

DOLLAR GENERAL INVESTMENT OPPORTUNITY

9941 Macon Road | Cordova, TN 38018

Investment Highlights

Price:	\$1,695,088
Cap Rate:	5.42%
NOI:	\$92,040
Expenses:	Absolute NNN
Property Type:	Retail/Commercial
Building Size:	+/- 9,100 SF
Land:	+/- 1.19 AC
Lease Commence:	October 1, 2015
Option Periods:	Five (5), Five (5) Year Options
Rent Increases:	10% Every Five (5) Years in Options
Zoning:	CA
Parking:	30 / 3.18:1000
% Leased:	100%
Tenant:	Dollar General Corporation
Building FAR:	0.18



The subject is located in Shelby County, Tennessee. Cordova lies east of Memphis, north of Germantown, south of Bartlett, and northwest of Collierville. Cordova is one of the fastest growing neighborhoods of Memphis.

Memphis is the largest city in Tennessee, 3rd largest city in the Southeast and 20th largest city in the U.S. The Memphis MSA is the commercial and cultural hub of the Midsouth with a population of over 1.4 Million.

Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home.

Employment in Memphis exceeded the metro's pre-pandemic peak as of October 2021, representing a significantly quicker job growth recovery than the national benchmark.

TRAFFIC COUNT

Cross Street	Cross Street Dist.	Count Year	Avg Daily Volume
Macon View Dr	0.08 W	2020	10,672
Carlton Ridge Dr	0.08 E	2020	8,411
Woodland Hills Dr	0.15 N	2018	6,549

HOUSEHOLD BY INCOME

	2010	2021	2026
Average Household Income	\$95,352	\$115,004	\$117,277
Median Household Income	\$72,280	\$84,285	\$85,420



POPULATION

Radius	1 Mile	5 Mile	10 Mile
2026 Projection	8,017	93,349	374,385
2021 Estimate	7,920	93,688	373,160
2010 Census	7,403	95,316	367,445
Growth 2021-2026	1.22%	-0.36%	0.33%
Growth 2010-2021	6.98%	-1.71%	1.56%

8.75 Years Remaining Before Tenant Option to Extend

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15 Year NNN Lease

PLEASE DO NOT DISTURB OCCUPANTS