



TRINITY

REAL ESTATE INVESTMENT SERVICES



LARGE 3+ ACRE LOT DOLLAR GENERAL

145 TN-28, WHITWELL, TN 37397

\$1,191,325

6.7% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

WHITWELL, TN

\$1,191,325 | 6.7% CAP

- Tennessee Dollar General With 14+ Years Remaining
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Situated on Above Average 3.14 Acre Lot With Direct Access to TN-28 (4,565+ VPD)
- Anticipating Healthy Population Growth Rates of 3.35% in a 3 Mile Radius From 2019-2024
- Located in Chattanooga MSA - Fourth Largest MSA in the State With 528K+ Residents

EXCLUSIVELY MARKETING BY:

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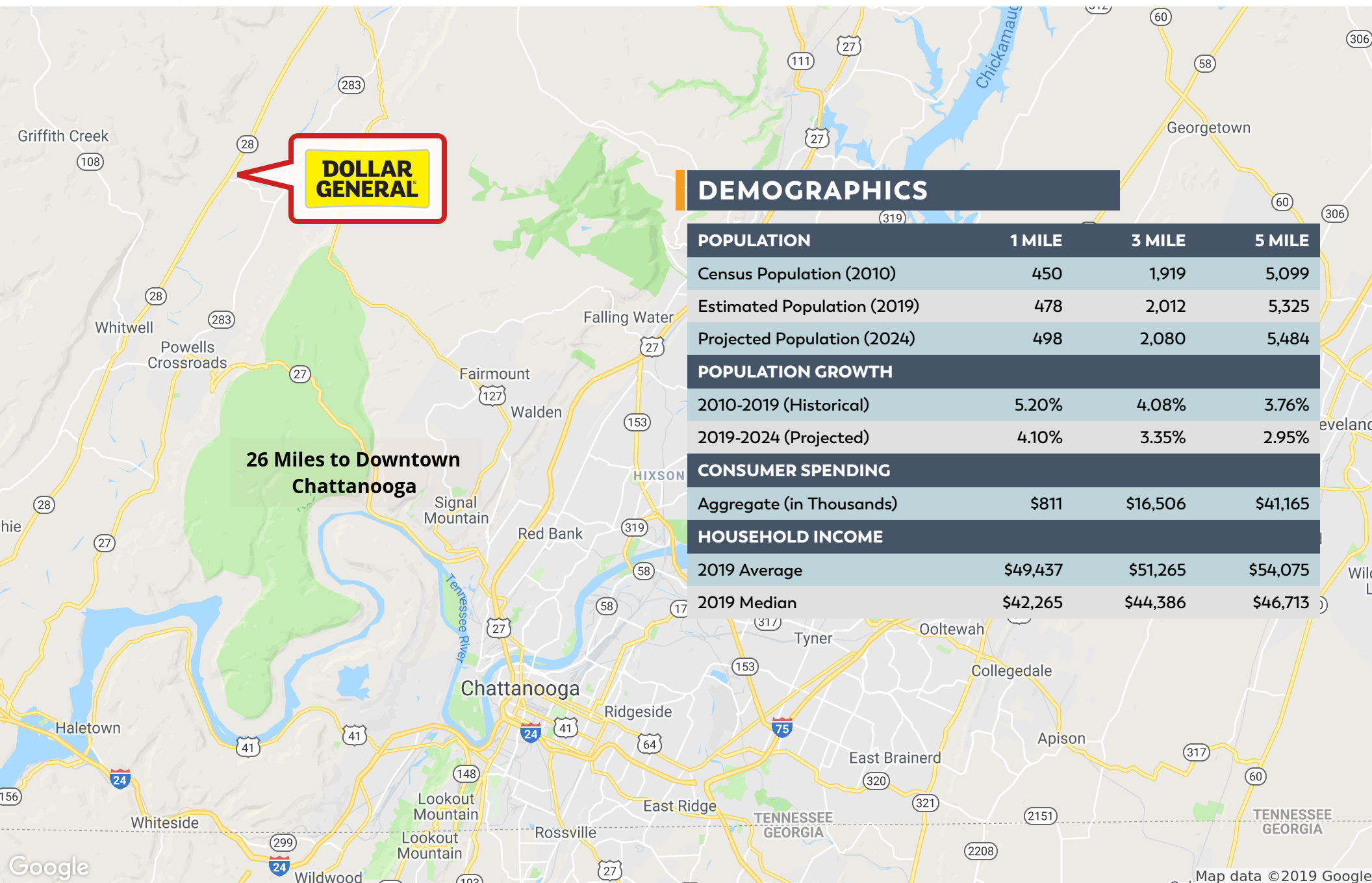
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PROPERTY DETAILS:

Building Area:	7,489 SF
Land Area:	3.14 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$159.08

LEASE OVERVIEW:

Remaining Lease Term:	14+ Years
Rent Commencement:	3/24/2019
Lease Expiration:	3/31/2034
Base Annual Rent:	\$79,819
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Five (5), 5-Years; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	450	1,919	5,099
Estimated Population (2019)	478	2,012	5,325
Projected Population (2024)	498	2,080	5,484
POPULATION GROWTH			
2010-2019 (Historical)	5.20%	4.08%	3.76%
2019-2024 (Projected)	4.10%	3.35%	2.95%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$811	\$16,506	\$41,165
HOUSEHOLD INCOME			
2019 Average	\$49,437	\$51,265	\$54,075
2019 Median	\$42,265	\$44,386	\$46,713

- The subject property is located 25 miles NW of Downtown Chattanooga, TN. Chattanooga MSA is the fourth-largest MSA in the state with over 528,000+ residents.
- Chattanooga is located near the border of Georgia and equidistant from Atlanta, GA and Nashville, TN.
- Chattanooga hosts Riverbend Festival every year, a week-long music festival in the downtown area attracting 650,000+ tourists into the city.
- Chattanooga is home to multiple universities, including University of TN Chattanooga, Southern Adventist University, Lee University and Covenant College.
- Chattanooga has seen the job market increase by 2.8% over the last year. Future job growth over the next ten years is predicted to be 44.5%, which is higher than the US average of 33.5%.
- Notable Chattanooga business headquarters include BlueCross BlueShield of Tennessee, CraftWorks Restaurant & Breweries, Gordon Biersch, Reliance Partners, the world's first Coca-Cola bottling plant and more.
- Volkswagen Group of America completed a \$1 billion production facility that serves as its North American manufacturing headquarters in 2008.

WHITWELL **5 MILE RADIUS** KEY DEMOGRAPHICS



5,325

2019 Total
Population



\$54,075

2019 Average
Household Income



3.76%

2010-2019
Historical
Population





Actual Property

**DOLLAR
GENERAL**

Key Demographics 5 Miles



Total Population
2019
5,325



Projected Growth
2019 - 2024
2.95%

Actual Property





Actual Property

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 15,472 stores in 44 states as of March 2019. 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:	15,472 (as of March 2019)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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Actual Property



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