



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



NEW 15-YEAR ABSOLUTE NNN LEASE, RELOCATION STORE

DOLLAR GENERAL

NEWPORT (EAST OF KNOXVILLE), TENNESSEE

**DOLLAR
GENERAL®**

ADDRESS

West Highway 25 &
Fox and Hound Way
Newport, TN 37821

PRICE

\$1,995,000

CAP RATE

5.17%

NOI

\$103,166

FINANCIAL OVERVIEW

PRICE	\$1,995,000
CAP RATE	5.17%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2022
LOT SIZE	1.91 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. October 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	\$103,166	\$8,597
Option 1	\$113,483	\$9,457
Option 2	\$124,831	\$10,403
Option 3	\$137,314	\$11,443
Option 4	\$151,045	\$12,587
Option 5	\$166,150	\$13,846



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

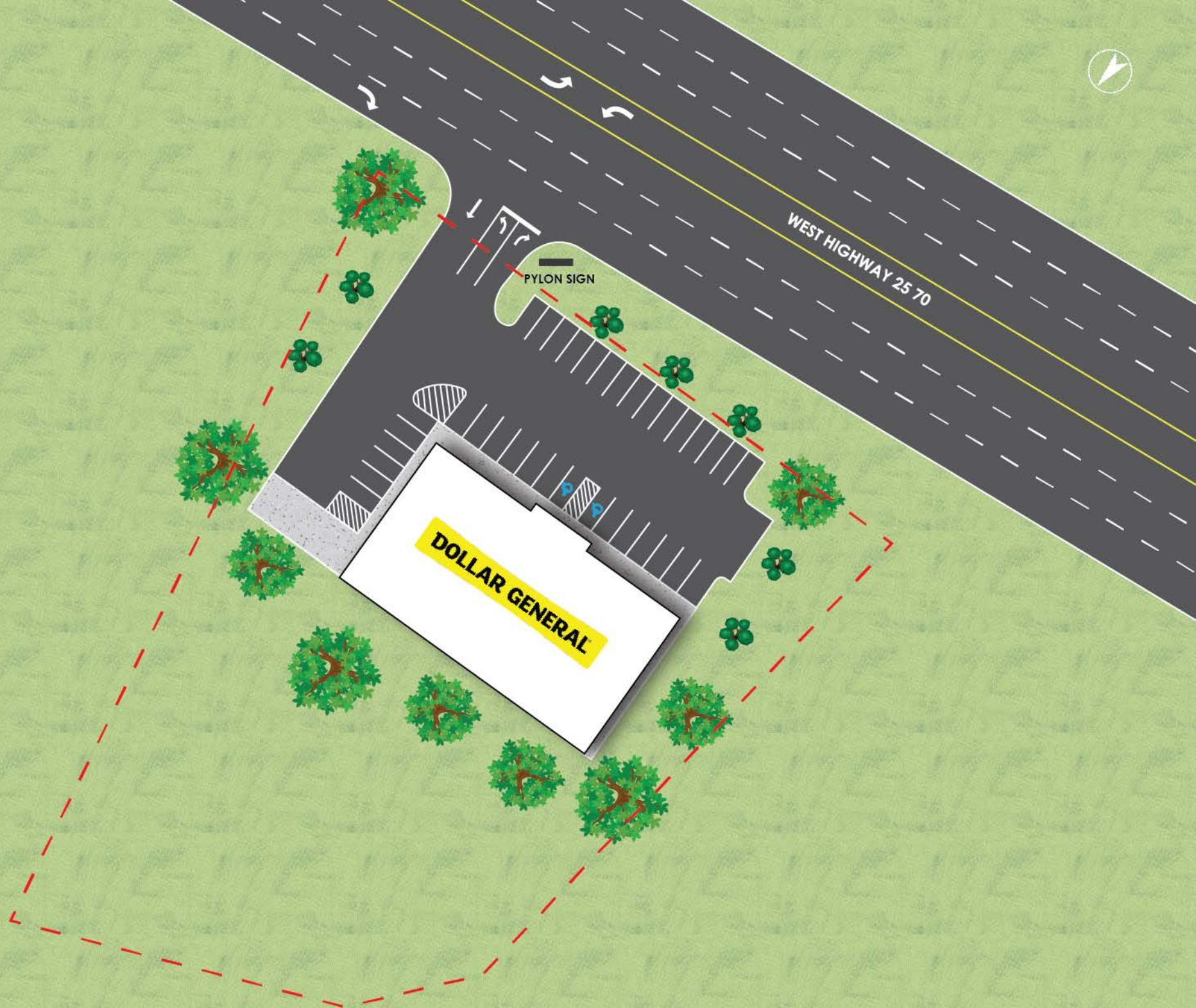


FOUNDED IN
1939

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Relocation of High-Performing Store, Proven Concept in the Trade Area
- 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 36,000 Residents in Cocke County, 45 Miles East of Knoxville
- Highly Visible Along Major Artery, Direct Access to Downtown Knoxville
- Just Off I-40 with 30,777 Cars/Day, the 3rd Longest Highway in the U.S.
- Just North of the Great Smoky Mountains National Park with Over 14.1 Million Visitors Annually
- Close Proximity to Cherokee National Forest with Approximately 3 Million Visitors Annually
- Minutes to Douglas Lake with Over 1.7 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





DEMOGRAPHICS

WEST HIGHWAY 25 & FOX AND HOUND WAY
NEWPORT, TN 37821

POPULATION

	3-MILES	5-MILES	7-MILES
2010 Population	12,174	18,701	25,937
2021 Population	12,386	19,042	26,545
2025 Population	12,401	19,076	26,674

HOUSEHOLDS

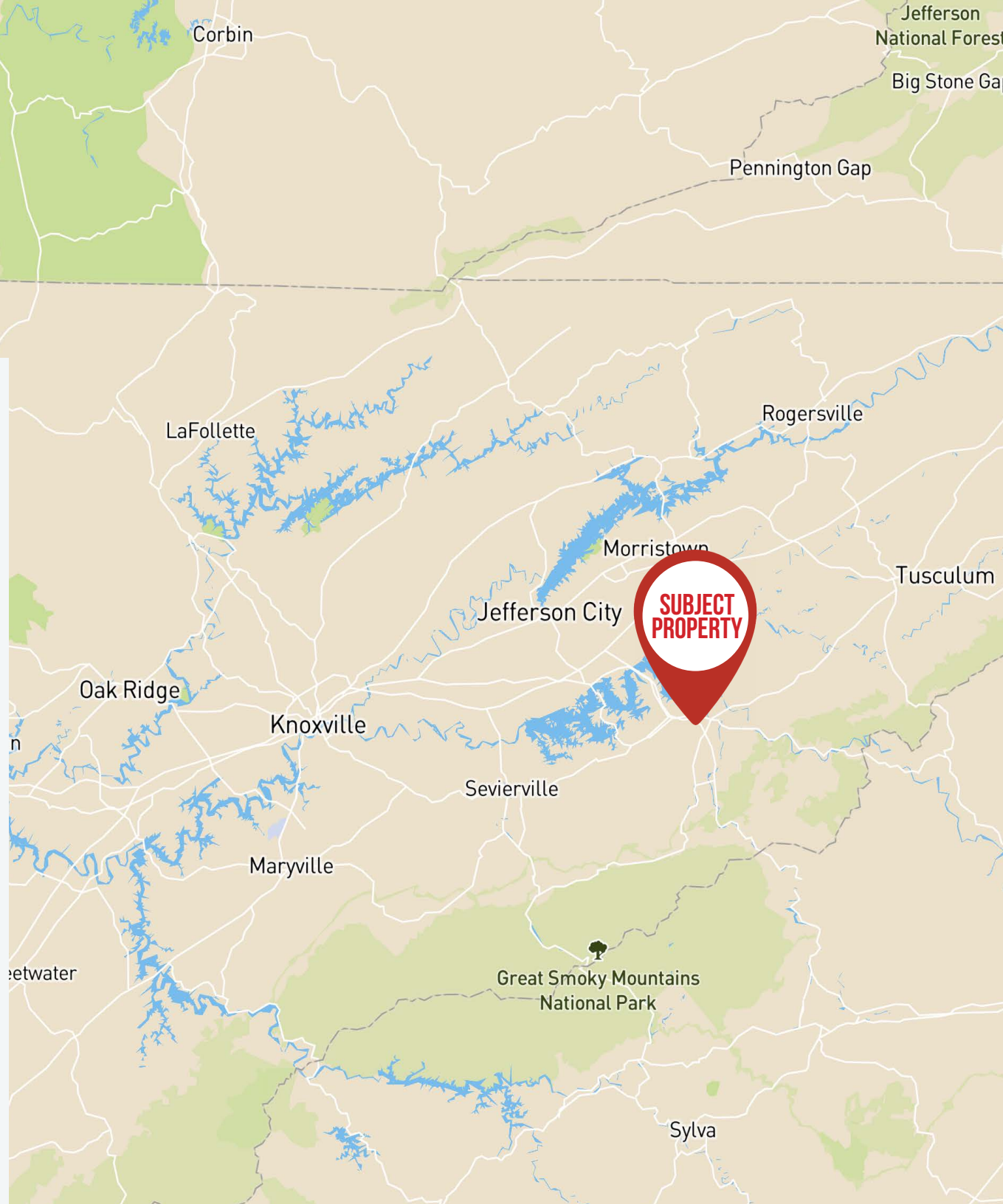
	3-MILES	5-MILES	7-MILES
2010 Households	5,177	7,763	10,734
2021 Households	5,184	7,801	10,871
2025 Households	5,212	7,851	10,978

INCOME

	3-MILES	5-MILES	7-MILES
2021 Average Household Income	\$45,569	\$49,102	\$52,757

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2021 Number of Employees In Area	4,491	5,899	7,167



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

DOLLAR GENERAL

NEWPORT, TENNESSEE

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

JODY MCKIBBEN

Broker of Record

NASHVILLE

License: TN 307629