

# SINGLE TENANT NN

Investment Opportunity

**DOLLAR GENERAL**

(NYSE: DG)

Recent 5-Year Lease Extension | Investment Grade Tenant (S&P: BBB)



1540 Old Newport Hwy | Sevierville, TN

**KNOXVILLE** MSA

ACTUAL SITE



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## OFFERING SUMMARY

**DOLLAR  
GENERAL**



## OFFERING

|                             |             |
|-----------------------------|-------------|
| <b>Pricing</b>              | \$1,384,000 |
| <b>Net Operating Income</b> | \$83,052    |
| <b>Cap Rate</b>             | 6.00%       |

## PROPERTY SPECIFICATIONS

|                                  |  |
|----------------------------------|--|
| <b>Property Address</b>          | 1540 Old Newport Highway<br>Sevierville, Tennessee 37862 |
| <b>Rentable Area</b>             | 9,100 SF   |
| <b>Land Area</b>                 | 0.92 AC  |
| <b>Year Built</b>                | 2006   |
| <b>Tenant</b>                    | Dollar General (Dolgencorp, Inc.)                        |
| <b>Guaranty</b>                  | Corporate (S&P: BBB)                                     |
| <b>Lease Type</b>                | NN   |
| <b>Landlord Responsibilities</b> | Maintain & Repair Exterior of Premises                   |
| <b>Lease Term Remaining</b>      | 4+ Years   |
| <b>Increases</b>                 | 10% Beg. of Each Option                                  |
| <b>Options</b>                   | 3 (5-Year)   |
| <b>Rent Commencement</b>         | March 1, 2006  |
| <b>Lease Expiration</b>          | November 30, 2026  |

| Tenant Name                                   | Square Feet | LEASE TERM  |               | RENTAL RATES |         |          |  |
|---|-------------|-------------|---------------|--------------|---------|----------|--|
|   |             | Lease Start | Lease End     | Begin        | Monthly | Annually | Options  |
| <b>Dollar General</b><br>(Corporate Guaranty) | 9,100       | March 2006  | November 2026 | Current      | \$6,921 | \$83,052 | 3 (5-Year)<br>10% Rental Inc.<br>Beg. of Each Option |

Note: Tenant reimburses Landlord \$4,056 annually for Parking Lot Maintenance Costs

## 4+ Years Remaining | Recent Lease Extension | Options to Extend | 10% Rental Increases | Corporate Guaranty (S&P: BBB)

- The tenant has more than 4 years remaining on their recent 5-year lease extension that was signed on 12/1/2021
- The lease has 3 (5-year) options to extend remaining, demonstrating long-term commitment to the site
- 10% rental increases at the beginning of each option period, generating additional NOI and hedging against inflation
- Corporate Guaranteed by Dollar General Corporation (S&P: BBB), which operates over 18,000 locations

## NN Lease | Limited Landlord Responsibilities | New LED Lights | Fee Simple Ownership | No State Income Tax

- Tenant reimburses for taxes, insurance, and maintains the interior of the premises
- Landlord responsibilities limited to maintaining and repairing the exterior of the premises
- The asset was recently equipped with new exterior LED lights
- Ideal, low-management investment for a passive investor
- No state income tax

## Directly off Main Street/State Route 411 | Primary Thoroughfare | Walters State Community College | Excellent Visibility & Access

- Subject property is directly off Main Street/State Route 411, the primary retail and commuter thoroughfare serving Sevierville and the immediate trade area
- Dollar General is directly next to Walters State Community College, promoting crossover exposure for this site
- The asset benefits from significant street frontage along Old Newport Highway and has multiple points of access, providing ease and convenience for customers

## Demographics in 5-mile Trade Area

- More than 30,000 residents and 19,000 employees support the trade area
- \$71,718 average household income

## PROPERTY OVERVIEW

**DOLLAR  
GENERAL**

### LOCATION



Sevierville, Tennessee  
Sevier County  
Knoxville MSA

### ACCESS



Old Newport Highway/State Highway 416: 1 Access Point  
East Avenue: 1 Access Point

### TRAFFIC COUNTS



Old Newport Highway/State Highway 416: 7,000 VPD  
Ernest McMahan Road: 5,000 VPD  
Main Street/U.S. Highway 411: 38,900 VPD

### IMPROVEMENTS



There is approximately 9,100 SF of existing building area

### PARKING



There are approximately 45 parking spaces on the owned parcel.  
The parking ratio is approximately 4.94 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 078050M A 02100  
Acres: 0.92  
Square Feet: 40,075

### CONSTRUCTION



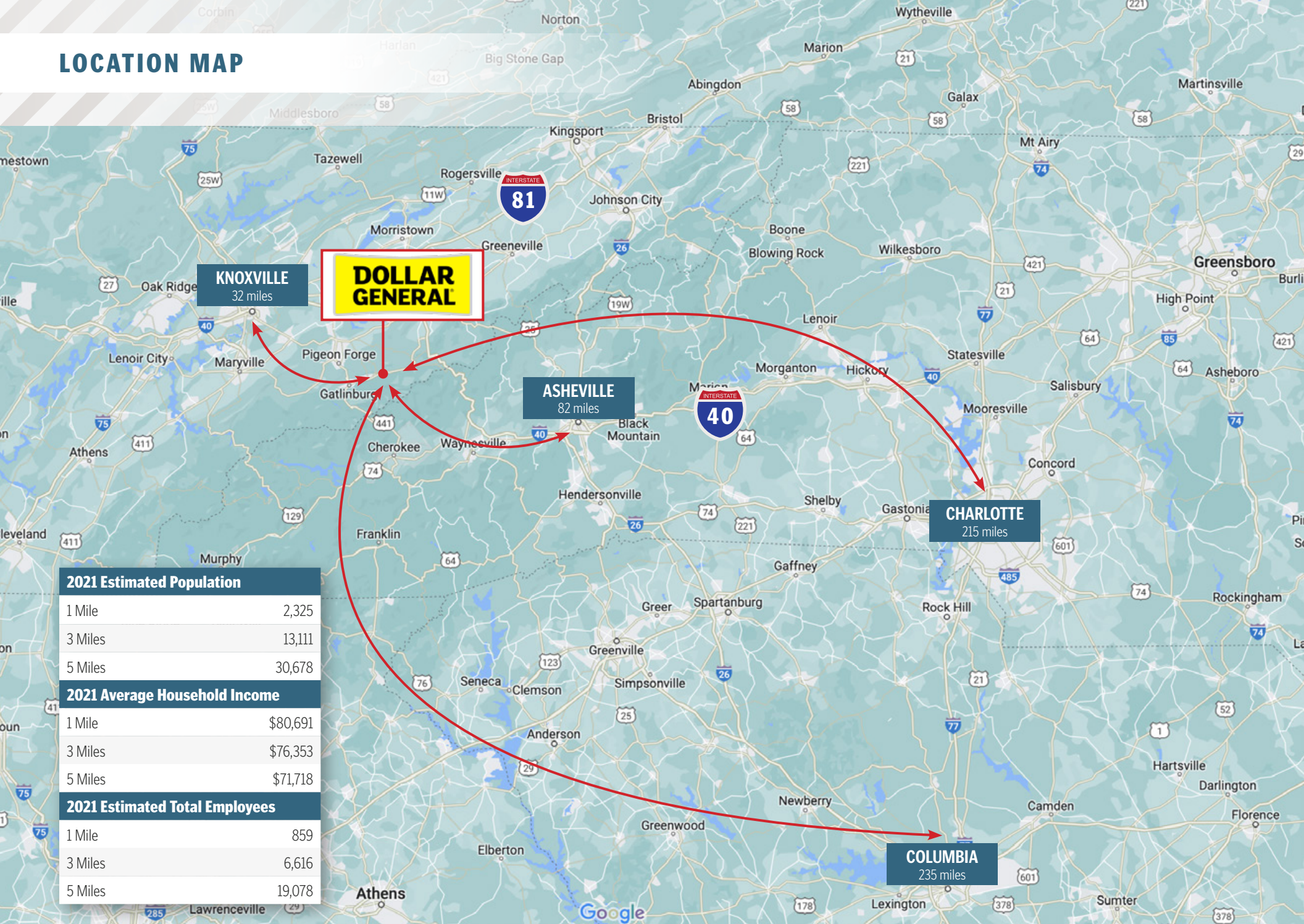
Year Built: 2006

### ZONING



Commercial: Stores, Retail Outlet

# LOCATION MAP











### SEVIERVILLE, TENNESSEE

Sevierville, Tennessee, in Sevier County, is 21 miles E of Knoxville, Tennessee and 153 miles N of Atlanta, Georgia. The city is conveniently located inside the Knoxville metropolitan area. The City of Sevierville had a population of 17,853 as of 2021.

Like other towns situated along the Parkway in Sevier County, Sevierville has reaped the benefits of the burgeoning tourism industry brought on by the development of Great Smoky Mountains National Park. The largest industries in Sevierville, TN are Accommodation & Food Services, Retail Trade, and Construction, and the highest paying industries are Finance & Insurance, Public Administration, and Educational Services. Principal Employers of the City Sevier County School System, Collier Food Groups, Tanger Five Oaks Outlet, Sevier County, Wilderness of the Smokies, LeConte Medical Center, Wal-Mart, Stokely Hospitality Enterprises, Bass Pro Shoppe and City of Sevierville.

The Government is considered part of a metropolitan area. Sevierville is ideally located at the base of the Great Smoky Mountains National Park, America's most visited national park and adjacent to internationally known cities Gatlin Pigeon Forge. Some of the Top vacation activities nationwide,

including Dollywood are located either within a few minutes from downtown Sevierville or within corporate limits. The Sevier County school district also has a significant economic presence.

While in Sevierville, one can enjoy the Southern Nights Music Theater, where bluegrass, oldies and rock "n" roll music is performed. The Smoky Mountain Deer Farm & Exotic Petting Zoo is a popular local spot as well, especially among children. The Tennessee Museum of Aviation displays warbird flybys and other related artifacts. One can enjoy shopping at the Sevier Plaza Shopping Center and the Rivers Edge Shopping Center. Local festivals include Bloomin' Barbeque & Bluegrass, the Dumplin Valley Bluegrass Festival and the Great Southern Tractor Pull. Sevierville and nearby Attractions are Sevier Plaza Shopping Center, Sevier County Heritage Museum, The Tennessee Museum of Aviation, Smoky Mountain Deer Farm & Exotic Petting Zoo and Southern Nights Music Theater.

Higher education can be pursued at Carson-Newman College, Walters State Community College, The University of Tennessee and the University of North Carolina at Asheville. The closest major airport to Sevierville, Tennessee is McGhee Tyson Airport This airport is in Knoxville, Tennessee and is 31 miles from the center of Sevierville, TN.

## AREA DEMOGRAPHICS

**DOLLAR  
GENERAL**

|  | 1 Mile   | 3 Miles  | 5 Miles  |
|--|----------|----------|----------|
| <b>Population</b>                                |          |          |          |
| 2021 Estimated Population                        | 2,325    | 13,111   | 30,678   |
| 2026 Projected Population                        | 2,387    | 13,436   | 31,517   |
| Projected Annual Growth 2021 to 2026             | 0.53%    | 0.49%    | 0.54%    |
| 2021 Median Age                                  | 41.4     | 41.0     | 40.5     |
| <b>Households &amp; Growth</b>                   |          |          |          |
| 2021 Estimated Households                        | 945      | 5,316    | 12,131   |
| 2026 Projected Households                        | 967      | 5,444    | 12,478   |
| Projected Annual Growth 2021 to 2026             | 0.46%    | 0.48%    | 0.57%    |
| <b>Race &amp; Ethnicity</b>                      |          |          |          |
| 2021 Estimated White                             | 93.05%   | 93.90%   | 93.90%   |
| 2021 Estimated Black or African American         | 1.03%    | 1.27%    | 1.77%    |
| 2021 Estimated Asian or Pacific Islander         | 2.97%    | 2.20%    | 1.61%    |
| 2021 Estimated American Indian or Native Alaskan | 0.77%    | 0.72%    | 0.67%    |
| 2021 Estimated Other Races                       | 4.30%    | 4.42%    | 5.73%    |
| 2021 Estimated Hispanic                          | 8.39%    | 8.23%    | 9.76%    |
| <b>Income</b>                                    |          |          |          |
| 2021 Estimated Average Household Income          | \$80,691 | \$76,353 | \$71,718 |
| 2021 Estimated Median Household Income           | \$55,034 | \$53,047 | \$51,090 |
| <b>Businesses &amp; Employees</b>                |          |          |          |
| 2021 Estimated Total Businesses                  | 72       | 596      | 1,670    |
| 2021 Estimated Total Employees                   | 859      | 6,616    | 19,078   |





## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 18,000+

**2022 Employees:** 163,000

**2022 Revenue:** \$34.22 Billion

**2022 Net Income:** \$2.40 Billion

**2022 Assets:** \$26.33 Billion

**2022 Equity:** \$6.26 Billion

**Credit Rating: S&P:** BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General 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 operated 18,130 stores in 46 states as of January 28, 2022. 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. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.



SRS

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of SRS Real Estate Partners

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exclusively dedicated  
to retail

**3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

**840+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2021

**\$3.1B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2021

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