



DOLLAR GENERAL

CLAIRFIELD, TENNESSEE

OFFERING MEMORANDUM



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**DOLLAR
GENERAL®**

ADDRESS

6359 Highway 90
Clairfield, TN 37715

PRICE

\$1,402,000

CAP RATE

6.65%

NOI

\$93,224

FINANCIAL OVERVIEW

PRICE	\$1,402,000
CAP RATE	6.65%
GROSS LEASABLE AREA	9,002 SF
YEAR BUILT	2021
LOT SIZE	1.84 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. February 2021
INCREASES	10% at Each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$93,224	\$7,769
Option 1	\$102,546	\$8,546
Option 2	\$112,801	\$9,400
Option 3	\$124,081	\$10,340
Option 4	\$136,489	\$11,374
Option 5	\$150,138	\$12,512

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease
- Investment Grade Credit Tenant, Rated BBB by S&P
- Dollar General has Reported 30 Consecutive Quarters of Same-Store-Sales Growth
- Classified Nationally as an “Essential Retailer” for Daily Shopping Needs
- 10% Rental Increases Beginning in Each Option Period
- Brand New 2021 Construction
- Serving 32,000 Residents in Growing Claiborne County
- Centrally Located Between Nashville and Knoxville
- Underserved Retail Trade Area, High Need for Goods and Services
- Competition Void, Nearest Dollar General and Family Dollar is Over 18 Miles Away
- Excellent Access and Visibility Along Major Artery
- Close Proximity to Daniel Boone National Forest with Millions of Visitors Annually
- Minutes to Cumberland Gap National Park with 1 Million Visitors Annually





**DOLLAR
GENERAL**

CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 16,000 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



16,278+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



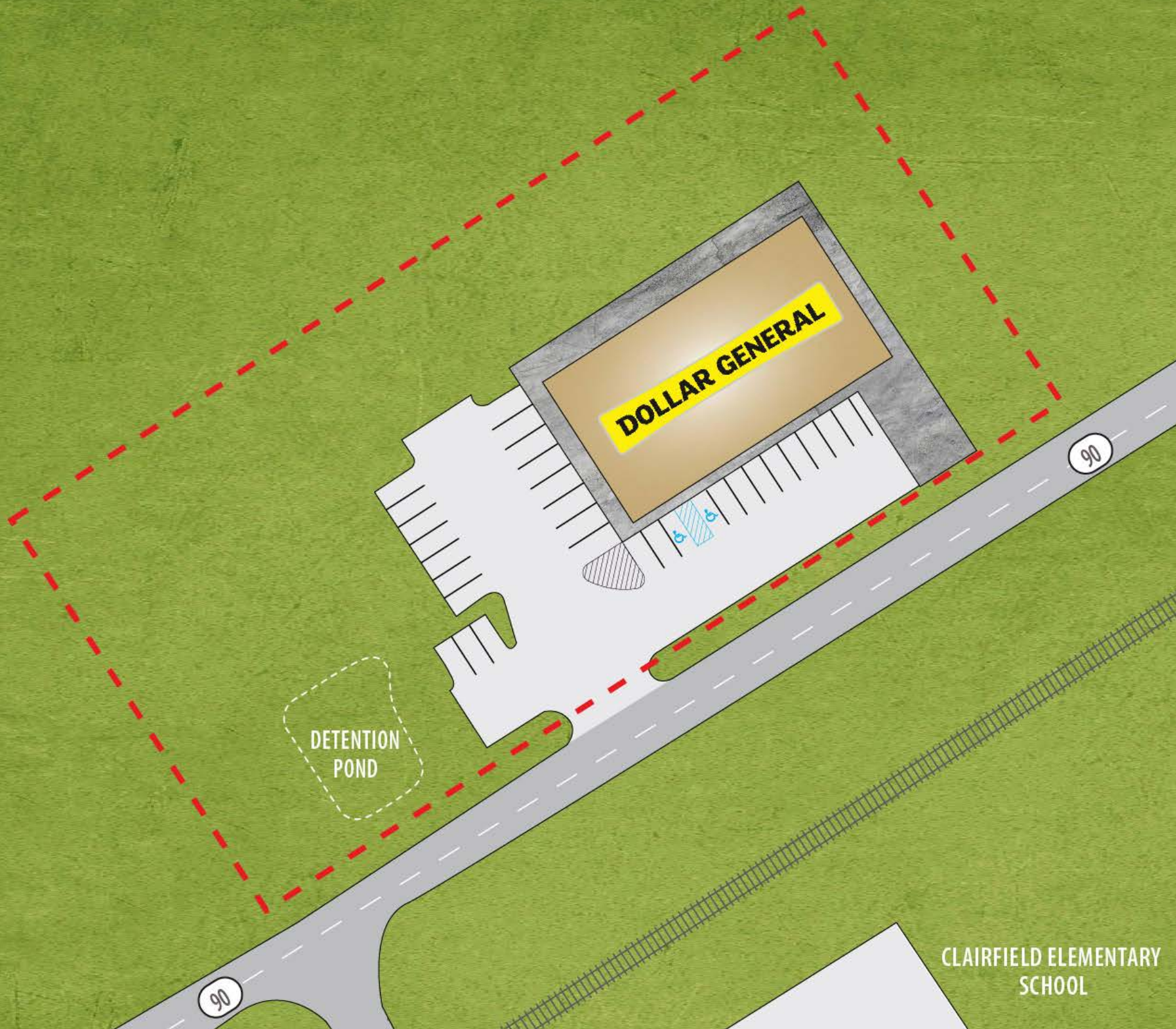
BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939



DOLLAR GENERAL

DETENTION
POND

90

90

CLAIRFIELD ELEMENTARY
SCHOOL

KENTUCKY

DEMOGRAPHICS

6359 HIGHWAY 90
CLAIRFIELD, TN 37715

POPULATION

	3-MILES	5-MILES	7-MILES
2010 Population	1,004	1,723	3,320
2019 Population	1,008	1,773	3,484
2024 Population	1,039	1,849	3,664

HOUSEHOLDS

	3-MILES	5-MILES	7-MILES
2010 Households	370	673	1,293
2019 Households	374	695	1,359
2024 Households	386	728	1,437

INCOME

	3-MILES	5-MILES	7-MILES
2019 Average Household Income	\$30,951	\$33,371	\$35,748

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2019 Number of Employees In Area	97	183	292



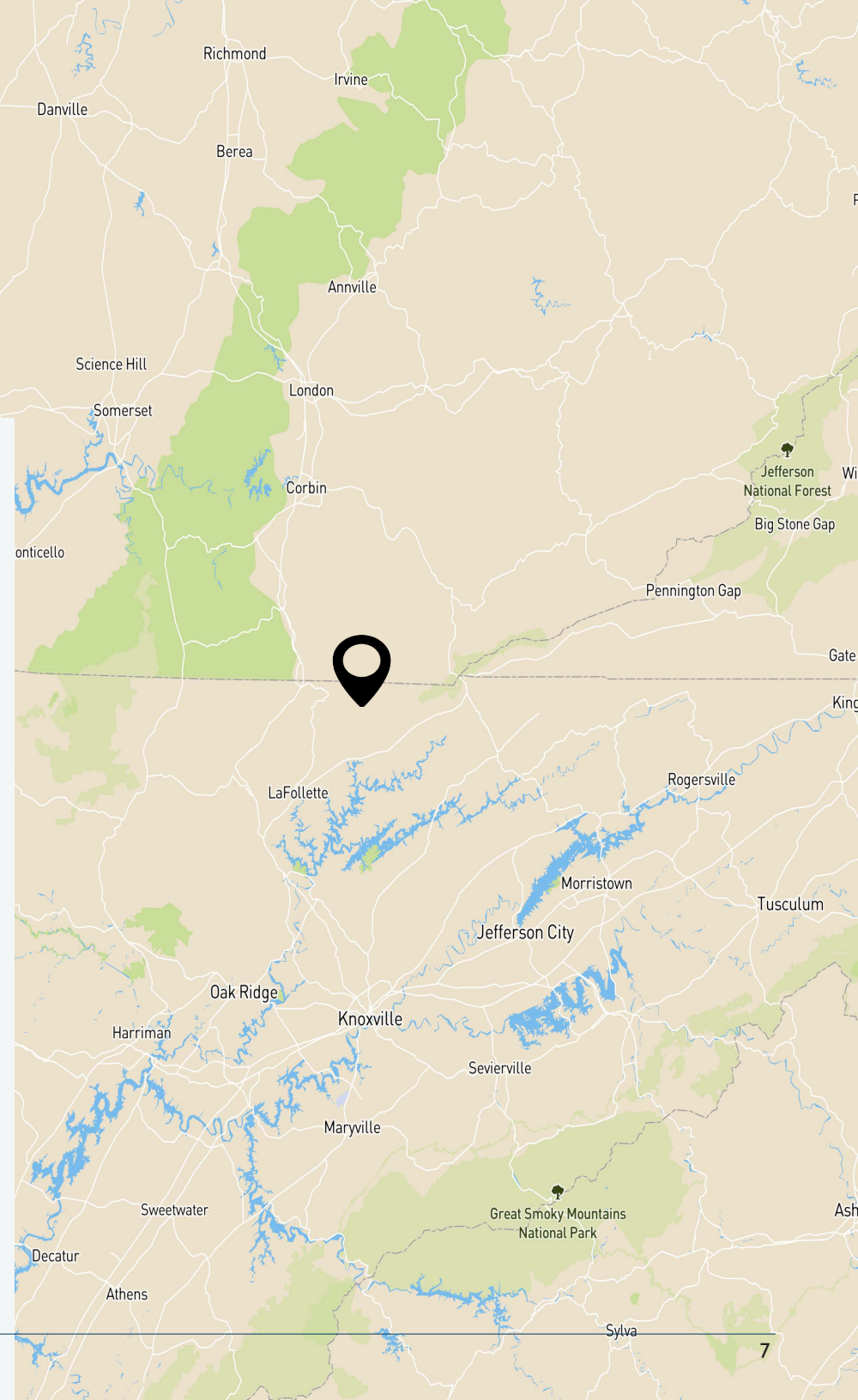
30
MILES
WILLIAMSBURG,
KY



66
MILES
KNOXVILLE,
TN



123
MILES
JOHNSON CITY,
TN



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Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and their tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

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By accepting this Offering Memorandum, you agree to release Marcus & Millichap Real Estate Investment Services, its affiliates or subsidiaries, or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

DOLLAR GENERAL

KNOXVILLE, TENNESSEE

JODY MCKIBBEN

Broker of Record

NASHVILLE

License: TN 307629

Marcus & Millichap