



# Dollar General

Available Individually or as a Portfolio

**\$1,678,464 | 5.70% 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

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**AL Broker of Record: Kent Lilley**

**License #: 000100187-0**

# \$1,678,464

## 5.70% 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 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.**
- ✓ **Dollar General has an S&P BBB rating and is ranked on the Fortune 500 List - Dollar General has shown exceptional growth, with \$34.2 billion in sales in fiscal year 2021.**

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

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**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

**\$27.8 B**

### CREDIT RATING

**BBB**

### STOCK TICKER

**DG**

### LOCATIONS

**18,300+**

**DOLLAR GENERAL**

[dollargeneral.com](http://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 Pushes Ahead w/ Brick-and-Mortar Expansion

RUSSELL REDMAN , MAY 27, 2022 (SUPERMARKET NEWS)

**Deep discount retailer Dollar General continued to drive growth in its store base in announcing increased sales for the fiscal 2022 first quarter.**

Goodlettsville, Tenn.-based Dollar General said yesterday that net sales for the first quarter ended April 29 rose **4.2% to \$8.8 billion** from **\$8.4 billion** a year earlier, driven mainly by sales contributions from new stores and partially offset by a dip in **same-store sales** and store closings.

**“We expect approximately 800 of our new stores in 2022 to be in our larger 8,500-square-foot store format as we respond to our customers' desire for even wider product selection,” Chief Operating Officer Jeff Owen said in the call.**

Comparable-store sales decreased 0.1% compared to the first quarter of 2021, driven by a decline in customer traffic, partially offset by an **increase** in average transaction amount. Same-store sales in the first quarter of **2022** declined in each of the seasonal, apparel, and home products categories, offset by an increase in the consumables category.

During first quarter of 2022, Dollar General **opened 239 new stores**, remodeled **532 locations** and relocated 32 stores. The company closed out the quarter with 18,356 stores in **47 states**.

“With more than **18,000 stores located** within five miles of **about 75%** of the U.S. population, we believe we are well-positioned to continue supporting our customers through our unique combination of value and convenience, especially in a more challenging economic environment,” Dollar General CEO Todd Vasos told analysts in a conference call on Thursday. “Looking ahead, we remain **focused on advancing** our operating priorities and strategic initiatives as we continue to strengthen our competitive position, while further differentiating Dollar General from the rest of the retail landscape.”

EXPLORE ARTICLE



## Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

**“Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.**

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format.**” The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

**“We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development,” said Todd Vasos, Dollar General's CEO.**

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

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  
±14,089 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

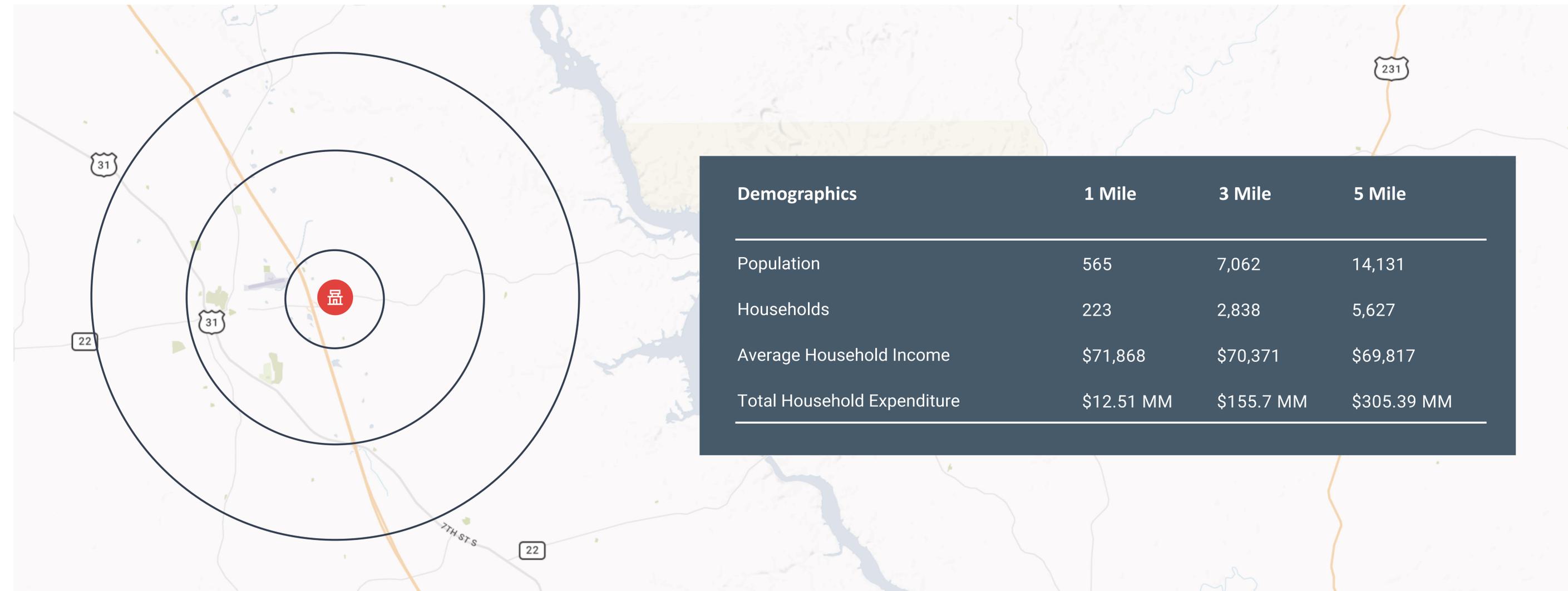
- Badcock Home Furniture &more
- Winn-Dixie
- Sonic Drive-In
- Walgreens
- Farmers Home Furniture
- Shoe Show
- Factory Connection
- Walmart Supercenter
- Cato Fashions
- Hibbett Sports
- Tractor Supply Co.



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  
travelers 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.

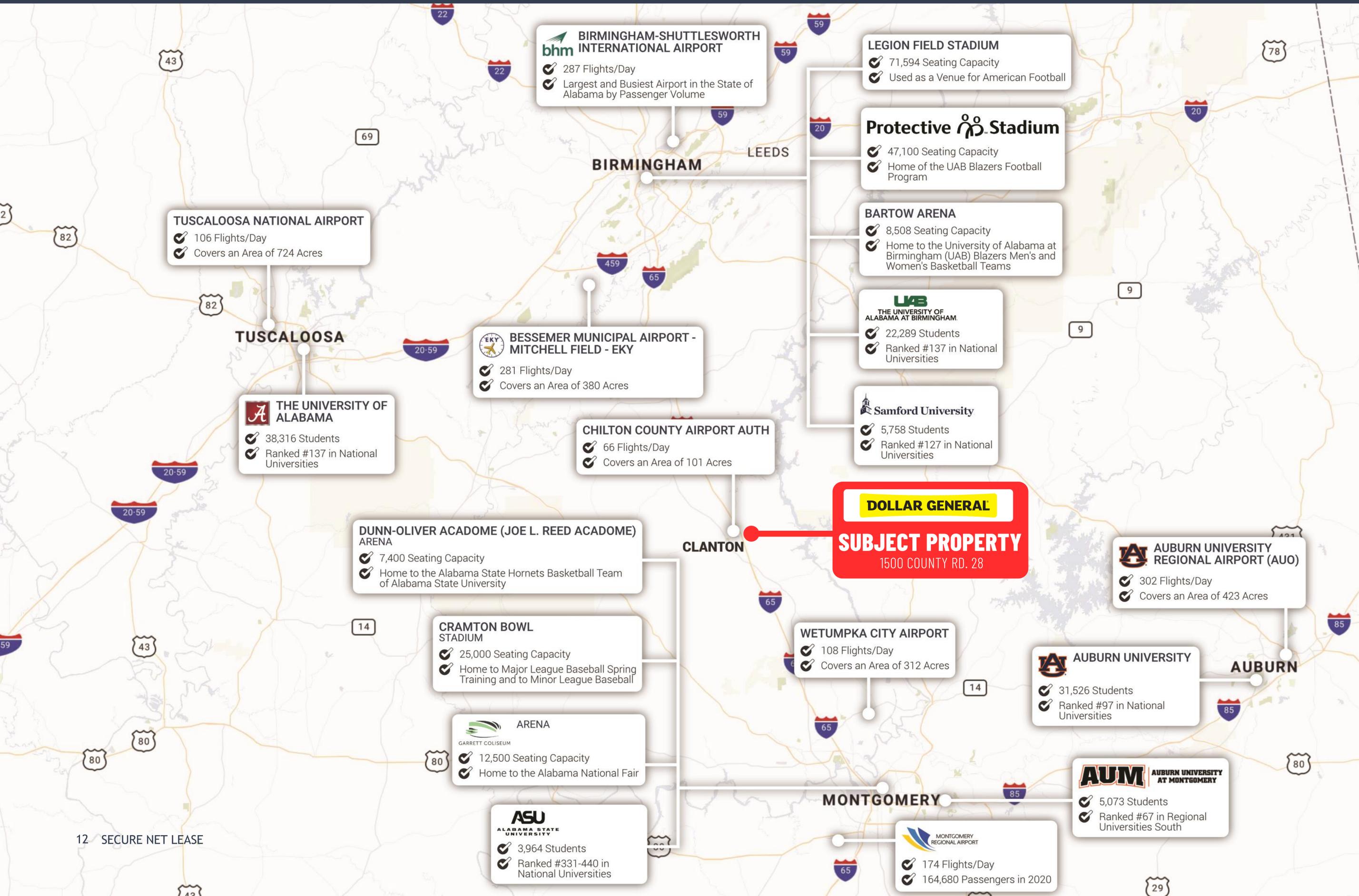
The district spans just under a mile, and over a **dozen restaurants** already reside inside boundaries with plenty of **room for growth**.

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

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## Los Angeles

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