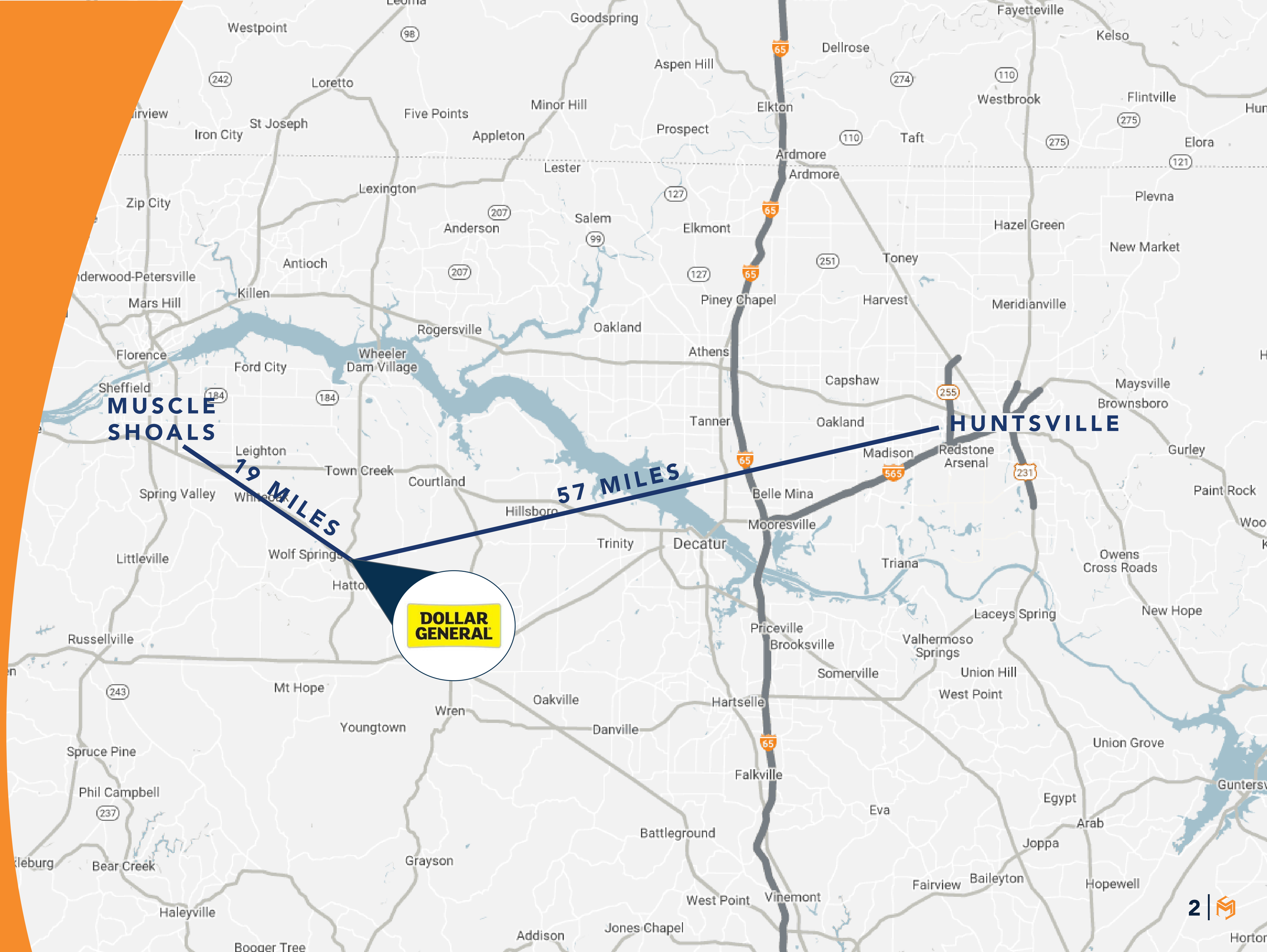




**DOLLAR GENERAL**  
TOWN CREEK, AL

# LOCATION



**DOLLAR  
GENERAL**

# OFFERING SUMMARY

## THE OFFERING

TENANT NAME	DOLLAR GENERAL
ADDRESS	23690 AL HIGHWAY 157
CITY, ST	TOWN CREEK, AL
RENTABLE SQUARE FEET	9,014
YEAR BUILT	2005
ACREAGE	1.4

## LEASE DETAILS

INITIAL TERM	15 YEARS
LEASE COMMENCED	9/1/2005
EXTENDED TERM	9/1/2020
LEASE EXPIRES	8/31/2025
TENANT RESPONSIBILITIES	NN*
OPTIONS	FOUR 5-YR OPTIONS

## PRICING SUMMARY

OFFERING PRICE	\$660,000
NET OPERATING INCOME	\$46,200
CAPITALIZATION RATE	7.00%

Landlord Responsibilities  
 Roof / Structure / Walls / HVAC Repairs over \$750  
Tenant Responsibilities  
 Tax Reimbursement / Insurance / Minor HVAC Repairs ( < \$750 ) / Parking  
 Lot Maintenance (\$190/ month )  
 \* Parking Lot Maintenance includes grass & Landscaped areas, lighting,  
 snow removal, cleaning, security, striping, and repairs

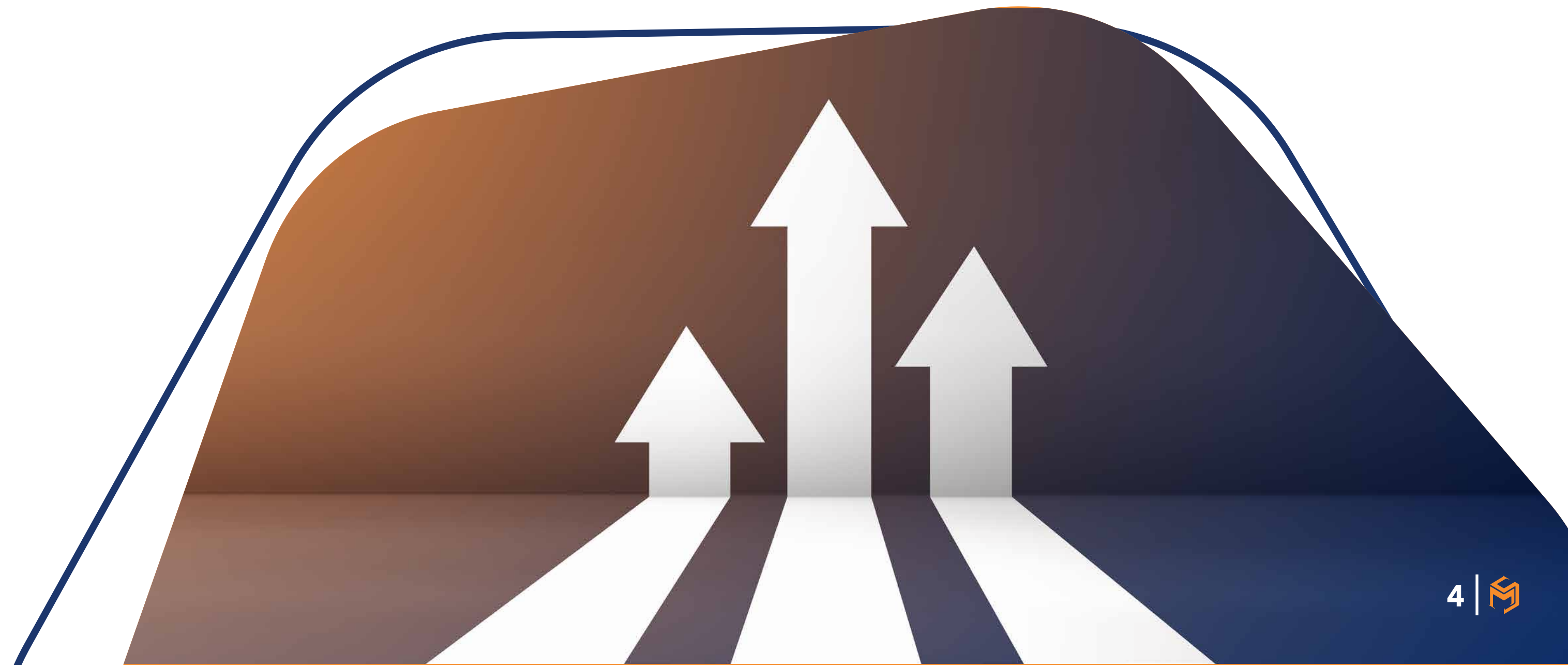
# FINANCIAL ANALYSIS

## EXTENDED TERM

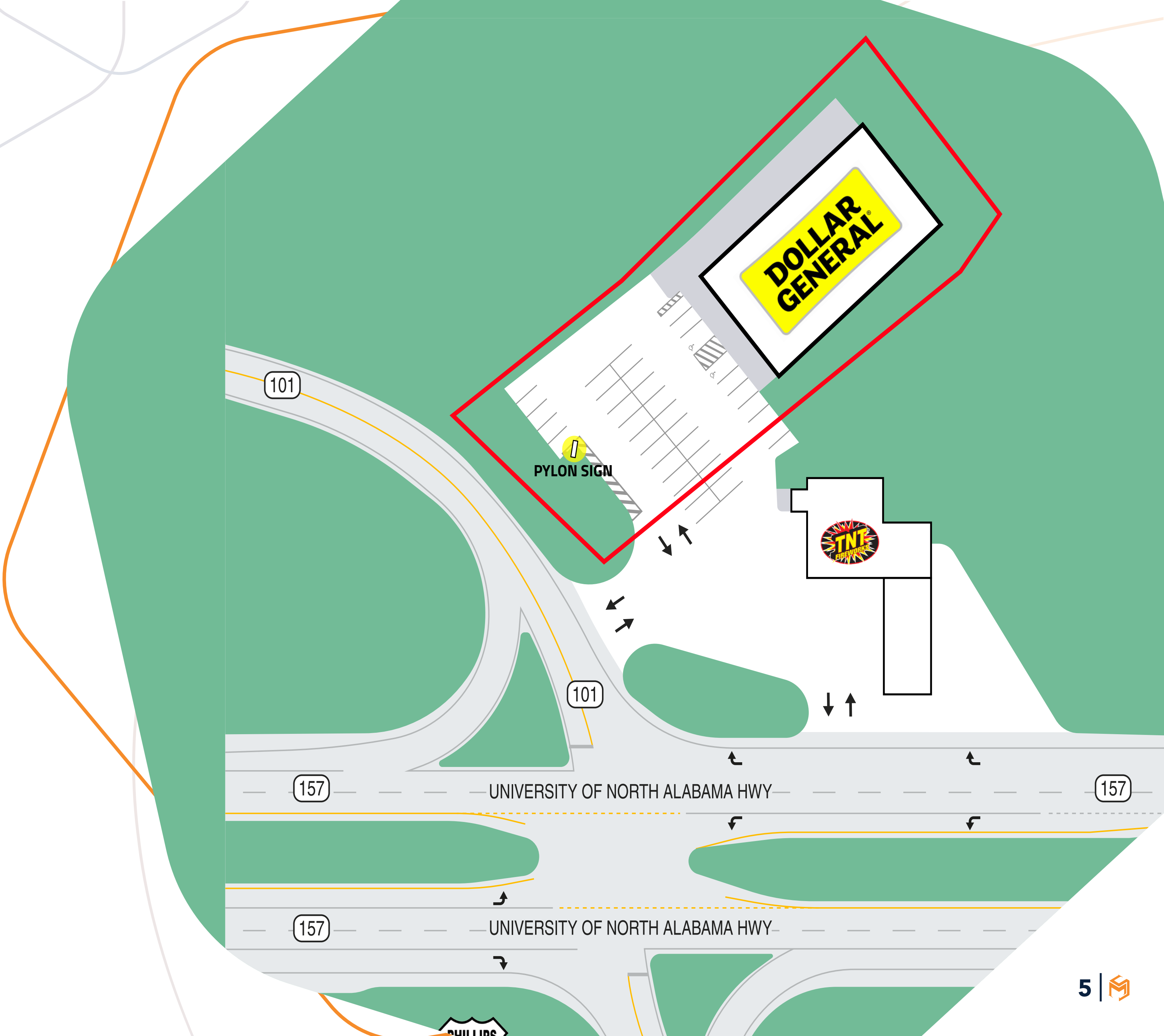
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
FROM	SEP. 2020	SEP. 2021	SEP. 2022	SEP. 2023	SEP. 2024
TO	AUG. 2021	AUG. 2022	AUG. 2023	AUG. 2024	AUG. 2025
MONTHLY	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850
YEARLY	\$46,200	\$46,200	\$46,200	\$46,200	\$46,200

## OPTION TERMS

	YEAR 6-10	YEAR 11-15	YEAR 16-20	YEAR 21-25
FROM	SEP. 2025	SEP. 2030	SEP. 2035	SEP. 2040
TO	AUG. 2030	AUG. 2035	AUG. 2040	AUG. 2045
MONTHLY	\$4,235	\$4,659	\$5,124	\$5,636
YEARLY	\$50,820	\$55,902	\$61,492	\$67,629



# SITE PLAN



# DEMOGRAPHICS

## POPULATION BY YEAR

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
POPULATION » 4/1/1990	4,302	6,287	11,733
POPULATION » 4/1/2000	4,562	6,723	12,822
POPULATION » 4/1/2010	4,461	6,530	12,352
POPULATION » 1/1/2020	4,318	6,280	11,972
POPULATION » 1/1/2025	4,291	6,241	11,923

## HOUSEHOLDS BY YEAR

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
HOUSEHOLDS » 4/1/1990	1,596	2,318	4,309
HOUSEHOLDS » 4/1/2000	1,764	2,625	5,001
HOUSEHOLDS » 4/1/2010	1,769	2,616	4,901
HOUSEHOLDS » 1/1/2020	1,736	2,550	4,815
HOUSEHOLDS » 1/1/2025	1,735	2,549	4,823

## INCOME CHARACTERISTICS

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
TOTAL PERSONAL INCOME	102,164,600	141,183,750	256,130,000
TOTAL HOUSEHOLD INCOME	102,164,600	141,183,750	256,130,000
MEDIAN HOUSEHOLD INCOME	46,622	43,241	43,366
AVG. HOUSEHOLD INCOME	57,753	53,969	52,261
PER CAPITA INCOME	22,902	21,621	20,736

## HOUSEHOLD CHARACTERISTICS

5 MILES 7 MILES 9 MILES

	5 MILES	7 MILES	9 MILES
HOUSEHOLDS » 4/1/2010	1,769	2,616	4,901
FAMILY HOUSEHOLDS	1,330	1,928	3,659
NON-FAMILY HOUSEHOLDS	439	688	1,242
AVG. SIZE OF HOUSEHOLD	2.52	2.5	2.52
MEDIAN SIZE OF HOUSEHOLD	52.8	52.8	52.6
MEDIAN VALUE OWNER-OCCUPIED	107,836	113,135	104,085
MEDIAN RENT PER MONTH	393	406	389
MEDIAN VEHICLES PER HOUSEHOLD	2.5	2.5	2.5

# DOLLAR GENERAL

TOWN CREEK, AL



## HARRISON TRUEX

MANAGING PARTNER  
HARRISON@MARKETSTREETRETAIL.COM

## BEN SULLIVAN

MANAGING PARTNER  
BEN@MARKETSTREETRETAIL.COM

## TIM HICKEY

MANAGING PARTNER  
TIM@MARKETSTREETRETAIL.COM

