

**\$741,940**

Purchase Price

**8.75%**

Cap Rate

## Dollar General | Sarah Akamine Softball Training

Jackson, TN



**CLICK HERE FOR  
OFFERING MEMORANDUM**

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**Stan Johnson Co.**

## Investment Highlights

- Low Price Point, High Yield
- Investment Grade Credit Tenant
- Recent 5-Year Lease Extension
- Recent Capital Improvements
- Dense Population
- No State Income Tax

## Location Overview

**Jackson, TN** is the seat of Madison County and anchors the Jackson MSA. The city of Jackson has an estimated population of 65,300 and Madison County has a population exceeding 97,000. Jackson is a regional hub for nine counties with a total workforce population of more than 300,000 people, which is fueled by seven colleges and universities and a state technology center. The city boasts two million square feet of retail space, attracting shoppers from across West Tennessee. The area is a regional medical hub and home to the Jackson Generals, which is the Seattle Mariners' 'AA' baseball team. Additionally, Jackson is home to the West Tennessee Healthcare Baseball/Softball Sportsplex which is a 65-acre park adjacent to Pringles Park that includes a 17-field facility that hosts national and regional tournaments.