Tech unveiled the new HQ for its systems/automation business group in Montgomery, a \$33 million investment.

Also Available for Purchase as Portfolio!

Executive Summary

Dollar General

1610 North Main Street | Marion | NC

Offering Price

\$1,506,500

Cap Rate 7.25%

Net Operating Income \$109,212

Gross Leaseable Area 9,100 SF

Lot Size 1.65 Acres

Year Built/Remodeled 2020

Guarantor Corporate



Lease Summary

Lease Type	Absolute NNN	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	10+ Years
Lease Commencement	6/27/2019	Renewal Options	5, 5-Year
Lease Expiration	9/30/2035	Rent Increases	10% in Each Option

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Current	\$109,212	-	7.25%
Option 1	\$120,133	10%	7.97%
Option 2	\$132,146	10%	8.77%
Option 3	\$145,361	10%	9.65%
Option 4	\$159,897	10%	10.61%
Option 5	\$175,887	10%	11.68%

Portfolio Option - DG (Marion, NC)

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices



+/- 16,000 Cars Passing
Daily - Well Above Average
Traffic for Dollar General!



Exxon

**DOLLAR
GENERAL**

Subject Property

LOWE'S



T-Mobile



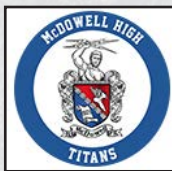
W. McDowell Middle
Total Enrollment
Exceeding 600!

Recently Constructed (2020)
Phillips Ridge Apartments

3-Story, 60 Unit Complex
Located Directly in Front of
DG Providing Built-In Customers!

Bojangles

Hardee's



McDowell High
Total Enrollment
Exceeding 1,400!

H&R BLOCK



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20 Freedom Lane | Hayneville | Alabama

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