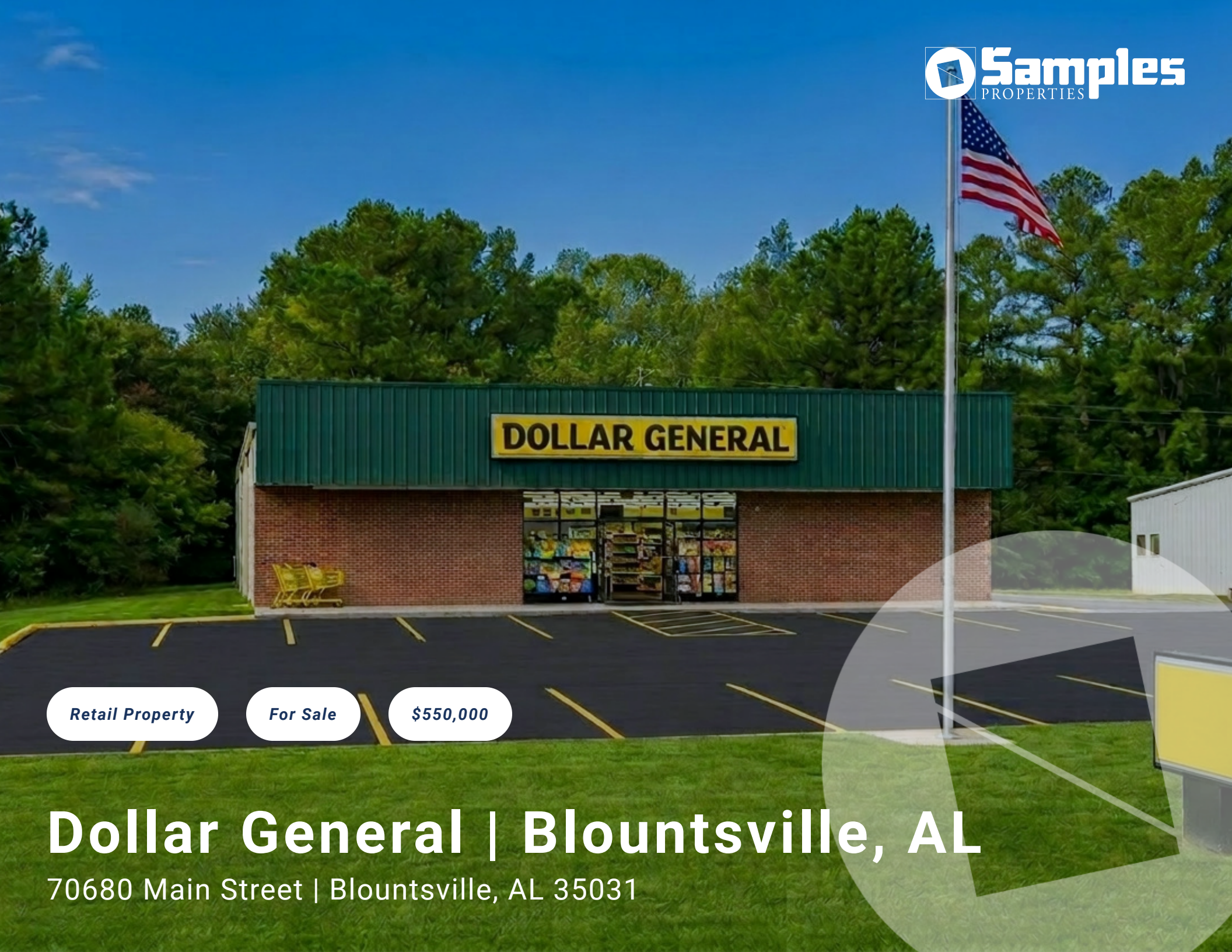


A photograph of a Dollar General retail store. The building has a green metal upper section and a brick lower section. A large yellow sign with "DOLLAR GENERAL" in black letters is mounted on the green section. The entrance is a large glass door showing shelves of products. To the left of the entrance, there are yellow shopping carts. In front of the store is a paved parking lot with yellow lines. To the right, there is a tall flagpole with an American flag. The background is filled with green trees under a clear blue sky.

DOLLAR GENERAL

Retail Property

For Sale

\$550,000

Dollar General | Blountsville, AL

70680 Main Street | Blountsville, AL 35031

Dollar General | Blountsville, AL

70680 Main Street | Blountsville, AL 35031

FOR SALE

RETAIL PROPERTY

INVESTMENT SUMMARY

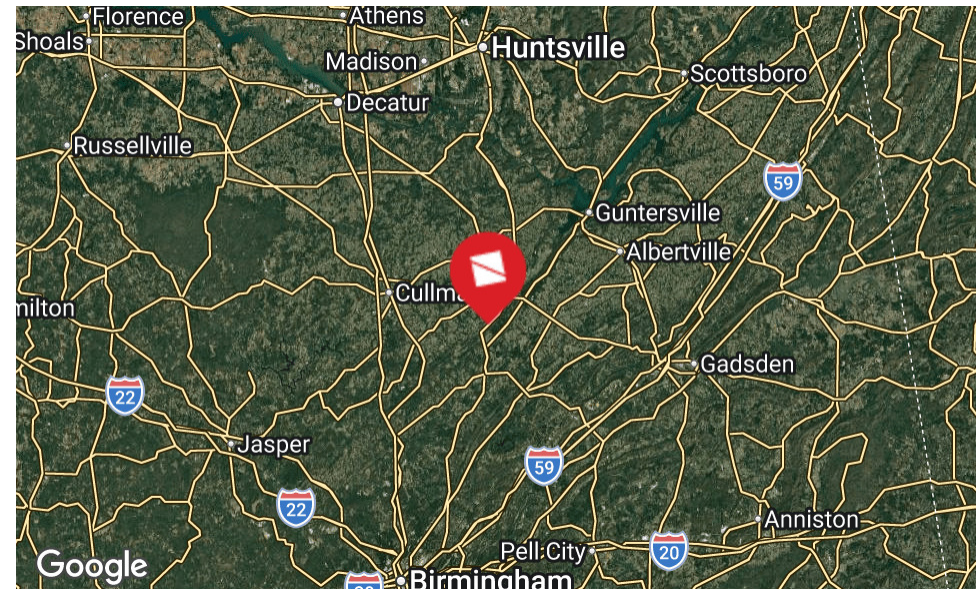
OFFERING PRICE:	\$550,000
NET OPERATING INCOME:	\$38,586
YEAR BUILT:	2004
CAPITAL IMPROVEMENTS:	HVAC & Parking Lot Lighting Upgraded in 2025
BUILDING SIZE:	± 8,125 SF
LOT SIZE:	± 4.93 AC
PRICE PER FOOT SALE PRICE:	\$67.69
TENANT:	Dollar General

PROPERTY HIGHLIGHTS

- Corporate Guarantee by Dollar General Corporation
- Situated adjacent to a well performing Lucky's grocery store
- Frontage on Hwy 231 with strong visibility and access
- Single-tenant leased Dollar General
- National retailer operating in an essential retail category
- Limited direct competition in the immediate market
- Supported by a local economy driven by manufacturing and agriculture
- Income stream backed by an established national tenant
- Positioned along a major regional corridor connecting Birmingham, Oneonta, Cullman, Arab, and Huntsville.
- Large Lot

LEASE SUMMARY

CURRENT LEASE TERM:	5 Years With 2.5 Years Remaining
LEASE TYPE:	MG
CAM:	\$236.98/mo
ANNUAL RENT:	\$39,600 + CAM
RENT COMM. DATE:	Oct 1st, 2024
RENEWAL OPTIONS:	Two Five-Year Options Remaining
RENT BUMPS:	\$200/mo + 14.3% CAM Per Renewal Option
LEASE GUARANTOR:	Dollar General, Inc



Gripp Luther

Principal

(256)-533-0003

gripp@samplesproperties.com



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

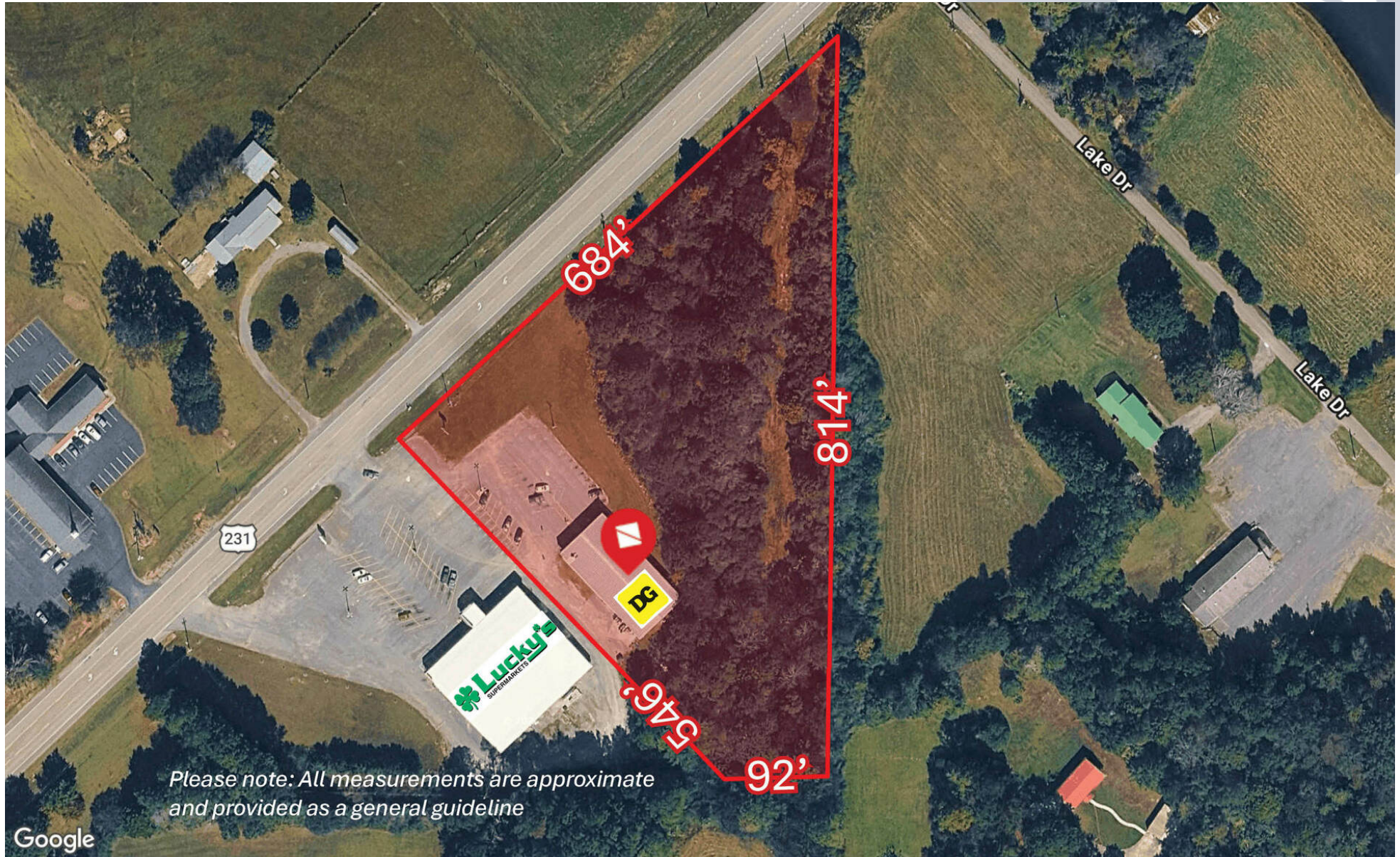
525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com

Dollar General | Blountsville, AL

70680 Main Street | Blountsville, AL 35031

FOR SALE

RETAIL PROPERTY



Gripp Luther

Principal

(256)-533-0003

gripp@samplesproperties.com



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

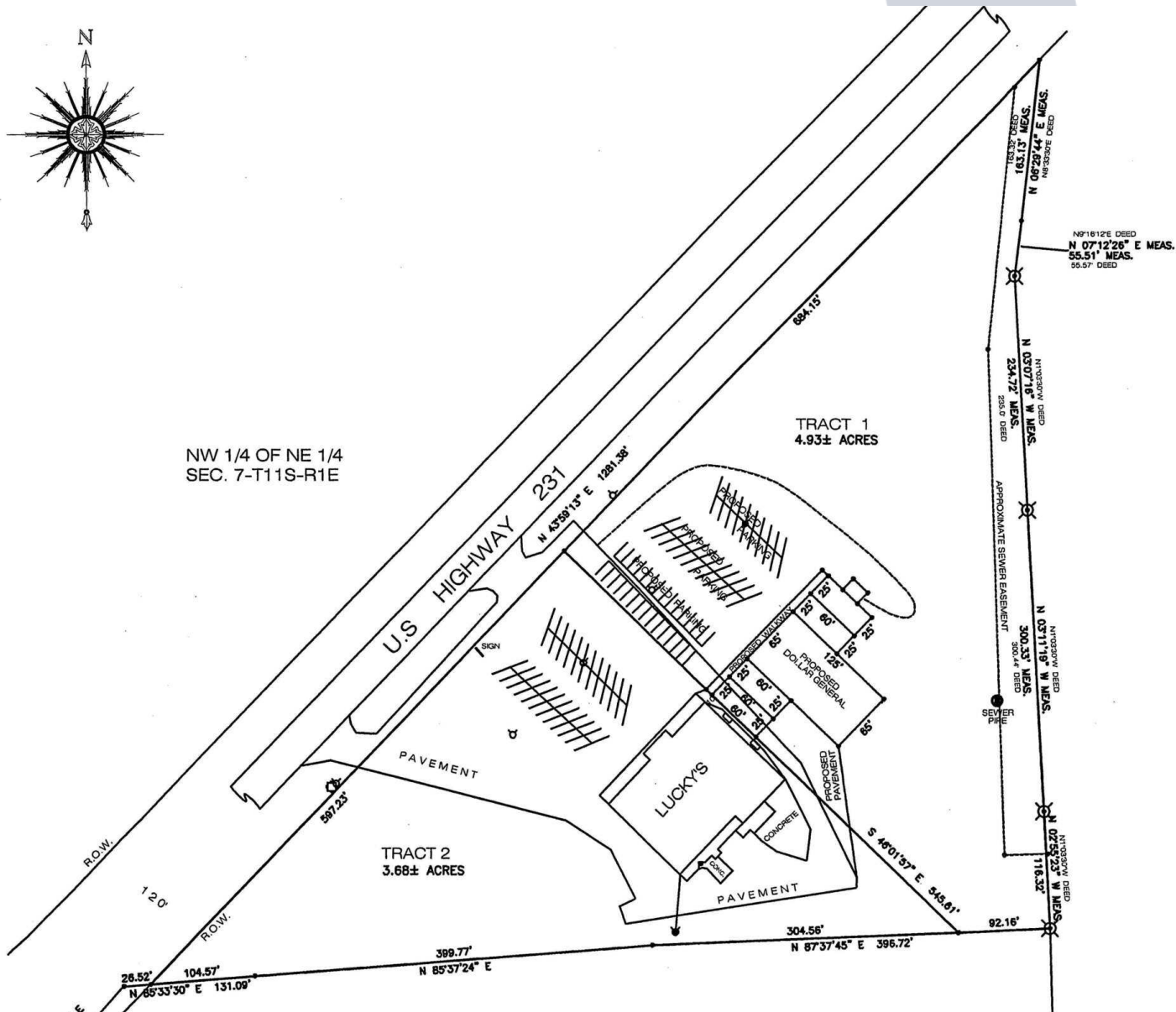
525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com

DOLLAR GENERAL | BLOUNTSVILLE, AL

70680 Main Street | Blountsville, AL 35031

FOR SALE

RETAIL PROPERTY



Gripp Luther

Principal

(256)-533-0003

gripp@samplesproperties.com



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com

CITY INFORMATION | BLOUNTSVILLE, AL

LOCATION DESCRIPTION

Blountsville offers a combination of affordable commercial land, direct frontage on the U.S. 231 corridor, proximity to both Birmingham and Huntsville, and steady tourism traffic from regional attractions. Investors can enter the market at a significantly lower basis than surrounding metros while benefiting from highway visibility, a growing regional trade area, and strong demand for service-oriented commercial uses.

LOCATION HIGHLIGHTS

- Located at the intersection of U.S. Highway 231 & County Highway 26
- Approximately 1 hour from Birmingham and Huntsville
- Direct frontage on U.S. Highway 231, a major regional corridor
- Strong daily traffic connecting Huntsville, Arab, Cullman, Oneonta, and Birmingham
- Centrally positioned between two of Alabama's largest economic markets
- Manufacturing-driven economy anchored by Tyson Foods and other major industrial employers
- \$680M annual agribusiness impact supporting 31% of the county workforce
- Poultry, cattle, and egg production account for approximately 85% of farm output
- Established workforce supported by manufacturing, agriculture, and forestry industries
- Ideal for retail, service, industrial, distribution, and commercial development



Gripp Luther
Principal
(256)-533-0003
gripp@samplesproperties.com

