



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

*****5% INITIAL TERM RENT INCREASES EVERY 5 YEARS*****



REPRESENTATIVE PHOTO

DOLLAR GENERAL | SYLACAUGA, AL

FOR SALE // \$2,183,815 // 6.5% 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 at 7730 AL Highway 21, Sylacauga, AL. The Associate Broker has an ownership interest in the Subject Property located at 7730 AL Highway 21, Sylacauga, AL, and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,183,815
NET OPERATING INCOME:	\$141,948
YR1 CAP RATE:	6.5%
YEAR BUILT:	2025
BUILDING SIZE:	10,542 SF
LOT SIZE:	2 Acres
PROPERTY ADDRESS	7730 Highway 21
CITY, STATE, ZIP:	Sylacauga, AL 35150
3 MILE POPULATION:	5,960

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- Estimated Delivery Date of May 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 Dolgencorp, LLC - Investment grade tenant with a Standard & Poor's "BBB" credit rating
- Located in Sylacauga, AL, approximately four miles south of downtown
- Sylacauga was named to the 2010 list of "100 Best Communities for Young People" by America's Promise Alliance
- Located in the Talladega-Sylacauga MSA, known for its significant marble industry

LEASE SUMMARY

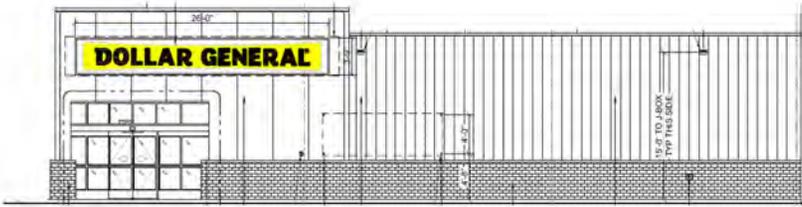
TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
ANNUAL RENT:	\$141,948.00
RENT PSF:	\$13.46
BLDG. DELIVERY DATE:	May 2025
RENT COMM. DATE:	May 19, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% Every 5 Years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Sylacauga, AL
STREET ADDRESS	7730 Highway 21
CITY, STATE, ZIP	Sylacauga, AL 35150
COUNTY	Talladega

BUILDING INFORMATION

NOI	\$141,948.00
CAP RATE	6.5%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2025
CONSTRUCTION STATUS	Under construction
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
NUMBER OF BUILDINGS	1



FOR SALE // RETAIL PROPERTY

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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

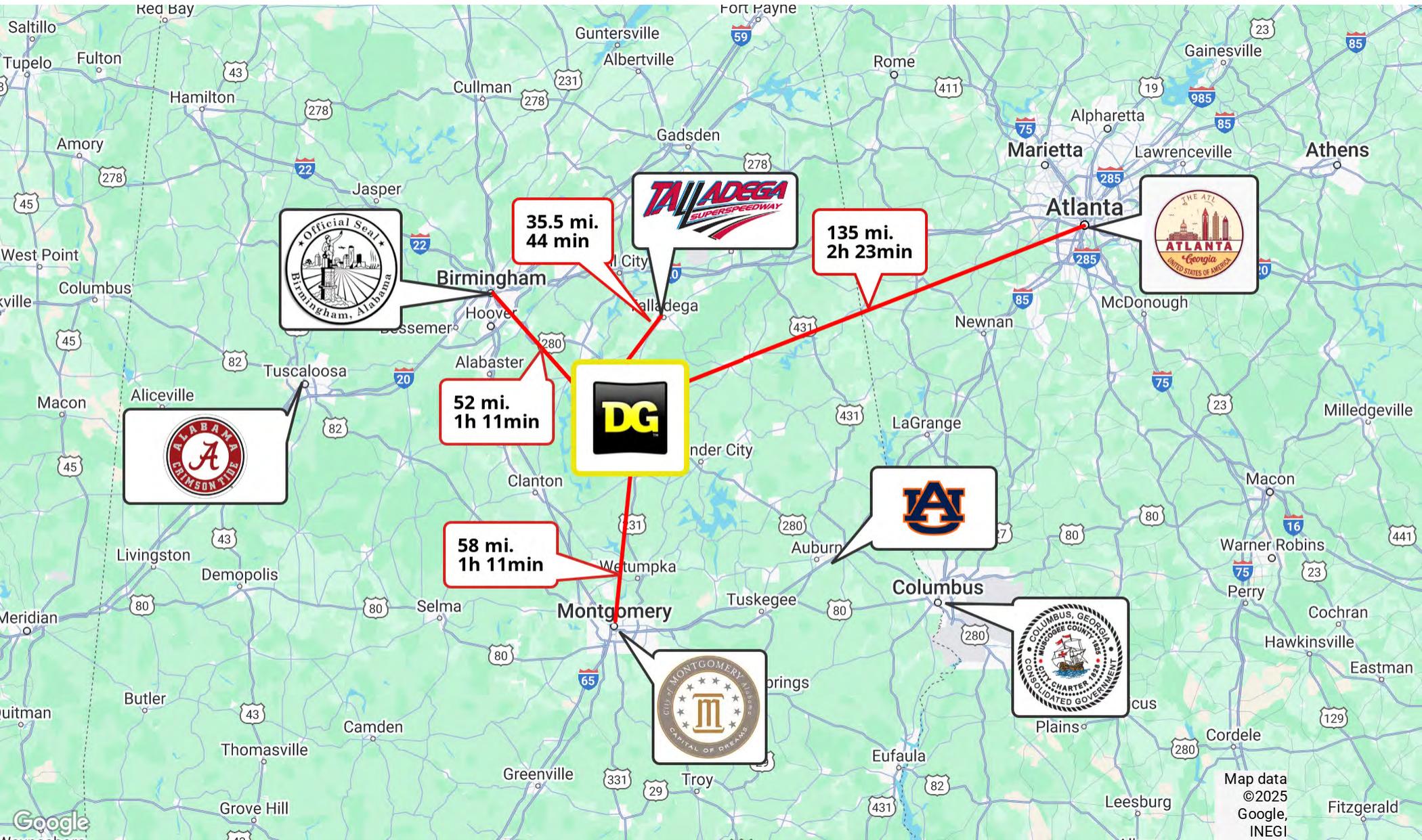
LEASE YEAR	ANNUAL RENT	INCREASE
1	\$141,948.00	
2	\$141,948.00	
3	\$141,948.00	
4	\$141,948.00	
5	\$141,948.00	
6	\$149,045.00	5%
7	\$149,045.00	
8	\$149,045.00	
9	\$149,045.00	
10	\$149,045.00	
11	\$156,498.00	5%
12	\$156,498.00	
13	\$156,498.00	
14	\$156,498.00	
15	\$156,498.00	
OPTION 1	\$164,323.00	5%
OPTION 2	\$172,539.00	5%
OPTION 3	\$181,166.00	5%
OPTION 4	\$190,224.00	5%
OPTION 5	\$199,735.00	5%

AERIAL MAP

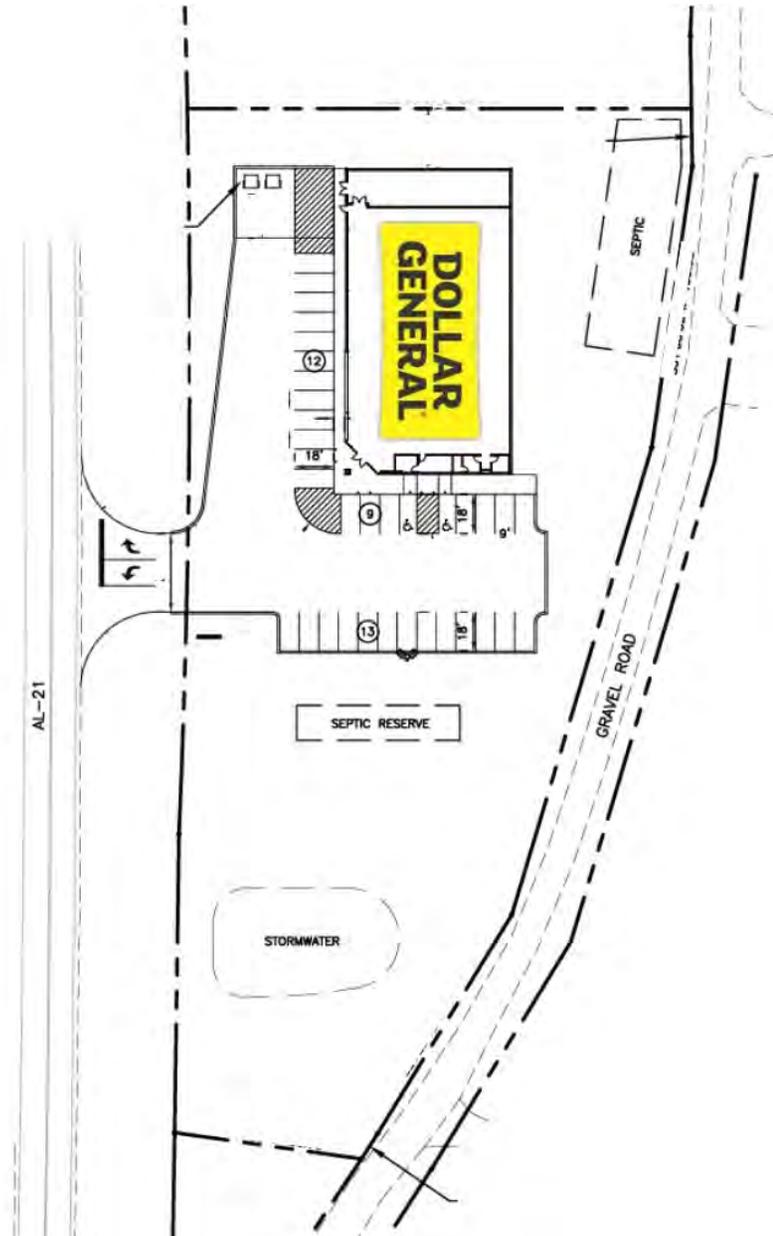


Imagery
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TerraMetrics

REGIONAL MAP



SITE PLANS



TALLADEGA-SYLACAUGA MSA ECONOMY



ECONOMY

- As of the 2010 census, the **Talladega-Sylacauga MSA was home to over 93,830 people**, with Sylacauga, Talladega, and Oxford representing communities with over 10,000 inhabitants each (source: US Census).
- Sylacauga, often referred to as the "**Marble City**," is renowned for its high-quality white marble, which has been quarried since the 19th century. This marble has been used in notable structures, including the Lincoln Memorial in Washington, D.C.
- **The region's economy is diverse**, with significant contributions from manufacturing, educational services, healthcare, and retail trade. Major employers include **Blue Bell Creameries, IMERYS, and Wal-Mart**.
- Between 2021 and 2022, **employment in the Talladega-Sylacauga MSA grew at 8.84%** (source: Data USA).
- The Alabama **marble industry generates over \$12.5 million in revenue** for the state each year. The majority of the state's marble is mined in Sylacauga (source: www.alabamalegacy.org).

TALLADEGA SUPERSPEEDWAY

- The **Talladega Superspeedway**, a famous NASCAR race track, generates over **\$400 million in economic impact** to the surrounding communities each year (source: WVTM 13 Birmingham).
- An estimated **100,000 fans** travel to the Talladega area each year for NASCAR races (source: ABC 3340).
- The generation of a large influx of visitors during race weekends, **boosts local businesses** like hotels, restaurants, gas stations, and retail stores through increased spending on accommodations, food, and merchandise (source: ABC 8 News).



TALLADEGA-SYLACAUGA MSA HEALTHCARE & EDUCATION



HEALTHCARE

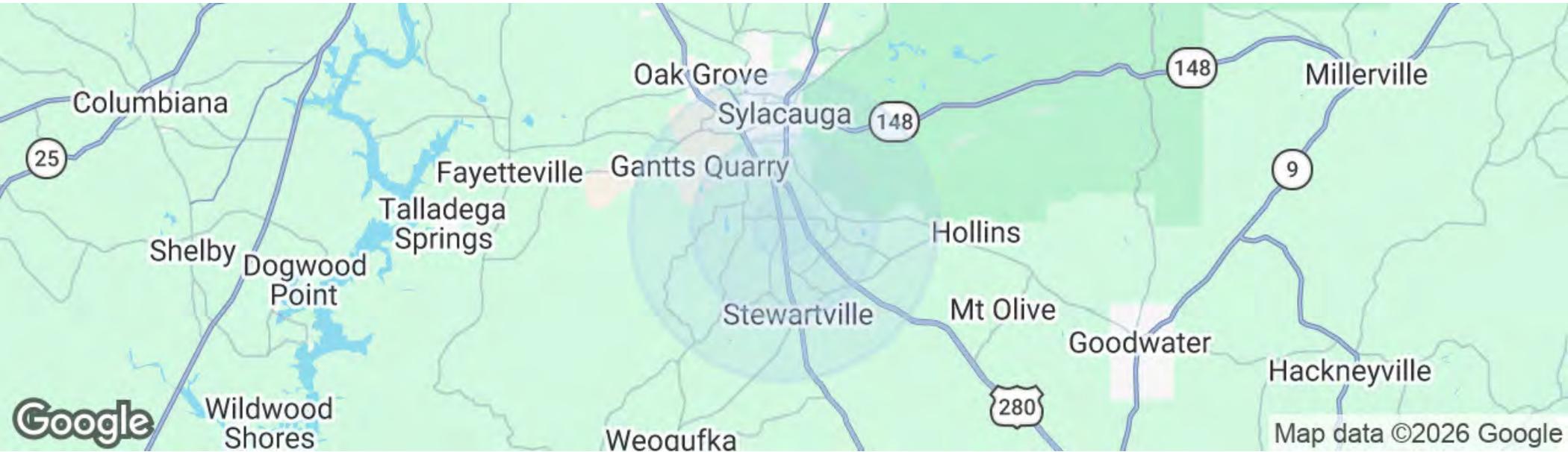
- The Talladega-Sylacauga MSA is served by several healthcare facilities, with notable hospitals including **Citizens Baptist Medical Center** in Talladega and **Coosa Valley Medical Center** in Sylacauga.
- The healthcare system in the region is focused on meeting the needs of rural populations. Many residents rely on local clinics and mobile health services to access care in a timely and convenient manner.
- The **Coosa Valley Medical Center employs over 490 employees** with nearly 40 active medical staff professionals and approximately 100 courtesy, consulting and Emergency Department staff members, and a strong Auxiliary membership (source: cvhealth.net).

EDUCATION

- **Talladega College**, a historically Black college founded in 1867. The college offers undergraduate programs in areas such as liberal arts, business administration, and the sciences, and is known for its commitment to providing accessible higher education to a diverse student body.
- **Central Alabama Community College (CACC)**, with its main campus in Alexander City and satellite campuses in Childersburg and other nearby areas, offers associate degrees, workforce development programs, and certifications.
- Many students in the MSA take advantage of transfer programs between CACC and universities across Alabama, allowing them to complete their associate degrees and then transfer to institutions like the University of Alabama or Auburn University for their bachelor's degrees.
- Talladega College and Central Alabama Community College both offer services to military veterans. **These institutions provide assistance with VA benefits**, specialized counseling, and programs designed to help veterans transition from military service to academic or civilian life.



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	740	5,960	14,902
AVERAGE AGE	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	332	2,612	6,613
# OF PERSONS PER HH	2.3	2.26	2.23
AVERAGE HH INCOME	\$88,891	\$83,191	\$70,966

Demographics data derived from STDB



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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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AL AGENCY-BROKERAGE SERVICES DISCLOSURE



**THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE**

*Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A **SUBAGENT** is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent must also be completely loyal and faithful to the client.

A **LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the clients conflict with one another.

A **TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

- To provide services honestly and in good faith;
- To exercise reasonable care and skill;
- To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
- Present all written offers promptly to the seller;
- Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

- Provide information about properties;
- Show properties;
- Assist in making a written offer;
- Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule but would be appreciated.

Name of Licensee: Brian Phillips

Consumer Name: _____

Licensee Signature: 

Signature: _____

(Acknowledgement for Receipt Purposes Only)

Date: _____

Date: _____