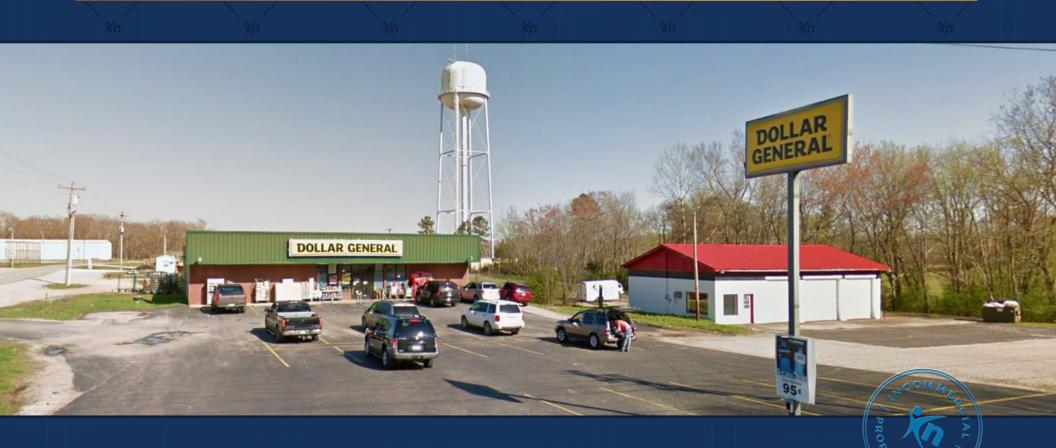
OFFERING MEMORANDUM



Dollar General in Collinwood, TN

709 HIGHWAY 13 S, COLLINWOOD, TN 38450



CHICAGO, IL

ESTB. 2010

Non-Endorsement & Disclaimer Notice

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from InCommercial Property Group and should not be made available to any other person or entity without the written consent of InCommercial Property Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. InCommercial Property Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, InCommercial Property Group has not verified, and will not verify, any of the information contained herein, nor has InCommercial Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. InCommercial Property Group and/or its affiliates have an ownership interest in this property.

© 2020 InCommercial Property Group. All rights reserved.

NON-ENDORSEMENT NOTICE

InCommercial Property Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of InCommercial Property Group, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of InCommercial Property Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT INCOMMERCIAL BROKER FOR MORE DETAILS.

ESTB. 2010



Exclusively Listed By

JON HEGWOOD

Vice President (414) 550-9428 jhegwood@incommercialre.com

WWW.INCOMMERCIALRE.COM

ESTB. 2010



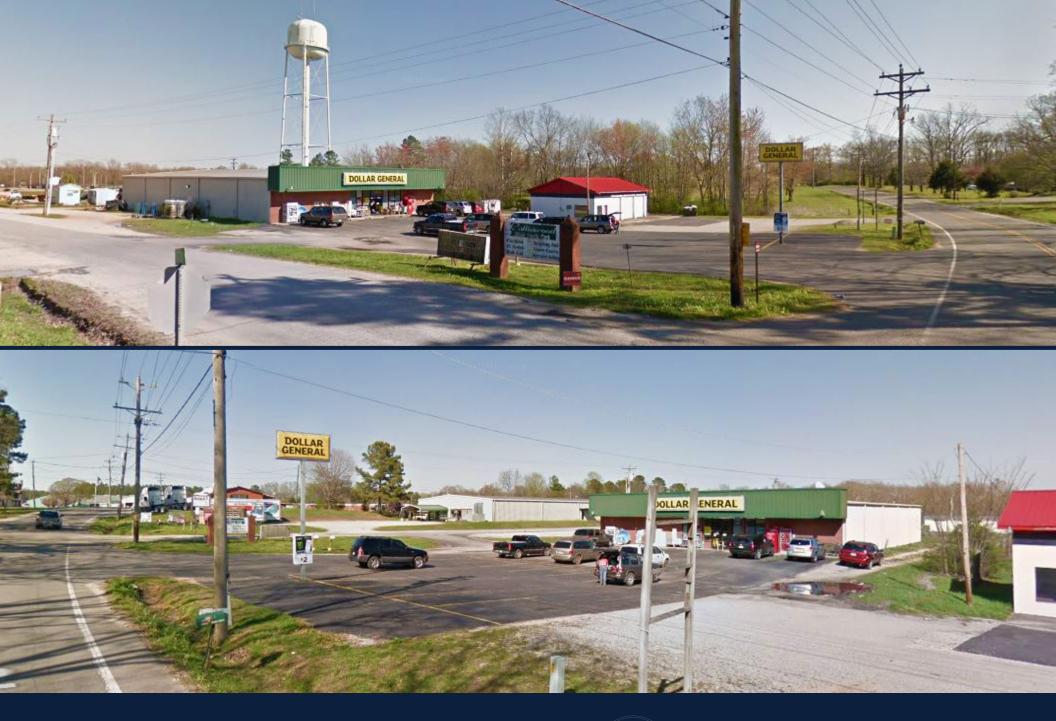
Property Description

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.







ESTB. 2010





ESTB. 2010



HOMETOWN FOOD COLLINWOOD DRUCS

Shine

HINY IS



COLLINWOOD CITY POOL

> SUBJECT SITE

> > IT INCOME.

BRATTON DR

Hie ne

∢N -

HASSELL&HUGHES LUMBERCOMPANY

> ROCKIN' Y FARM& RANCH

> > HWYDS

HASSELL & HUGHES LUMBER COMPANY

ROADHOUSE *Express*

CHICAG

Property Group

ESTB. 2010

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.









ESTB. 2010

