

RANDALL COMMERCIAL GROUP, LLC

DOLLAR GENERAL

INVESTMENT REAL ESTATE OPTIMIZED

REPRESENTATIVE PHOTO

ALL CHARGE STREET

Top Brands Bargain Prices!

DOLLAR GENERAL

Now Open!

NEW DOLLAR GENERAL (UNDER CONSTRUCTION) | OLD FORT, TN

FOR SALE // \$1,957,082 // 5.5% CAP RATE // RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM 662.638.0722 BPHILLIPS@RANDALLCG.COM ERANDALL@RANDALLCG.COM





DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 1292 Highway 411, Old Fort, TN 37362. The Associate Broker has an ownership interest in the Subject Property located at 1292 Highway 411, Old Fort, TN 37362 and other business with the Manager of the Ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,957,082
NET OPERATING INCOME:	\$107,639
OFFERING CAP RATE:	5.5%
YEAR BUILT:	2021
BUILDING SIZE:	10,640 SF
LOT SIZE:	1.5 Acres
PROPERTY ADDRESS	1292 Highway 411
CITY, STATE, ZIP:	Old Fort, TN 37362
3 MILE POPULATION:	931

PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand-new, free-standing Dollar General located in Old Fort, TN. The subject property has a 15-year, NNN lease with an estimated delivery date of April 2021. Old Fort is part of the Chattanooga, TN MSA near the Tennessee-Georgia-North Carolina border, and the store's Highway 411 location is directly connected to Knoxville, TN to the north and Atlanta, GA to the south. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating and is headquartered in Goodlettsville, TN. The retailer is experiencing significant growth in its sector, with its third-quarter earnings report showing a same-store sales increase of 12.2%, EPS increase of 62.7%, and Operating Profit increase of 57.3% (source: https://www.dollargeneral.com/).

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-year
ANNUAL RENT:	\$107,639.52
RENT PSF:	\$10.12 psf
BLDG. DELIVERY DATE:	April 2021
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation

LOCATION DESCRIPTION

The Old Fort Dollar General is located along Highway 411 approximately 3-miles north of the Tennessee-Georgia state line. Old Fort is part of the Cleveland, TN MSA and is also included in the Chattanooga-Cleevland-Dalton, TN-GA-AL Combined Statistical Area. Old Fort is near the Ocoee River, the most rafted river in the United States with about 250,000 visitors annually.



COMPLETE HIGHLIGHTS



Front Elevation

-1	DOLLAR	GENERAL	-04
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LOCATION INFORMATION

BUILDING NAME	New Dollar General (Under Construction) Old Fort, TN
STREET ADDRESS	1292 Highway 411
CITY, STATE, ZIP	Old Fort, TN 37362
COUNTY	Polk
CROSS-STREETS	Casson Heights
SIGNAL INTERSECTION	No

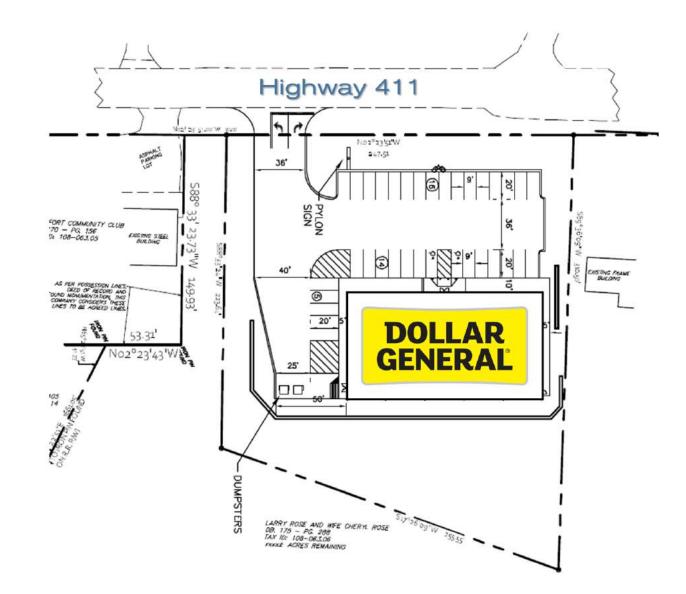
BUILDING INFORMATION

\$107,639.52
5.5
A
100.0%
Single
1
2021
Under construction
Metal
No











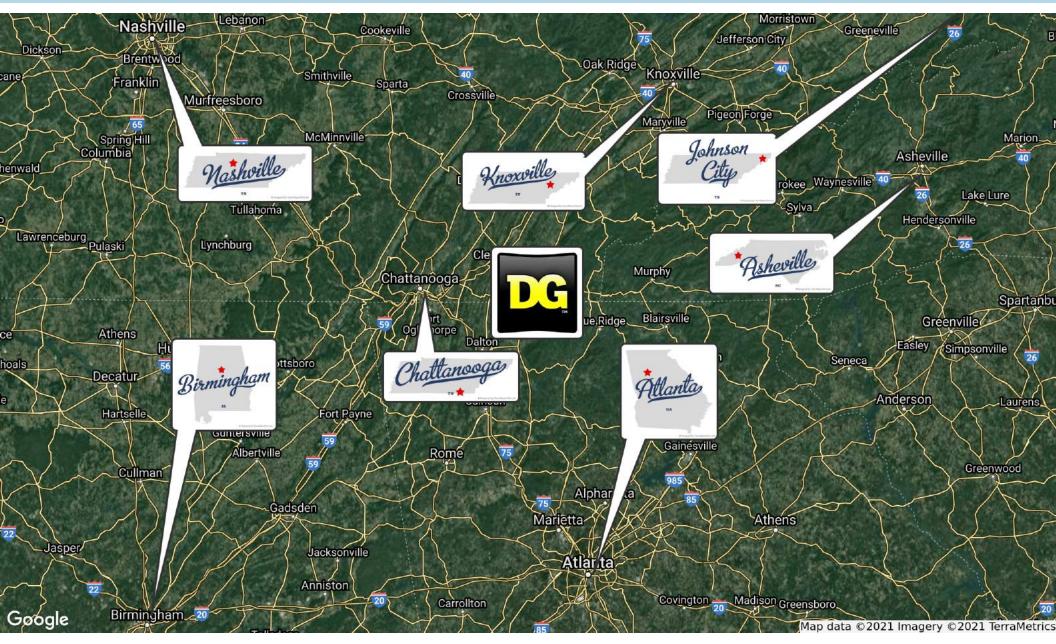




FOR SALE // RETAIL PROPERTY







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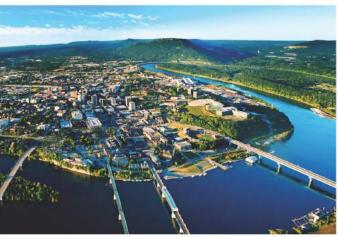
CHATTANOOGA, TN MSA - QUICK FACTS



Chattanooga, TN MSA

- Chattanooga, TN is located near the TN-GA-AL borders and centrally connects Atlanta, Birmingham, Nashville, and Knoxville by way of I-24, I-59, and I-75
- Home to the University of Tennessee–
 Chattanooga, seeing steadily increasing enrollment in recent years
- The 18-24 year old age group comprises the largest number of net migrations from other states to Hamilton County and Chattanooga
- The area's largest employers consist of Erlanger Health System (Erlanger Hospital), BlueCross BlueShield of Tennessee, Hamilton County Schools, Tennessee Valley Authority, and Unum Group.
- The MSA's population is growing rapidly, 9.82% since 2010 to approximately 547,776





TENANT PROFILE





Dollar General Corporation has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operates over 16,000 stores as of February 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

https://www.dollargeneral.com/



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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

DOLLAR GENERAL

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.