



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL MARKET - TENNESSEE

26119 MAIN ST, ARDMORE, TN 38449

\$2,861,600

8.0% CAP

TRINITYREIS.COM

Actual Property



ARDMORE, TN

\$2,861,600 | 8.0% CAP

- 8.0% Cap Dollar General Market – Built in 2005
- Corporately Guaranteed Lease with Almost 7 Years Remaining on Current Term
- High Yield Opportunity for National Credit Tenant
- Daily Traffic Counts Over 10,000+ in Front of Subject Property
- Healthy Market - Over 2% Annual Population Growth from 2010 – 2018
- Ardmore is Located on the TN/AL Border Between Nashville and Huntsville
- 5 Mile Population Nearly 10,000

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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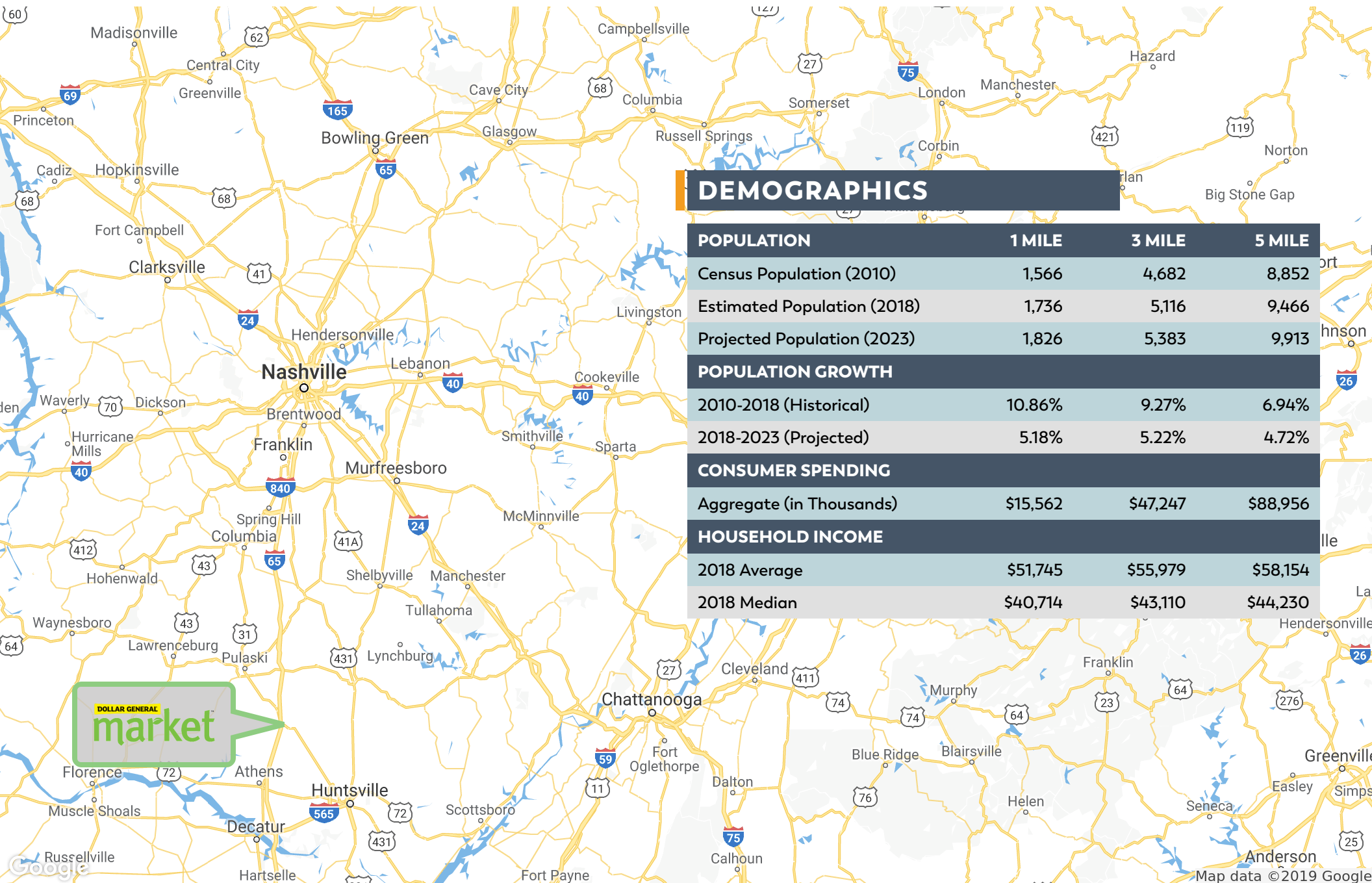
PROPERTY DETAILS:

Building Area:	24,341 SF
Land Area:	3.81 AC
Year Built:	2005
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$117.56

LEASE OVERVIEW:

Remaining Lease Term:	6.5+ Years
Rent Commencement:	11/13/2005
Lease Expiration:	11/30/2025
Base Annual Rent:	\$228,928
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

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,566	4,682	8,852
Estimated Population (2018)	1,736	5,116	9,466
Projected Population (2023)	1,826	5,383	9,913
POPULATION GROWTH			
2010-2018 (Historical)	10.86%	9.27%	6.94%
2018-2023 (Projected)	5.18%	5.22%	4.72%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$15,562	\$47,247	\$88,956
HOUSEHOLD INCOME			
2018 Average	\$51,745	\$55,979	\$58,154
2018 Median	\$40,714	\$43,110	\$44,230

RETAILER MAP

26119 MAIN ST | ARDMORE, TN



RETAILER MAP

26119 MAIN ST | ARDMORE, TN



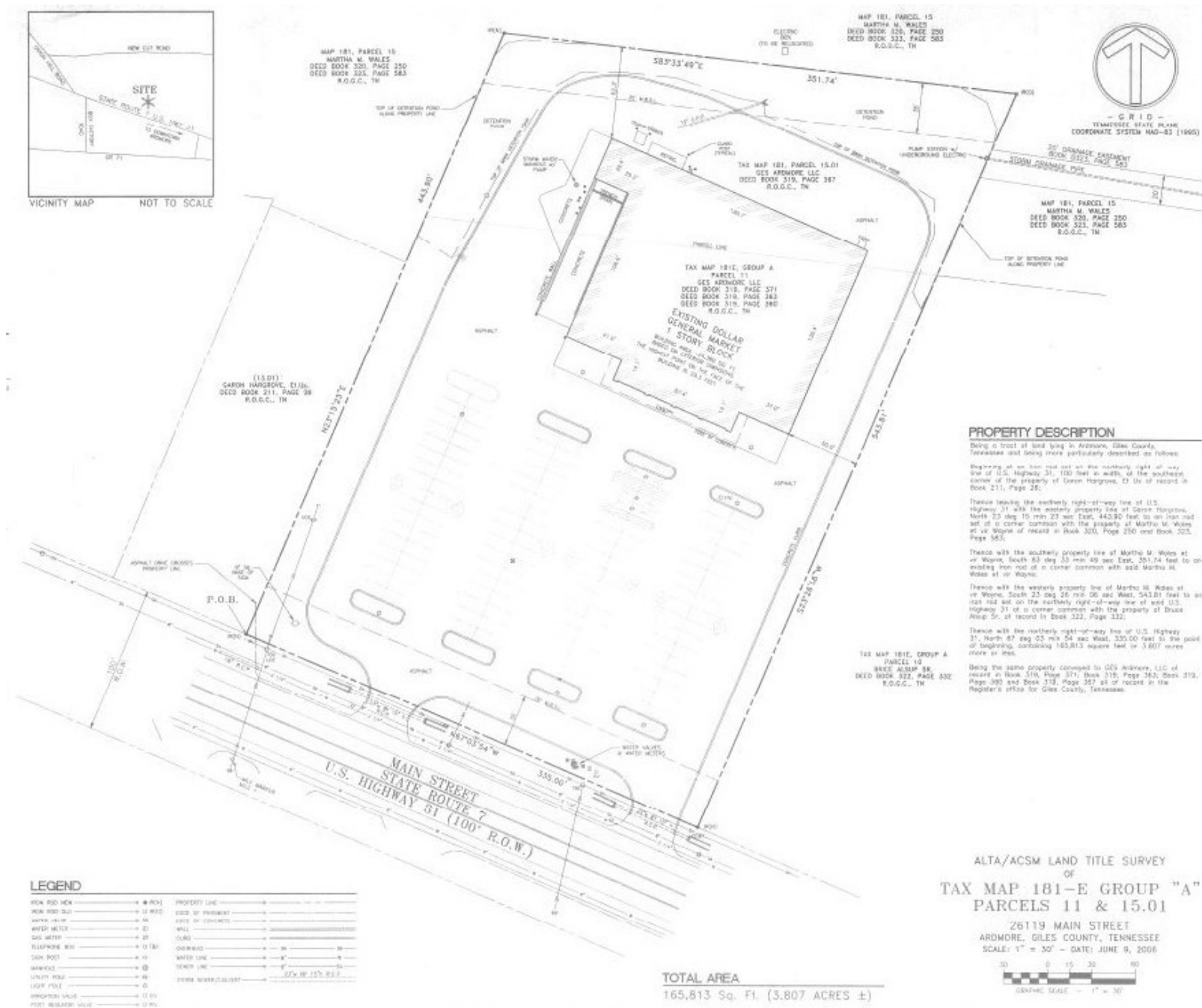
Actual Property



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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:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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