



DOLLAR GENERAL | 6,282 VPD

11254 HIGHWAY 269, PARRISH, AL 35580

ACTUAL STORE

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

RANDY THOMAS

PONDER PROPERTIES COMMERCIAL REAL ESTATE LLC

AL #53820

INVESTMENT SUMMARY

List Price:	\$1,200,252
Current NOI:	\$84,018.00
Initial Cap Rate:	7.0%
Land Acreage:	+/- 1.52
Year Built	2017
Building Size:	9,026 SF
Price PSF:	\$132.98
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.0%



PRICE \$1,200,252



CAP RATE 7.0%



LEASE TYPE Absolute NNN



TERM REMAINING 12.5 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. Dollar General store located in Parrish, Alabama. The property is encumbered with an Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is currently open with rent having commenced in April 2017.

This Dollar General is highly visible as it is strategically positioned on Highway 269 which sees 6,282 cars per day. The ten mile population from the site is 15,659 while the three mile average household income is \$40,799 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 7.0% cap rate based on NOI of \$84,018.00.

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease | Zero Landlord Responsibilities**
- **Concrete Parking Lot**
- 5 (5 Year) Options | 10% Rental Increase At Each Option
- Three Mile Household Income \$40,799
- Ten Mile Population 15,659
- **6,282 Cars Per Day on Highway 269**
- Investment Grade Dollar Store with "BBB" Credit Rating
- DG Reported 31 Consecutive Quarter of Same Store Sales Growth
- **Only Dollar Store Within 5 Miles**
- 2.2 Miles From Martin High School
- **Birmingham, AL Market**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$84,018	\$9.31
Gross Income	\$84,018	\$9.31
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$84,018	\$9.31

PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 1.52 Acres
Building Size:	9,026 SF
Traffic Count:	6,282
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Concrete
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$84,018
Rent PSF:	\$9.31
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	4/1/2017
Lease Expiration Date:	3/31/2032
Lease Term Remaining:	12.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$26.48 BIL



STORE COUNT:
15,000+

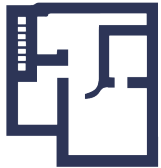


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	4/1/2017	3/31/2032	\$84,018	100.0	\$9.31
			Option 1	\$92,420		\$10.24
			Option 2	\$101,661		\$11.26
			Option 3	\$111,828		\$12.39
			Option 4	\$123,010		\$13.63
			Option 5	\$135,311		\$14.99
Totals/Averages	9,026			\$84,018		\$9.31



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$84,018



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$9.31



NUMBER OF TENANTS
1



DOLLAR GENERAL

11254 HIGHWAY 269, PARRISH, AL 35580 



4.0% INCREASE
SAME STORE SALES Q2



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019



80 YEARS
IN BUSINESS



31 QUARTERS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 15,000+ stores with more than 130,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened over 900 stores in 2018, and on track for over 975 opening in 2019. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



15,000 STORES ACROSS 44 STATES

DOLLAR GENERAL

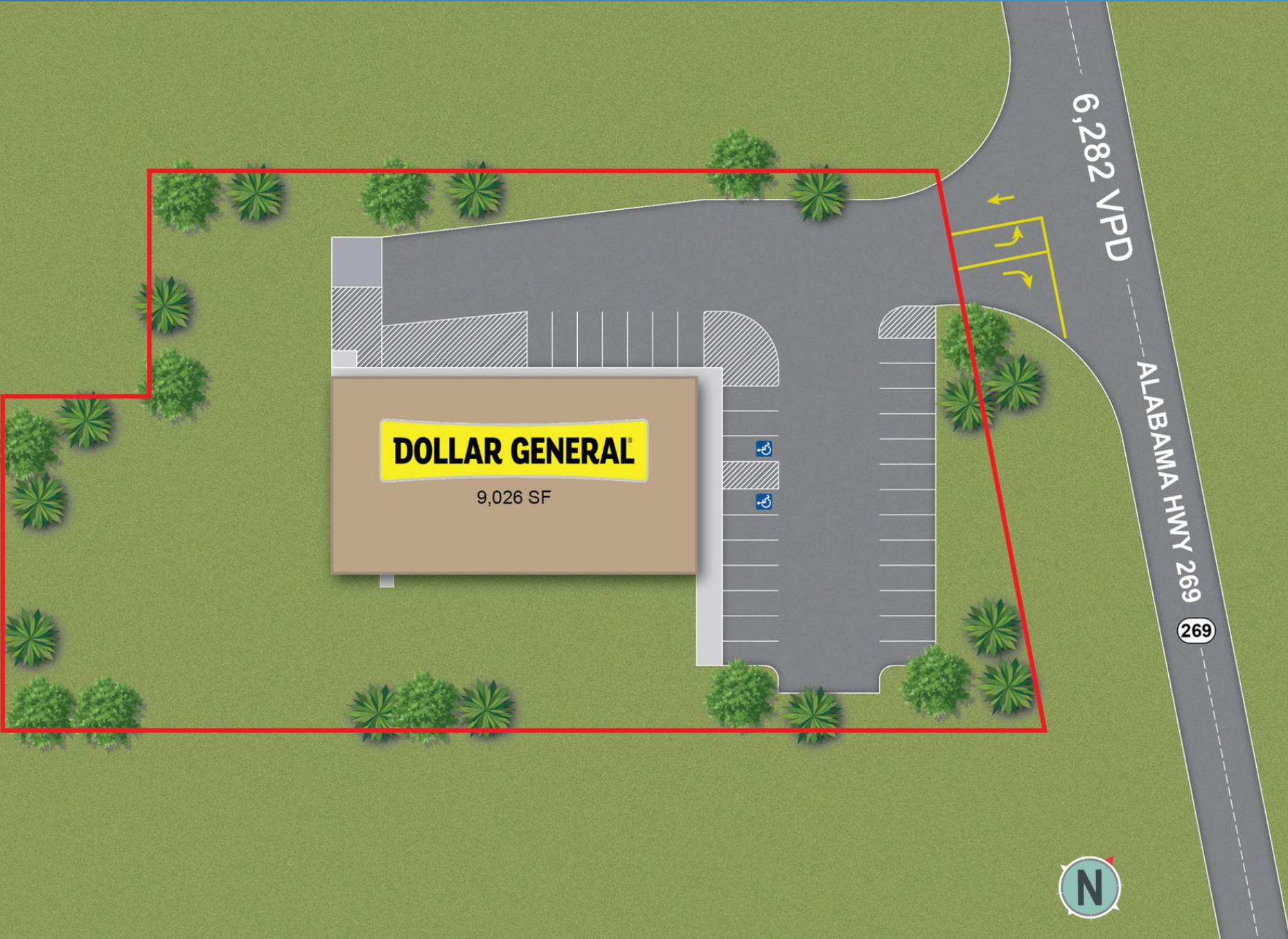
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 FORTIS NET LEASE™



DOLLAR GENERAL

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PROXIMITY TO LOCAL ATTRACTIONS



44 Miles
Birmingham
Shuttlesworth
Int'l Airport



39 Miles
Downtown
Birmingham,
AL



49 Miles
Tuscaloosa,
AL



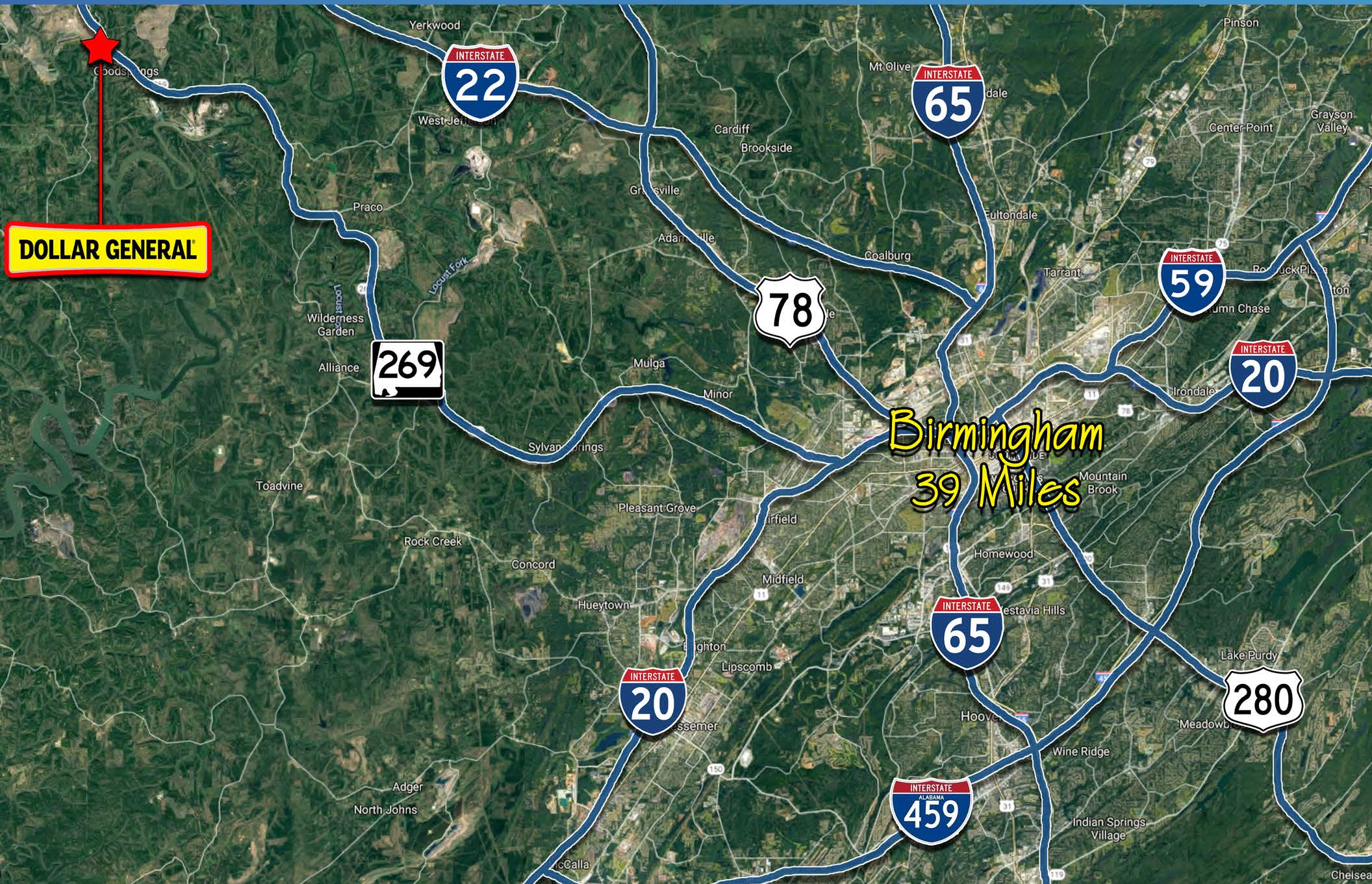
24 Miles
Bankhead
National
Forest

DOLLAR GENERAL®

Parrish, AL 

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FORTIS NET LEASE™



Walmart

TSC TRACTOR SUPPLY CO

THE HOME DEPOT

TJ-maxx

HOBBY LOBBY

belk

petco

Save a lot

TD'S FINE FURNITURE OUTLET

Walmart

O'Reilly AUTO PARTS

Walgreens

piggly wiggly

SONIC

Domino's

ACE Hardware

DOLLAR GENERAL







Parrish is a town in Walker County, Alabama. A coal mining town, Parrish was first known as Hewitt, the name assigned to the first post office established there in 1878. The community also was referred to as Jonesboro, after the first post master, at the same time. The post office closed in 1888, and the town was generally referred to as Hewitt thereafter. The town developed slowly until 1918, when coal mines began operating nearby and new residents moved to the area for the job opportunities. Parrish was incorporated in October 1922. A new school building was constructed in 1925.

The town hosts a Christmas Party in December. Parrish has a public splash pad that is open to children during the summer. Parrish also maintains a Senior Citizens Center. The town is currently constructing a new recreational venue that will include an athletics field, basketball and tennis courts, hiking and walking trails, and playgrounds.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	749	4,247	15,659
Average Age	42.4	42.3	41.4
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	298	1,718	6,243
Average HH Income	\$40,799	\$54,247	\$50,461
Median House Value	\$73,011	\$79,540	\$86,339
Consumer Spending (Thousands)	\$6,432	\$39,869	\$140,081





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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