

OFFERING MEMORANDUM



Dollar General in Collinwood, TN

709 HIGHWAY 13 S, COLLINWOOD, TN 38450



ESTB. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a free-standing Dollar General property, located in Collinwood, Tennessee, at the southeast corner of Hwy 13 and Bratton Dr. The 8,625 SF subject property is being offered for \$610,500 at a 7.68% cap rate. The site has frontage and access points on Hwy 13, one of the area's main thoroughfares, and on Bratton Dr. The property offers pylon signage, and 24 surface parking spots. Dollar General's current lease runs through August 2022. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 8,625 SF building
- 1.9 Acre plot
- Building constructed in 1999
- Great visibility and access
- Pylon signage
- Frontage on Hwy 13
- 24 Surface parking spots
- NN Lease structure
- Dollar General lease runs through 8/31/2022

\$610,500

PRICE

\$46,901

NOI

7.68%

CAP RATE



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SUBJECT
SITE

BRATTON DR

HWY 13





HOMETOWN FOOD
COLLINWOOD
DRUGS



HWY 13

ROADHOUSE
Express

COLLINWOOD
CITY POOL

SUBJECT
SITE

HASSELL & HUGHES
LUMBER COMPANY

HASSELL & HUGHES
LUMBER COMPANY

ROCKIN'Y
FARM & RANCH



BRATTON DR

HWY 13

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Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





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