



TRINITY

REAL ESTATE INVESTMENT SERVICES



## TENNESSEE DOLLAR GENERAL MARKET

1259 MILLER AVE, CROSSVILLE, TN 38555

**\$2,995,463**

8.0% CAP

TRINITYREIS.COM

Actual Property





CROSSVILLE, TN

**\$2,995,463 | 8.0% CAP**

- NN Lease Dollar General Market – Built in 2006
- Corporately Guaranteed Lease with 7 Years Remaining on Current Term
- Location Shares Access with Popular Strip Center
- Ideally Located Across the Street from Cumberland County High School
- High Yield Opportunity for National Credit Tenant
- Dollar General Responsible for Repairs Under \$5,000 Per Occurrence
- 22,000+ 5 Mile Population - Great Traffic Counts in Front of Subject Property – 25,000+ Daily Vehicles
- Crossville is Located Along I-40 Between Nashville and Knoxville

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | Chance@trinityreis.com

**MATT DAVIS**

325.513.6406 | Matt@trinityreis.com

## PROPERTY DETAILS:

Building Area:	24,341 SF
Land Area:	3.69 AC
Year Built:	2006
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$123.06

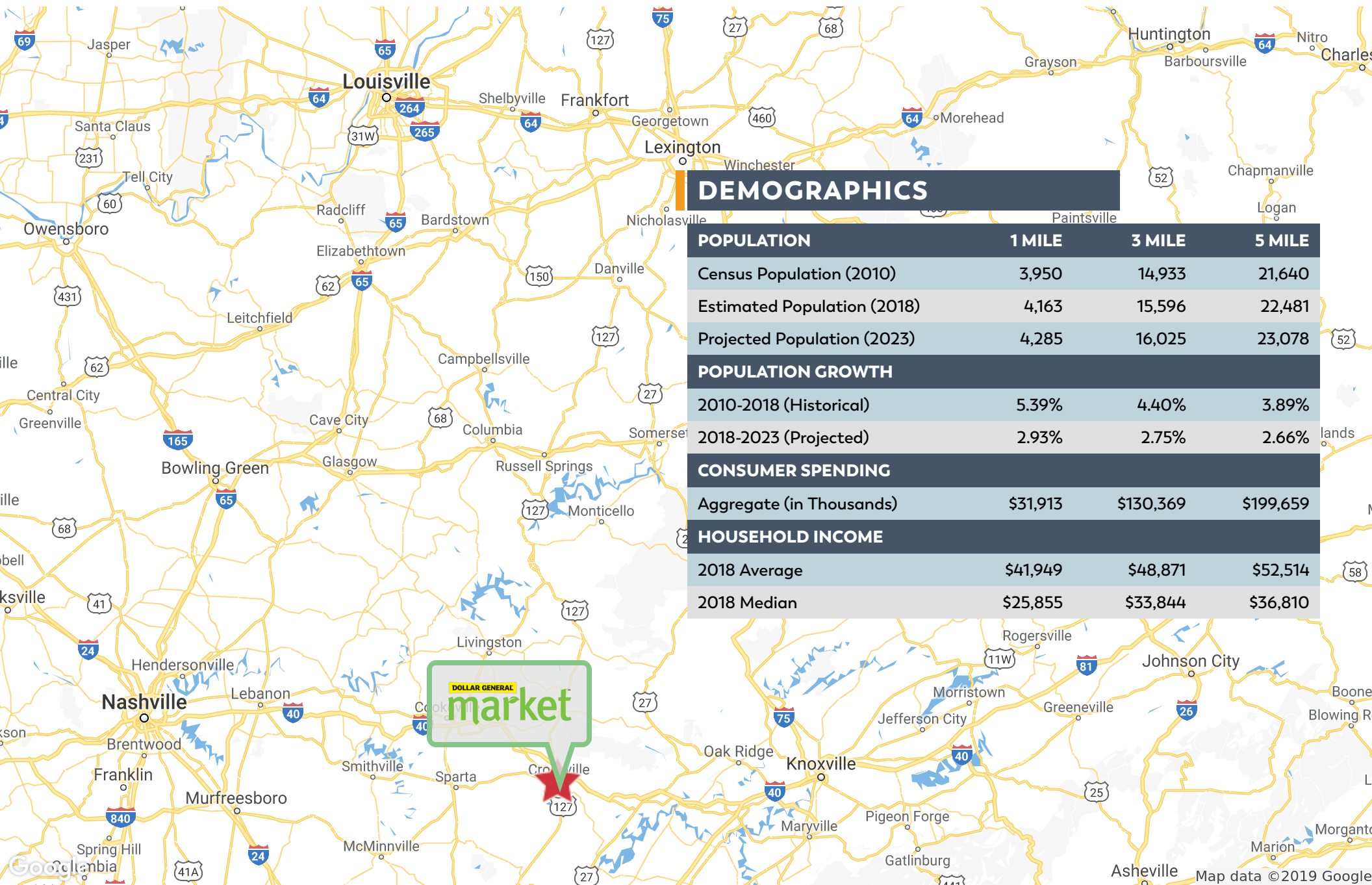
## LEASE OVERVIEW:

Remaining Lease Term:	7 Years
Rent Commencement:	4/1/2006
Lease Expiration:	3/31/2026
Base Annual Rent:	\$239,637
Lease Type:	NN
Options & Increases:	Six (6), 5-Year; 5%
Insurance:	REIMBURSED BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	REIMBURSED BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

\*Tenant responsible for repairs under \$5,000 per occurrence

# DEMOGRAPHICS OVERVIEW

1259 MILLER AVE | CROSSVILLE, TN



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	3,950	14,933	21,640
Estimated Population (2018)	4,163	15,596	22,481
Projected Population (2023)	4,285	16,025	23,078
POPULATION GROWTH			
2010-2018 (Historical)	5.39%	4.40%	3.89%
2018-2023 (Projected)	2.93%	2.75%	2.66%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$31,913	\$130,369	\$199,659
HOUSEHOLD INCOME			
2018 Average	\$41,949	\$48,871	\$52,514
2018 Median	\$25,855	\$33,844	\$36,810



# RETAILER MAP

1259 MILLER AVE | CROSSVILLE, TN



Google

Imagery ©2019 , DigitalGlobe, USDA Farm Service Agency

















Google

Actual Property

Image capture: Apr 2014 © 2019 Google



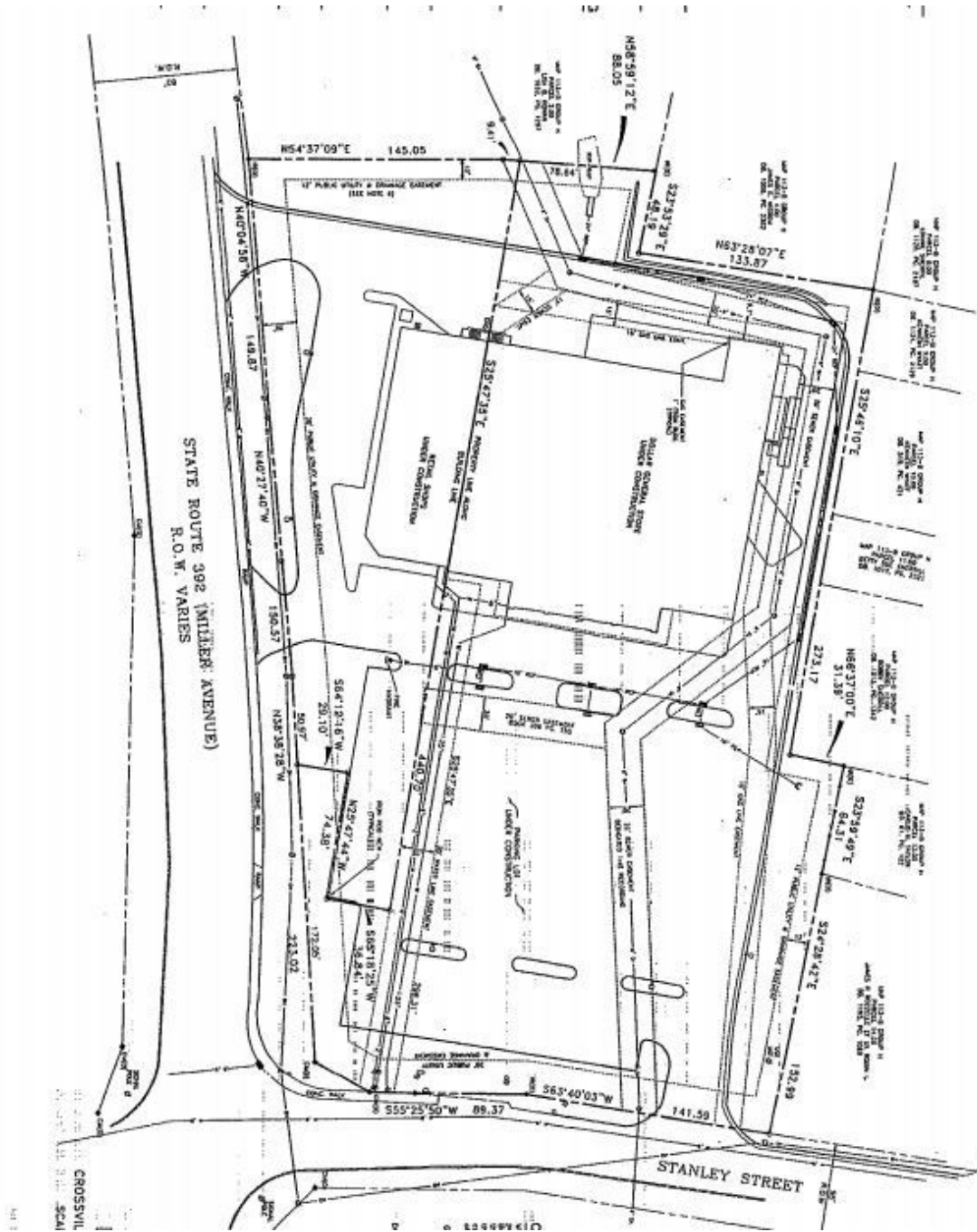


Actual Property



## SITE PLAN

1259 MILLER AVE | CROSSVILLE, TN





- Crossville is the county seat of Cumberland County, conveniently equidistant to three metropolitan cities, Knoxville, Nashville and Chattanooga.
- Crossville is known as the Golf Capital of Tennessee, hosting nine pristine courses creating a golfer's paradise.
- Crossville offers various education opportunities with nine elementary schools, two high schools, and Tennessee College of Applied Technology campus.
- Crossville is located 71 miles from Knoxville, TN, the third largest city in the state, aside Nashville and Memphis.
- The Knoxville MSA currently has a population of 870,000+.
- Knoxville is home to the flagship campus of University of Tennessee, having several other locations throughout the state.
- Several national and regional companies have started their headquarters in Knoxville, including Regal Cinemas, Pilot Corporation, and the Cooking Channel.

## CROSSVILLE **5 MILE RADIUS** KEY DEMOGRAPHICS



22,481

2018 Total  
Population



\$52,514

2018 Average  
Household Income



2.66%

2018-2023  
Growth/Yr:  
Population



## TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. 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 operated 14,000 stores in 44 states as of August 19, 2017. 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.



## TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of July 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Representative Photo



# TRINITY

## REAL ESTATE INVESTMENT SERVICES

### EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

325.864.9775

B.Blackburn@trinityreis.com

**BROKER OF RECORD**

ROBERT FISHER

KW Commercial - Chattanooga

TN BK #285342

**CHANCE HALES**

806.679.9776

Chance@trinityreis.com

**MATT DAVIS**

325.513.6406

Matt@trinityreis.com