



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



NEW 15-YEAR ABSOLUTE NNN LEASE
DOLLAR GENERAL
PHILADELPHIA (KNOXVILLE MSA), TENNESSEE

A photograph of a Dollar General store exterior. The store has a large yellow sign with 'DOLLAR GENERAL' in bold black letters. The address '1415 Loudon Hwy. Philadelphia, TN 37846' is visible above the entrance. A yellow vertical banner is overlaid on the left side of the image, containing key financial metrics. The banner has a white circle at the top with the Dollar General logo. The background shows the store's facade, including a 'RESERVED PARKING' sign and a 'NO PARKING IN ACCESSIBLE' sign.

**DOLLAR
GENERAL®**

ADDRESS
1415 Loudon Hwy.
Philadelphia, TN 37846

PRICE
\$1,665,000

CAP RATE
5.15%

NOI
\$85,777

FINANCIAL OVERVIEW

PRICE	\$1,665,000
CAP RATE	5.15%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2022
LOT SIZE	2.14 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 9/18/2022
INCREASES	10% at each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$85,777	\$7,148
Option 1	\$94,355	\$7,863
Option 2	\$103,790	\$8,649
Option 3	\$114,169	\$9,514
Option 4	\$125,586	\$10,465
Option 5	\$138,144	\$11,512



TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 17,600 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



17,683+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER

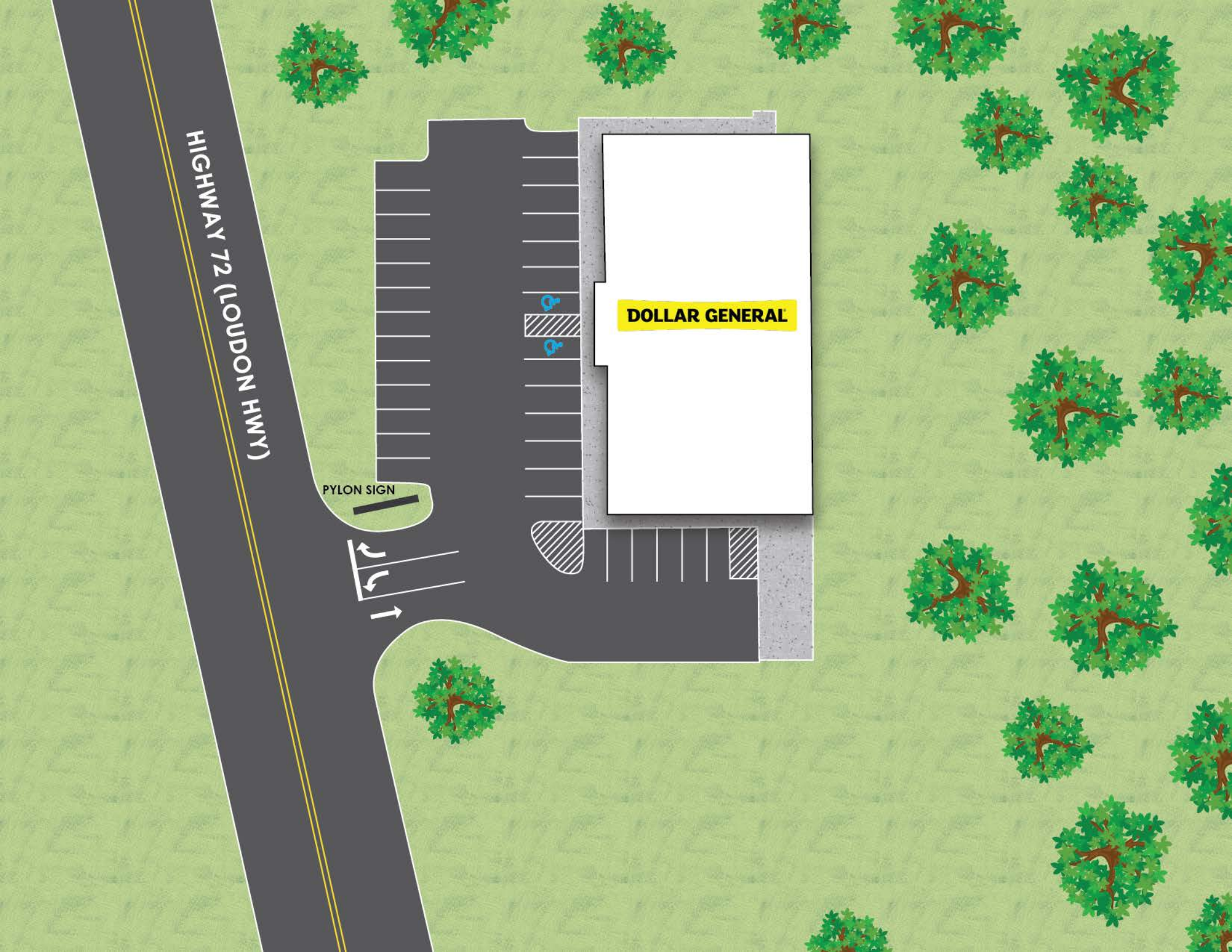


FOUNDED IN
1939

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- 10% Increases Every 5 Years Beginning in Each Option Period
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Largest Retailer in the U.S. with 18,000+ Stores
- Classified Nationally as an Essential Retailer for Daily Shopping Needs
- Brand New 2022 Construction on Oversized Parcel
- Strategic Location, Nearest Dollar Store is Approximately 11 Miles Away
- Serving Over 53,000 Residents in Loudon County, 40 Miles West of Downtown Knoxville
- Highly Visible with Excellent Access Along Major Artery
- Just West of the Great Smoky Mountains National Park with Over 14.1 Million Visitors Annually
- Close Proximity to Nantahala National Forest, Chattahoochee-Oconee National Forests, Fall Creek Falls State Park and Frozen Head State Park, Attracts Millions of Visitors Annually
- Minutes to Watts Bar Lake with Over 1 Million Visitors Annually
- Situated in the Heart of the Appalachian Region where Tourism is the Fastest Growing Industry
- Tax Free State, No State Income Tax in Tennessee

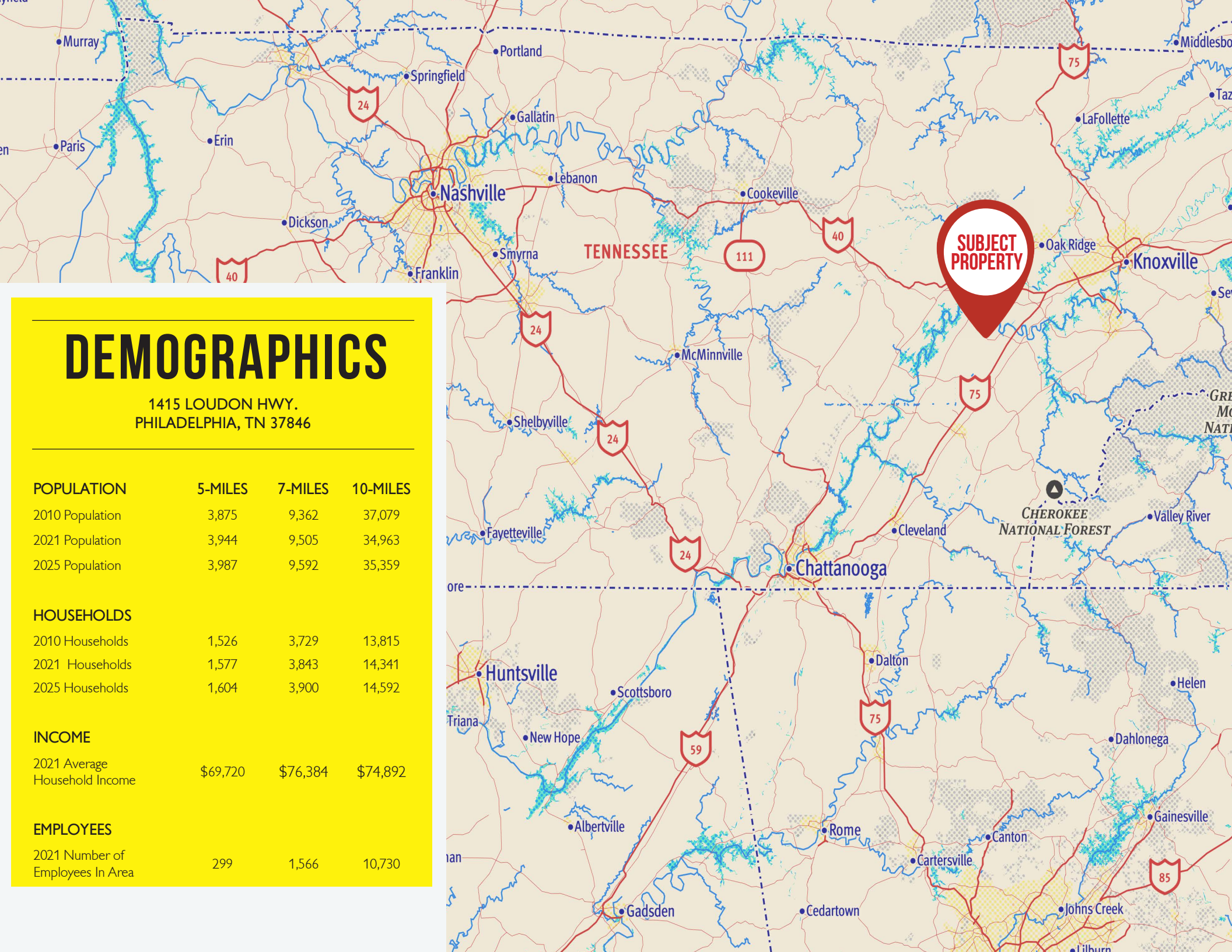




DOLLAR GENERAL

PYLON SIGN

HIGHWAY 72 (LOUDON HWY)



DEMOGRAPHICS

1415 LOUDON HWY.
PHILADELPHIA, TN 37846

POPULATION

	5-MILES	7-MILES	10-MILES
2010 Population	3,875	9,362	37,079
2021 Population	3,944	9,505	34,963
2025 Population	3,987	9,592	35,359

HOUSEHOLDS

	5-MILES	7-MILES	10-MILES
2010 Households	1,526	3,729	13,815
2021 Households	1,577	3,843	14,341
2025 Households	1,604	3,900	14,592

INCOME

	5-MILES	7-MILES	10-MILES
2021 Average Household Income	\$69,720	\$76,384	\$74,892

EMPLOYEES

	5-MILES	7-MILES	10-MILES
2021 Number of Employees In Area	299	1,566	10,730

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O F F E R I N G M E M O R A N D U M

DOLLAR GENERAL

PHILADELPHIA, TENNESSEE

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