



Dollar General

Available Individually or as a Portfolio

\$1,319,613 | 7.25% CAP

1500 County Road 28, Clanton, AL 35046

- ✓ 11+ Years Remaining on 15 Year Corporate NNN Lease
- ✓ Excellent Location Just off I-65 N (49K VPD) on County Road 28 (4.7K VPD)
- ✓ Clanton is Located Between Montgomery and Birmingham, AL
- ✓ Dollar General (S&P BBB+) is Growing Rapidly
- ✓ E-Commerce Resistant Retailer Experiencing Explosive Growth

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items**, **seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola**, **Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL CLANTON, AL

FILE PHOTO



CONTACT FOR DETAILS

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

AL Broker of Record: Kent Lilley

License #: 000100187-0

\$1,319,613

7.25% CAP

NOI

\$95,672

Building Area

±9,180 SF

Land Area

1.17 Acres

Year Built

2019

Lease Type

Complete NNN

Occupancy

100%

- ✓ **11+ Years Remaining on 15 Year Corporate NNN Lease w/ 10% rental increases in each of the (6) 5 year options to renew. The lease expires in July 2034.**
- ✓ **Excellent Location Just off of I-65 N (49,000 VPD) on County Road 28 (4,700 VPD).**
- ✓ **Subject Property Located on the Outskirts of Clanton in the Countryside, surrounded by over 14,000 residents in the immediate trade area, providing a strong and consistent consumer base with little competition.**
- ✓ **Clanton is Located Between Montgomery and Birmingham, two of the largest cities in Alabama. It is most notably known for producing over 80% of the state's peaches and hosting the Chilton County Peach Festival.**
- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth - Dollar General plans to open 1,050 stores in 2023 after adding approximately 1,100 stores in 2022. These efforts also include 2,000 remodels, 120 store relocations, and up to 35 additional stores in Mexico.**

*Available Individually or as a portfolio. See Agent for Details

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL CLANTON, AL

Dollar General

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time.

REVENUE
\$34.2 B

CREDIT RATING
BBB

STOCK TICKER
DG

LOCATIONS
18,200+

DOLLAR GENERAL

dollargeneral.com

Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



IN THE NEWS

DOLLAR GENERAL CLANTON, AL

Dollar General Plans to Open 1,050 Locations in 2023

BRYAN WASSEL, DECEMBER 2, 2022 (RETAIL TOUCH POINTS)

Dollar General is continuing its rapid expansion into fiscal 2023 with plans for 1,050 new stores, following a successful Q3 2022 when sales rose 11.1% to \$9.5 billion. The quarter, which ended Oct. 28, also saw a 6.8% increase in same-store sales driven by larger basket sizes and a small increase in traffic.

“We are thankful to our team for their continued dedication to serving others, particularly in a **challenging economic** and operating environment,” said Jeff Owen, CEO of Dollar General in a statement. “We are pleased with our strong sales growth in the quarter, as well as a **modest increase** in customer traffic and continued **share gains** in both consumable and non-consumable product sales, all of which we believe are a testament to the **strength of the value** and convenience proposition we offer our customers.”

Dollar General also is growing through the addition of three 1-million-square-foot distribution centers in an approximately \$480 million combined investment announced in July. The facilities will support the DG Private Fleet and help the retailer achieve its goal of creating 10,000 net new jobs in 2022.

The off-price retailer executed on **800 retail projects** in Q3 2022 and plans to execute on an additional 3,170 in the coming year. These efforts include **2,000 remodels**, and **120 store relocations** and up to 35 stores in Mexico.

The company also expanded its interest in medtail with the appointment of four members to its healthcare advisory panel. The retailer is developing investment strategies in the health and **wellness category** but has yet to make an official move.

EXPLORE ARTICLE



Dollar General’s new Popshelf stores chase inflation-weary shoppers in the suburbs

MELISSA REPKO, DECEMBER 13, 2022 (CNBC)

Dollar General’s next big strategy for growth is tucked in a strip mall in suburban Nashville, and it is coming to other cities soon. It’s a new store called Popshelf. Over the past two years, the Tennessee-based discounter has tested the store concept, which caters to suburban shoppers with higher incomes, but sells most items for \$5 or less.

A wide range of merchandise fills the shelves, including holiday-themed platters, party and crafting supplies, novelty foods such as **gourmet chocolates** and Portobello mushroom jerky, and **gifts** like dangly earrings, lip gloss and toys. It’s designed to be a **treasure hunt** that keeps shoppers coming back.

Now, with inflation still high, Dollar General is ramping up its plans for Popshelf. It aims to double the banner’s locations to approximately 300 stores next year. Over the next three years, it plans to grow to about 1,000 locations across the country. Eventually, it sees an opportunity to reach about 3,000 total locations. It is also testing mini Popshelf shops inside of some of its Dollar General stores. So far, it has about 40 of those shops.

But Popshelf will have to **prove** it can hold up in a tougher economy. Walmart, Best Buy, Costco and others have warned of weaker sales of discretionary items as consumers spend more on necessities. Target recently cut its holiday quarter forecast, and Kohl’s pulled its outlook, citing **middle-income consumers** who feel stretched.

On Dollar General’s recent earnings call, CEO Jeff Owen said even customers who make **\$100,000** a year have been shopping at its stores.

Chief Merchandising Officer Emily Taylor said Popshelf can draw spending-conscious **shoppers by offering items** that don’t cause guilt.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL CLANTON, AL

Initial Lease Term	11+ Years Remaining on 15 Year Lease
Rent Commencement	July 2019
Lease Expiration	July 2034
Lease Type	NNN
Rent Increases	10% Increase In Each Option Period
Annual Rent YRS 1-15	\$95,672.51
Option 1	\$105,239.76
Option 2	\$115,763.73
Option 3	\$127,340.11
Option 4	\$140,074.12
Option 5	\$154,081.53
Option 6	\$169,489.68

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



INVERNESS APARTMENTS (56 UNITS)



U.S. HIGHWAY 31
±14,989 VPD



LAY DAM ROAD
±8,704 VPD

145



Little Caesars

Badcock & more

CHILTON COUNTY AIRPORT AUTH



COUNTY ROAD 28
±4,700 VPD

PEACHTREE APARTMENTS (36 UNITS)

4TH AVENUE N
±7,368 VPD



DOLLAR GENERAL
SUBJECT PROPERTY
1500 COUNTY RD. 28

22



FACTORY CONNECTION FASHION

SHOE SHOW MEGA



22

CLANTON INTERMEDIATE SCHOOL (656 STUDENTS)

CLANTON MIDDLE SCHOOL (430 STUDENTS)

CLANTON ELEMENTARY SCHOOL (1,030 STUDENTS)

CHILTON COUNTY HIGH SCHOOL (791 STUDENTS)



HIBBETT SPORTS



CATO



31



INTERSTATE ALABAMA 65

±19,000 VPD

SITE OVERVIEW

DOLLAR GENERAL CLANTON, AL

	Year Built		2019
	Building Area		±9,180 SF
	Land Area		1.17 Acres

NEIGHBORING RETAILERS

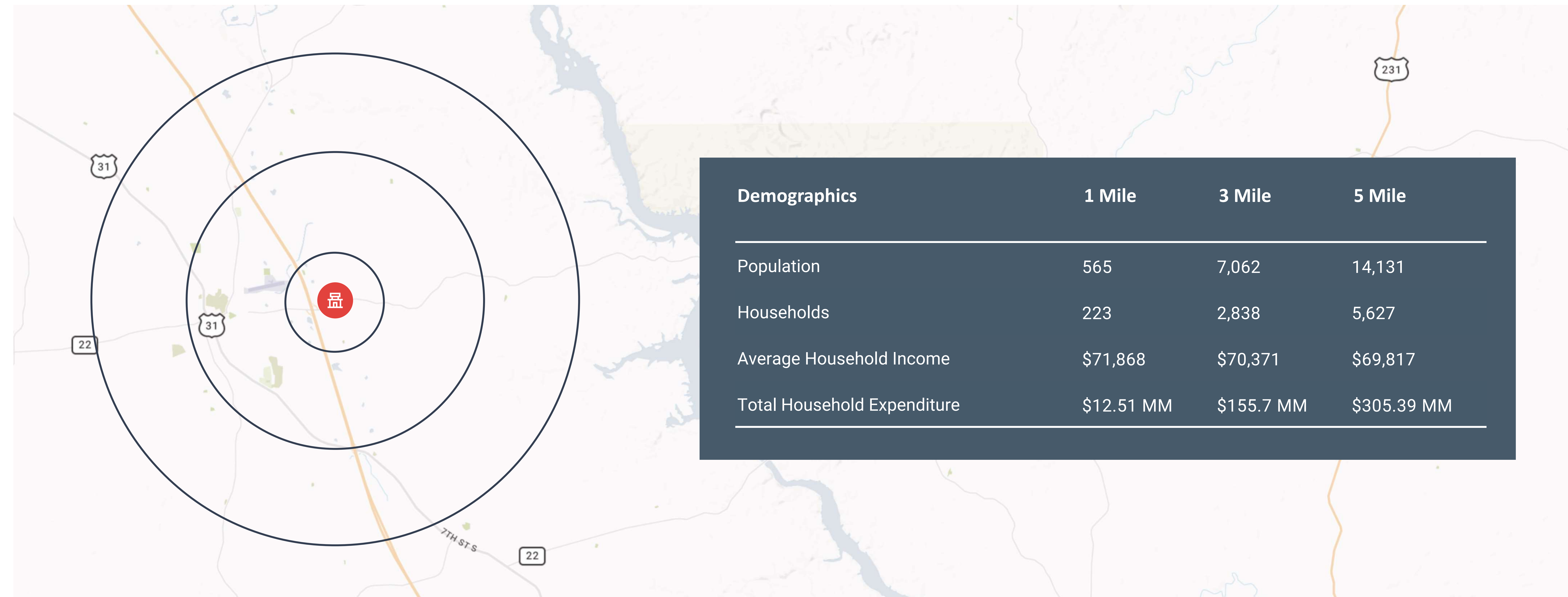
- Badcock Home Furniture & more
- Winn-Dixie
- Sonic Drive-In
- Walgreens
- Farmers Home Furniture
- Shoe Show
- Factory Connection
- Walmart Supercenter
- Cato Fashions
- Hibbett Sports
- Tractor Supply Co.



FILE PHOTO

LOCATION OVERVIEW

DOLLAR GENERAL CLANTON, AL




LOCATION OVERVIEW

DOLLAR GENERAL CLANTON, AL

Clanton

Alabama

 **8,768**
Population

 **\$43,675**
Median Household Income



Chilton County Produces
80% of the state's
peaches

80%

Clanton is a landmark for
travellers along I-65

I-65

Clanton is a city in Chilton County, Alabama, United States.

It is part of the Birmingham–Hoover–Cullman Combined Statistical Area. At the 2020 census, the population was 8,768. The city is the county seat of Chilton County. Clanton is near the site of the geographic center of the U.S state of Alabama.

Clanton is approx. 40 miles Northwest of the state capital of Montgomery and about 50 miles south of Birmingham.

Chilton County is most notably known for its Peach Crop, which produces over 80% of the state's peaches. The county holds an annual Peach Festival in June. The

festival, held in Clanton, crowns a new Peach Queen each year and also includes a Peach Parade, Peach Jam Jubilee, music concert, and street fair. It attracts visitors from all over who come to celebrate its unique charm. The city even has a peach-shaped water tower.

In addition to their popular Peach Festival, the city of Clanton has several charming attractions. There are several farms and parks open to the public. Peach Park is a very popular tourist destination that has homemade peach ice cream, a restaurant, gift shop, and seven acres of gardens. Durbin Farms Market has homemade Apple Butter Syrup, Cinnamon Pecan Bread, Peach Preserve, and 20 flavors of ice cream. Heaton Pecan Farms is also a very popular tourist destination, specializing in pecan gift packages. These three examples are just a few of the many reasons Clanton is one of Alabama's most popular small towns.

IN THE NEWS

DOLLAR GENERAL CLANTON, AL

Hyundai Mobis announces new facility, 400 jobs in Montgomery

OCTOBER 28, 2022 (THE CLANTON ADVERTISER)

Hyundai Mobis announced the construction of a 450,000-square-foot factory that will manufacture 200,000 battery modules for electric vehicles produced in Alabama and Georgia, officials said Oct. 27.

The **\$205 million factory** will be located adjacent to **the Hyundai vehicle manufacturing** facility outside Montgomery, and is expected to eventually **employ 400 people** with “competitive” salaries. **Production** is expected to begin in **2024**.

“Alabama’s auto manufacturing sector is evolving rapidly to capitalize on the EV revolution that is sweeping the industry, and this new Hyundai Mobis battery plant represents another milestone in that transition,” Ivey said. “We’re excited about the company’s new investment and what it represents for the next chapter of automaking in Alabama.”

Hyundai announced plans earlier this year to produce the **all-electric Genesis GV70 luxury SUV and a hybrid electric version of the Santa Fe SUV at the assembly plant**. The Mobis plant will also supply **batteries to a Kia plant in west Georgia**, according to Gov. Kay Ivey’s office.

Company officials said the **battery plant** would position them to be highly competitive as the market for **electric vehicles expands**.

“As the EV market continues to grow, having a strong production capacity will be key in allowing Hyundai Mobis to see **continued growth in the market**,” said H.S. Oh, vice president of the electric powertrain business for Hyundai Mobis. “We believe this new **facility in Montgomery** will be an important step in that process, and we are **excited for the project to be under way**.”

EXPLORE ARTICLE



Clanton establishes entertainment district

TRISTAN RUPPERT, MARCH 18, 2022 (WBRC)

The city of Clanton just announced the creation of an entertainment district.

On April 1, community members will be able to bring their **alcoholic beverages** with them **between locations**. The mayor believes the effort will keep the **fun rolling**, but also further encourage economic development.

“People ask me a lot of times, why don’t you do this, why don’t you do that. Because it’s money. **We gotta have the money**,” said Mayor Mims.

“It’s just been sleepy for so long. The generations are changing, younger people are coming in there. There needs to be things here for the younger generation to do without having to go out and spend their money somewhere else. This town needs growth,” said Cynthia Maddox.

Mayor Mims believes the peach **entertainment district** will bring more **money to local businesses**, and in turn the city.

“When people come through Clanton, they are going to see that **Clanton** is stepping up to the plate,” said Mayor Mims.

The district will only be allowed **Monday through Sunday from five in the afternoon** until midnight. Many restaurant owners are thrilled with the news. That includes **Maddogs Grill owners Bo and Cynthia Maddox**, who believe the district will help **revitalize the community**.

Growth would mean **more businesses coming in to town**. Perhaps even inside the peach entertainment district.

“I think it is going to be good for the community. I think we can broaden everything and maybe this is the start of **broadening the town and making it better**. Making things stay here instead of **going out somewhere**,” said Bo Maddox.

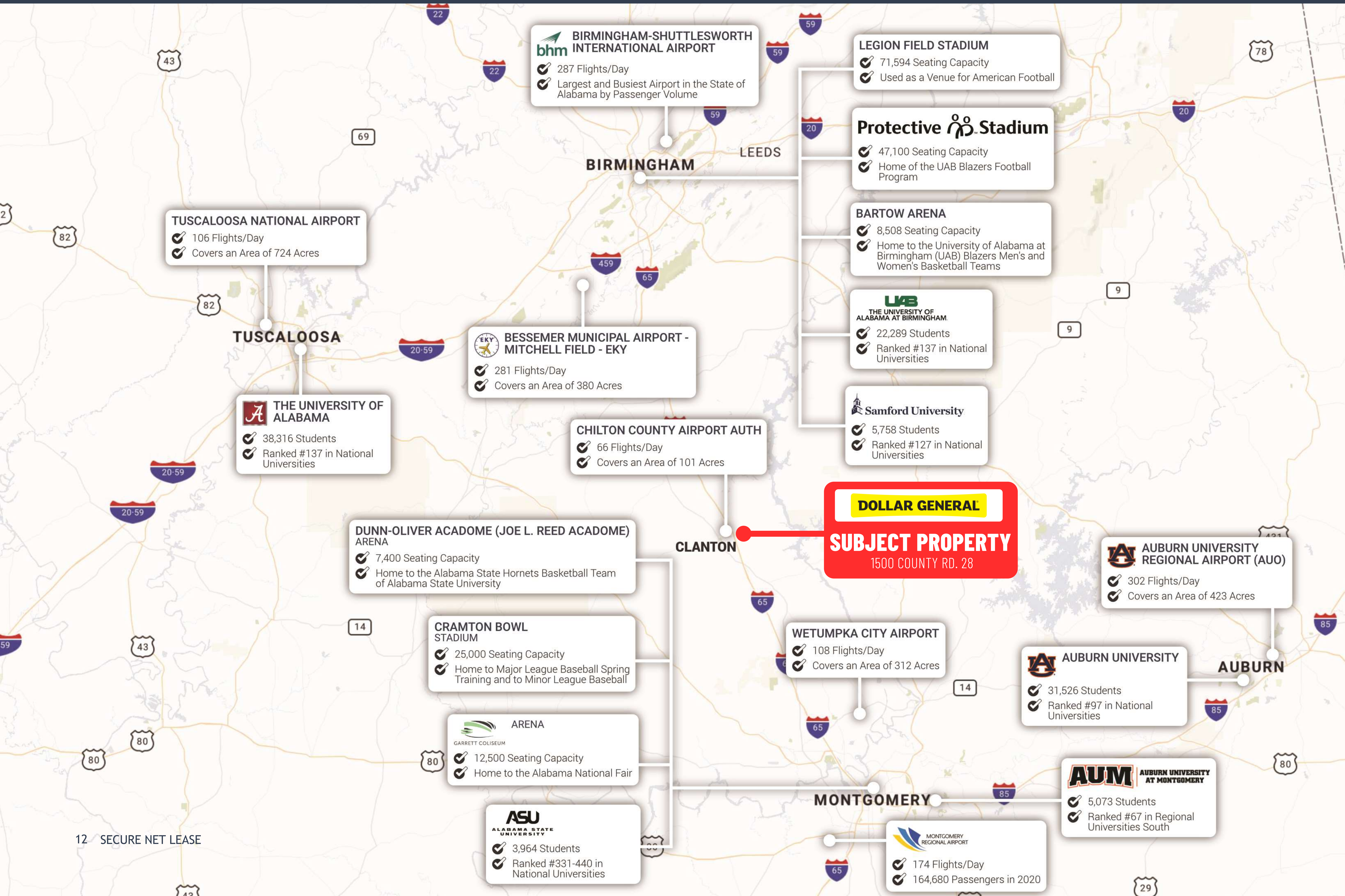
The district spans just under a mile, and over a **dozen restaurants** already reside inside boundaries with plenty of **room for growth**.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL CLANTON, AL



BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT
 bhm
 ✓ 287 Flights/Day
 ✓ Largest and Busiest Airport in the State of Alabama by Passenger Volume

LEGION FIELD STADIUM
 ✓ 71,594 Seating Capacity
 ✓ Used as a Venue for American Football

Protective Stadium
 ✓ 47,100 Seating Capacity
 ✓ Home of the UAB Blazers Football Program

BARTOW ARENA
 ✓ 8,508 Seating Capacity
 ✓ Home to the University of Alabama at Birmingham (UAB) Blazers Men's and Women's Basketball Teams

UAB THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
 ✓ 22,289 Students
 ✓ Ranked #137 in National Universities

Samford University
 ✓ 5,758 Students
 ✓ Ranked #127 in National Universities

TUSCALOOSA NATIONAL AIRPORT
 ✓ 106 Flights/Day
 ✓ Covers an Area of 724 Acres

BESSEMER MUNICIPAL AIRPORT - MITCHELL FIELD - EKY
 ✓ 281 Flights/Day
 ✓ Covers an Area of 380 Acres

CHILTON COUNTY AIRPORT AUTH
 ✓ 66 Flights/Day
 ✓ Covers an Area of 101 Acres

THE UNIVERSITY OF ALABAMA
 ✓ 38,316 Students
 ✓ Ranked #137 in National Universities

DUNN-OLIVER ACADOME (JOE L. REED ACADOME) ARENA
 ✓ 7,400 Seating Capacity
 ✓ Home to the Alabama State Hornets Basketball Team of Alabama State University

CRAMTON BOWL STADIUM
 ✓ 25,000 Seating Capacity
 ✓ Home to Major League Baseball Spring Training and to Minor League Baseball

ARENA GARRETT COLISEUM
 ✓ 12,500 Seating Capacity
 ✓ Home to the Alabama National Fair

ASU ALABAMA STATE UNIVERSITY
 ✓ 3,964 Students
 ✓ Ranked #331-440 in National Universities

DOLLAR GENERAL
SUBJECT PROPERTY
 1500 COUNTY RD. 28

AUBURN UNIVERSITY REGIONAL AIRPORT (AUO)
 ✓ 302 Flights/Day
 ✓ Covers an Area of 423 Acres

AUBURN UNIVERSITY
 ✓ 31,526 Students
 ✓ Ranked #97 in National Universities

AUM AUBURN UNIVERSITY AT MONTGOMERY
 ✓ 5,073 Students
 ✓ Ranked #67 in Regional Universities South

WETUMPKA CITY AIRPORT
 ✓ 108 Flights/Day
 ✓ Covers an Area of 312 Acres

MONTGOMERY REGIONAL AIRPORT
 ✓ 174 Flights/Day
 ✓ 164,680 Passengers in 2020

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com