

DOLLAR GENERAL

DOLLAR GENERAL
Goodwater, AL



REPRESENTATIVE IMAGE SHOWN



\$495,484 | 7.75% CAP RATE

NNN Dollar General

Goodwater, AL

ASKING PRICE:

\$480,000

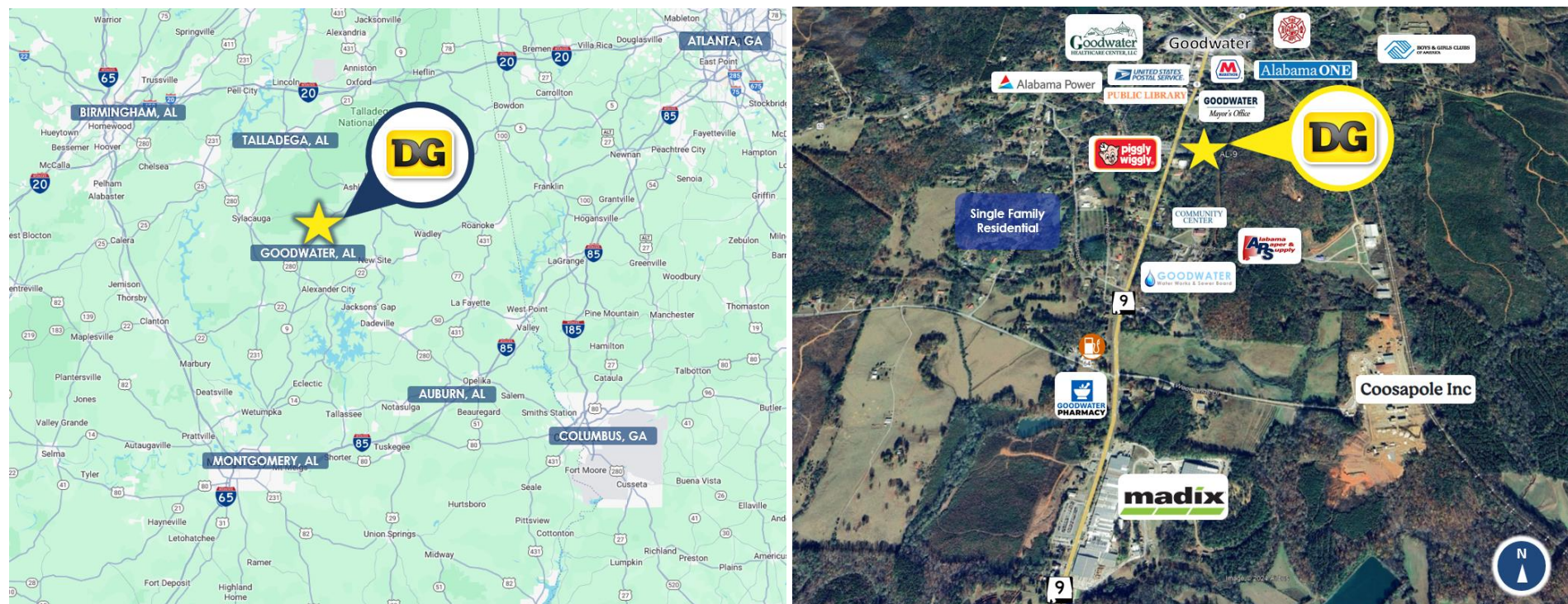
SUMMARY

YEAR BUILT:	2005
BUILDING SIZE:	9,014 SF
LEASE TYPE:	NN

HIGHLIGHTS

- Single Tenant Freestanding Dollar General
- Recent 5-year Early Extension, showing Strong Commitment to the Site and Tenant's 3rd Time Extending at this Site
- **Extremely low rent per square foot at \$4.26 psf increasing the likelihood of renewal**
- Three (3) – Five (5) Year Option Periods with Rental Increases in each option period
- **19 Years of Operating History at this location**
- Limited Competition in Immediate Surrounding Market Should Equate to Strong Store Sales Performance
- Average Household Income exceeds \$60,459 Within a 5- Mile Radius of Site
- Population Over 15,362+ Within 10 Miles
- Conveniently located 48 miles north of Montgomery, AL

PHOTOS



FOR MORE INFORMATION

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