



Dollar General

Available Individually or as a Portfolio

\$1,428,369 | 6.50% CAP

2670 White Oak Road, Dayton, TN 37321

- ✓ 11+ Years Remaining on 15 Year Corporate NNN Lease
- ✓ Excellent Highway Location off of Old Washington Hwy (7K VPD)
- ✓ Subject Property Located Between Knoxville and Chattanooga
- ✓ Dayton, TN is the #1 Bass Fishing Destination in the Nation
- ✓ E-Commerce Resistant Retailer Experiencing Explosive Growth

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL DAYTON, TN

FILE PHOTO



CONTACT FOR DETAILS

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

TN Broker of Record: Jeff Browning
License #: 271829

\$1,428,369

6.50% CAP

NOI

\$92,844

Building Area

±9,180 SF

Land Area

1.95 Acres

Year Built

2019

Lease Type

Complete NNN

Occupancy

100%

✓ **11+ Years Remaining on 15 Year Corporate NNN Lease** w/ 10% rental increases in each of the (6) 5 year options to renew. The lease expires in July 2034.

✓ **Excellent Highway Location** off of the major thoroughfare Old Washington Highway (7,500 VPD) along White Oak Rd (1,500 VPD).

✓ **Subject Property Located Between Knoxville and Chattanooga**, two of the largest cities in Tennessee.

✓ **Dayton, TN was voted the #1 Bass Fishing Destination in the Nation**, drawing in visitors and locals to participate in some of the nation's most popular fishing tournaments.

✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,050 stores in 2023 after adding approximately 1,100 stores in 2022. These efforts also include 2,000 remodels, 120 store relocations, and up to 35 additional stores in Mexico.

*Available Individually or as a portfolio. See Agent for Details

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL DAYTON, TN

Dollar General

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time.

REVENUE

\$34.2 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

18,200+

DOLLAR GENERAL

dollargeneral.com

Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.

FILE PHOTO



IN THE NEWS

DOLLAR GENERAL DAYTON, TN

Dollar General Plans to Open 1,050 Locations in 2023

BRYAN WASSEL, DECEMBER 2, 2022 (RETAIL TOUCH POINTS)

Dollar General is continuing its rapid expansion into fiscal 2023 with plans for 1,050 new stores, following a successful Q3 2022 when sales rose 11.1% to \$9.5 billion. The quarter, which ended Oct. 28, also saw a 6.8% increase in same-store sales driven by larger basket sizes and a small increase in traffic.

"We are thankful to our team for their continued dedication to serving others, particularly in a **challenging economic** and operating environment," said Jeff Owen, CEO of Dollar General in a statement. "We are pleased with our strong sales growth in the quarter, as well as a **modest increase** in customer traffic and continued **share gains** in both consumable and non-consumable product sales, all of which we believe are a testament to the **strength of the value** and convenience proposition we offer our customers."

Dollar General also is growing through the addition of three 1-million-square-foot distribution centers in an approximately \$480 million combined investment announced in July. The facilities will support the DG Private Fleet and help the retailer achieve its goal of creating 10,000 net new jobs in 2022.

The off-price retailer executed on **800 retail projects** in **Q3 2022** and plans to execute on an additional 3,170 in the coming year. These efforts include **2,000 remodels**, and **120 store relocations** and up to 35 stores in Mexico.

The company also expanded its interest in medtail with the appointment of four members to its healthcare advisory panel. The retailer is developing investment strategies in the health and **wellness category** but has yet to make an official move.

EXPLORE ARTICLE



Dollar General's new Popshelf stores chase inflation-weary shoppers in the suburbs

MELISSA REPKO, DECEMBER 13, 2022 (CNBC)

Dollar General's next big strategy for growth is tucked in a strip mall in suburban Nashville, and it is coming to other cities soon. It's a new store called Popshelf. Over the past two years, the Tennessee-based **discounter** has tested the store concept, which caters to suburban shoppers with higher incomes, but sells most items for \$5 or less.

A wide range of merchandise fills the shelves, including holiday-themed platters, party and crafting supplies, novelty foods such as **gourmet chocolates** and Portobello mushroom jerky, and **gifts** like dangly earrings, lip gloss and toys. It's designed to be a **treasure hunt** that keeps shoppers coming back.

Now, with inflation still high, Dollar General is ramping up its plans for Popshelf. It aims to double the banner's locations to approximately 300 stores next year. Over the next three years, it plans to grow to about 1,000 locations across the country. Eventually, it sees an opportunity to reach about 3,000 total locations. It is also testing mini Popshelf shops inside of some of its Dollar General stores. So far, it has about 40 of those shops.

But Popshelf will have to **prove** it can hold up in a tougher economy. Walmart, Best Buy, Costco and others have warned of weaker sales of discretionary items as consumers spend more on necessities. Target recently cut its holiday quarter forecast, and Kohl's pulled its outlook, citing **middle-income consumers** who feel stretched. On Dollar General's recent earnings call, CEO Jeff Owen said even customers who make **\$100,000** a year have been shopping at its stores.

Chief Merchandising Officer Emily Taylor said Popshelf can draw spending-conscious **shoppers by offering items** that don't cause guilt.

EXPLORE ARTICLE



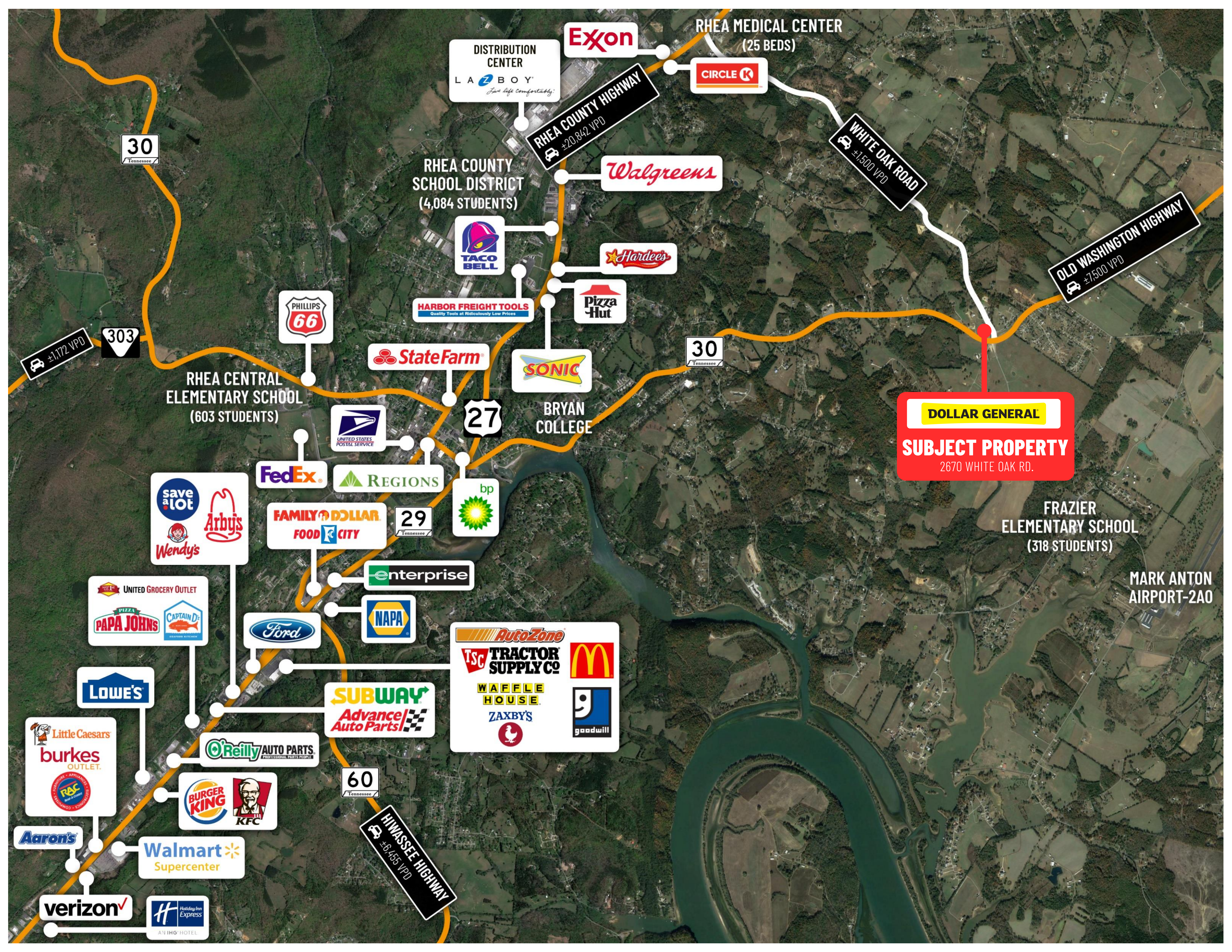
LEASE OVERVIEW

DOLLAR GENERAL DAYTON, TN

Initial Lease Term	11+ Years Remaining on 15 Year Lease
Rent Commencement	July 2019
Lease Expiration	July 2034
Lease Type	NNN
Rent Increases	10% Increase In Each Option Period
Annual Rent YRS 1-15	\$92,844
Option 1	\$102,128.40
Option 2	\$112,341.24
Option 3	\$123,575.36
Option 4	\$135,932.90
Option 5	\$149,526.19
Option 6	\$164,478.81

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





30
Tennessee

303
Tennessee

PHILLIPS
66

27
Tennessee

29
Tennessee

30
Tennessee

60
Tennessee

RHEA COUNTY HIGHWAY
±20,842 VPD

WHITE OAK ROAD
±1,500 VPD

OLD WASHINGTON HIGHWAY
±7,500 VPD

HINWASSEE HIGHWAY
±6,455 VPD

Exxon

CIRCLE K

RHEA MEDICAL CENTER
(25 BEDS)

DISTRIBUTION CENTER
LA Z BOY
Live Life Comfortably

RHEA COUNTY SCHOOL DISTRICT
(4,084 STUDENTS)

Walgreens

TACO BELL

Hardee's

Pizza Hut

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

State Farm

SONIC

BRYAN COLLEGE

RHEA CENTRAL ELEMENTARY SCHOOL
(603 STUDENTS)

UNITED STATES POSTAL SERVICE

FedEx

REGIONS

bp

FAMILY DOLLAR
FOOD CITY

save a lot
Arby's
Wendy's

Enterprise

NAPA

Ford

UNITED GROCERY OUTLET
PAPA JOHN'S
CAPTAIN D'S

LOWE'S

SUBWAY
Advance Auto Parts

AutoZone
TSC TRACTOR SUPPLY CO
Waffle House
Zaxby's
goodwill

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

BURGER KING
KFC

Walmart
Supercenter

Little Caesars
burkes OUTLET
RAC

Aaron's

verizon

Holiday Inn Express
A HILTI HOTEL

DOLLAR GENERAL
SUBJECT PROPERTY
2670 WHITE OAK RD.

FRAZIER ELEMENTARY SCHOOL
(318 STUDENTS)

MARK ANTON AIRPORT-2A0

SITE OVERVIEW

DOLLAR GENERAL DAYTON, TN



Year Built

2019



Building Area

±9,180 SF



Land Area

1.95 Acres

NEIGHBORING RETAILERS

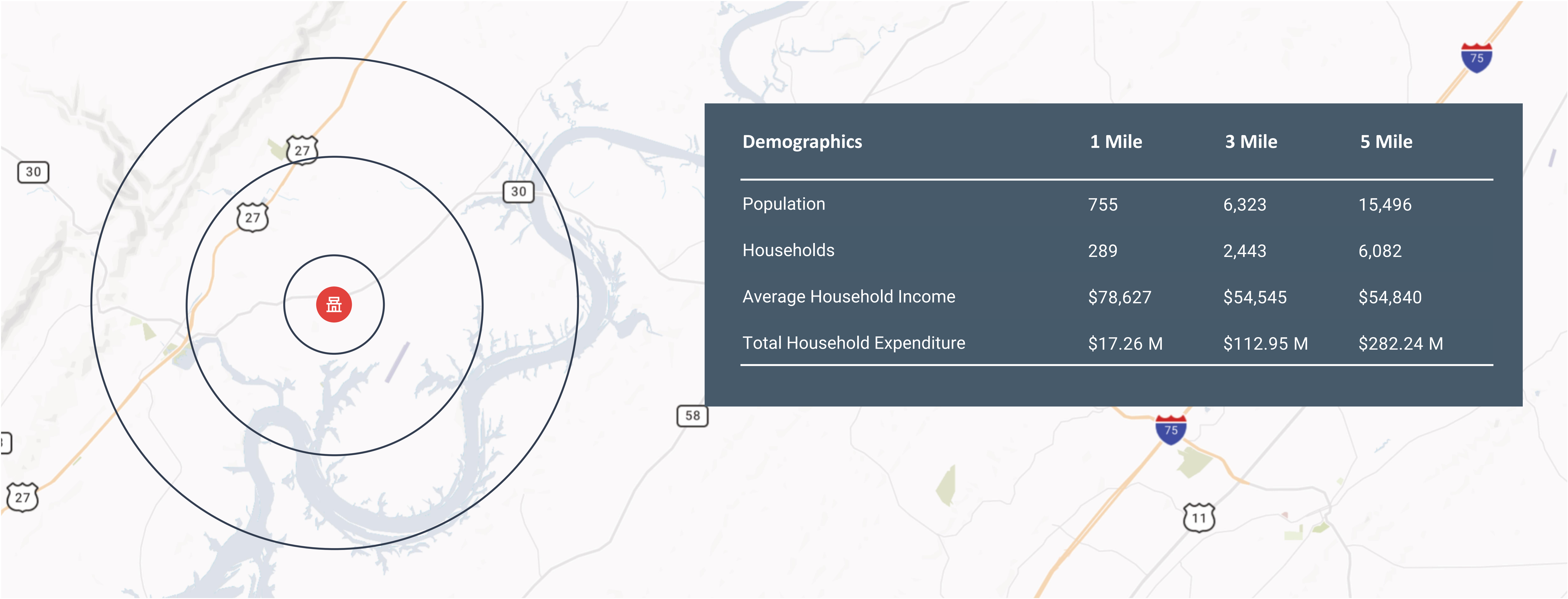
- Walgreens
- Tractor Supply Co.
- Family Dollar
- Food City
- Subway
- Goodwill
- Lowe's Home Improvement
- O'Reilly Auto Parts
- Walmart Supercenter
- AutoZone Auto Parts



FILE PHOTO

LOCATION OVERVIEW

DOLLAR GENERAL DAYTON, TN



LOCATION OVERVIEW

DOLLAR GENERAL DAYTON, TN



#1 Bass Fishing Destination in the Nation

#1

From Chattanooga, TN

35 Miles

Dayton is a city and county seat in Rhea County, Tennessee, United States. As of the 2020 census, the city population was 7,065.

The Dayton Urban Cluster, which includes developed areas adjacent to the city and extends south to Graysville.

Dayton is located roughly 35 miles northeast of downtown Chattanooga.

Dayton is a small manufacturing center whose products include furniture, clothing, automobile parts, and recreational vehicle components. La-Z-Boy is the largest manufacturing employer, followed by Suburban Manufacturing, Robinson

Manufacturing, and International Automotive Components Group. Finland-based Nokian Tyres plans to employ around 400 at its new Dayton tire manufacturing factory which began initial operations in 2019. The Tennessee Valley Authority's Watts Bar and Sequoyah nuclear power plants are both within 20 miles of the city. Since the late 1990s the area has experienced increased residential development particularly along Chickamauga Lake, an impoundment of the Tennessee River. More recently, Dayton has hosted several major bass fishing tournaments at Chickamauga Lake including the 2014 Bassmaster BASSfest, American Bass Anglers Weekend Series, Heartland Anglers Classic, the 2013 Walmart FLW Tour and various senior, collegiate and high school events

IN THE NEWS

DOLLAR GENERAL DAYTON, TN

Study: Tennessee could add 1 million new residents by 2040

GREGORY RAUCOULES, MARCH 30, 2022 (WREG NEWS CHANNEL 3)

Researchers at the University of Tennessee released a study Wednesday estimating that Tennessee’s population could grow by one million over the next two decades.

The report released by The Boyd Center for Business and Economic Research offers new population projections through **2070 for all 95 counties** with breakdowns by age and race. With the state’s population listed **as 6.9 million following the 2020 Census**, researchers project population growth could push Tennessee’s population to nearly **8 million by 2040**.

The Knoxville Metropolitan Statistical Area, which is comprised of Knox, Blount, Anderson, Loudon and Union counties, is projected to grow by 13.3% over the same time frame. Current projections would add over 116,000 new residents, pushing the Knoxville MSA population to nearly one million.

The main driver of **state population growth** will likely occur in the **13-county Nashville** Metropolitan Statistical Area. Researchers estimate this area will grow by **563,000 people in the next 20 years**, accounting for 57 percent of the state’s projected total increase.

Knox County is estimated **to add over 80,000 residents by 2040, an increase of 17.2%**. The state’s **78 rural** counties are expected to **add more than 225,000 new residents**, an increase of 8.9 percent. **Urban** counties are projected to **add about 765,000 residents**, an increase of 17.5 percent.

Projections estimate Tennessee’s median age will climb from 38.8 years to 40.7 years by 2040, driven by an increase in the senior population.

EXPLORE ARTICLE

Biden-Harris Administration Awards Tennessee Companies \$500M to Supercharge Battery Manufacturing

OCTOBER 27, 2022 (THE TENNESSEE TRIBUNE)

The Biden-Harris Administration, through the U.S. Department of Energy (DOE), today announced the first set of projects funded by the President’s Bipartisan Infrastructure Law to expand domestic manufacturing of batteries for electric vehicles (EVs) and the electrical grid and for materials and components currently imported from other countries.

The 20 companies will receive a **combined \$2.8 billion** to build and expand commercial-scale facilities in **12 states** to extract and process lithium, graphite and other battery materials, manufacture components, and demonstrate new approaches, including manufacturing components **from recycled materials**. Three new battery component processing and manufacturing facilities are coming to **Chattanooga, Clarksville and McMinn County** and will receive more than **\$500 million** to help Tennessee expand its role as a **manufacturing powerhouse**.

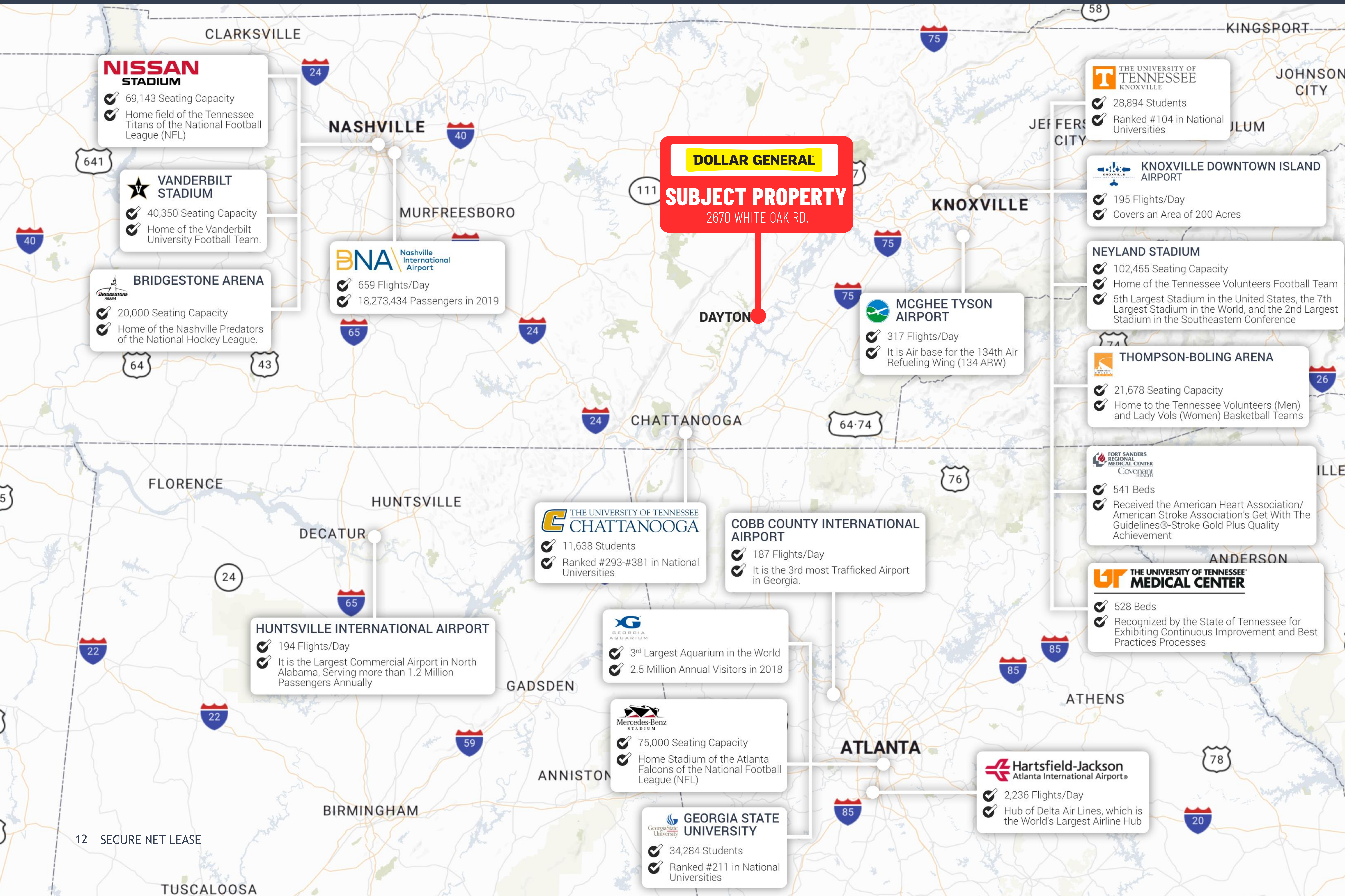
Novonix will build a new plant producing 30,000 metric tons per year of graphite for the EV industry to reduce U.S. reliance on importing this key battery component material. The project includes significant involvement with and support for NAM’s local community in Chattanooga. It will directly create 1,400 clean-energy, good-paying jobs while demonstrating our commitment to community engagement, innovative workforce development programming, and active recruitment among traditionally marginalized communities.

The federal investment will be matched by recipients to leverage a total of more than **\$9 billion to boost American production** of clean energy technology, create good-paying jobs, and support President Biden’s national goals for **electric vehicles** to make up half of all new vehicle sales by 2030 and to transition to a **net-zero emissions economy by 2050**.

EXPLORE ARTICLE

CHATTANOOGA-CLEVELAND-DALTON CSA

DOLLAR GENERAL DAYTON, TN



CALL FOR ADDITIONAL INFORMATION

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Suite 200
Dallas, TX 75231
(214) 522-7200

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Office

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(424) 320-2321

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