

FOR SALE DOLLAR GENERAL



3394 Highway 11w Hwy, Surgoinsville, TN 37873

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

Sale Price

\$789,000

PROPERTY INFORMATION

| | |
|--------------------------|-------------------------|
| Tenant: | Dollar General |
| Net Operating Income: | \$63,120 |
| Cap Rate: | 8.00% |
| Lease Type: | NN |
| Lease Commencement Date: | October 1st, 2005 |
| Lease Expiration Date: | September 30th, 2025 |
| Taxes and Insurance: | Tenant Responsibility |
| Roof & Structure: | Landlord Responsibility |

BUILDING INFORMATION

| | |
|---------------|------------|
| Building Size | 8,000 SF |
| Lot Size | 0.87 Acres |

LEASE INFORMATION

| | |
|------------------|-----------|
| Increases: | N/A |
| Options: | N/A |
| Lease Guarantor: | Corporate |

**DOLLAR
GENERAL®**



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 8,000 square foot Dollar General store located in Surgoinsville, Tennessee. The property has a NN Lease with minimal landlord responsibilities. The lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of "BBB", and this is classified as investment grade. The subject property is located near Lee Hwy which sees over 9,500 vehicles per day making it a very lucrative and ideal location for a Dollar General ensuring successful store sales. The five-mile average household income exceeds \$40,000 within a 5- mile radius. The subject offering represents an ideal opportunity for 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

PROPERTY HIGHLIGHTS

- 8,000 sq ft building
- Dollar General has a credit rating of "BBB", which is considered investment grade
- Corporately guaranteed lease
- Household income exceeds \$43,000 in five mile radius

OFFERING SUMMARY

| | |
|-----------------------|-------------------------|
| Net Operating Income | \$63,120 |
| Cap Rate | 8.00% |
| Lease Type | NN |
| Lease Start Date | October 1st, 2005 |
| Lease Expiration Date | September 30th, 2025 |
| Taxes and Insurance | Tenant Responsibility |
| Roof and Structure | Landlord Responsibility |
| Lease Guarantee | Corporate |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 187 | 1,352 | 3,492 |
| Total Population | 436 | 2,992 | 7,223 |
| Average HH Income | \$44,488 | \$43,974 | \$43,551 |



LOCATION SUMMARY



TN

★ Designed by TownMapsUSA.com



3394 Highway 11w Hwy, Surgoinville, TN 37873

LOCATION DESCRIPTION

Surgoinville is a small town located in Hawkins County, Tennessee, in the southeastern United States. Situated in the northeastern part of the state, Surgoinville is approximately 70 miles northeast of Knoxville and 20 miles southwest of Kingsport. It is nestled in the picturesque rolling hills of the Appalachian Mountains, providing a scenic and peaceful environment.

One of the notable features of Surgoinville is its scenic natural surroundings. The town is surrounded by lush green forests, rolling hills, and picturesque farmland. The Holston River runs along the eastern edge of the town, providing opportunities for recreational activities like fishing, boating, and kayaking. The nearby Cherokee Lake is also a popular destination for water sports and outdoor enthusiasts.

The downtown area of Surgoinville reflects its historic roots. It features several well-preserved buildings that showcase the town's architectural heritage, including the Surgeon's Cabin, a log structure dating back to the 1700s. The main street is lined with local businesses, antique shops, and charming cafes, offering a delightful experience for visitors and residents alike. The town is known for its strong sense of community and hosts various events throughout the year, such as the Surgoinville Days Festival. This annual event celebrates the town's history and culture, featuring live music, local artisans, food vendors, and activities for all ages.

To conclude, Surgoinville, Tennessee, is a charming and historic town nestled in the beautiful Appalachian Mountains. It offers a close-knit community, picturesque surroundings, and a rich heritage that residents and visitors can appreciate.



TENANT PROFILE

The Dollar General logo is displayed in a yellow rounded rectangle with a grey drop shadow. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

Dollar General Corporation is an American chain of variety stores Headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

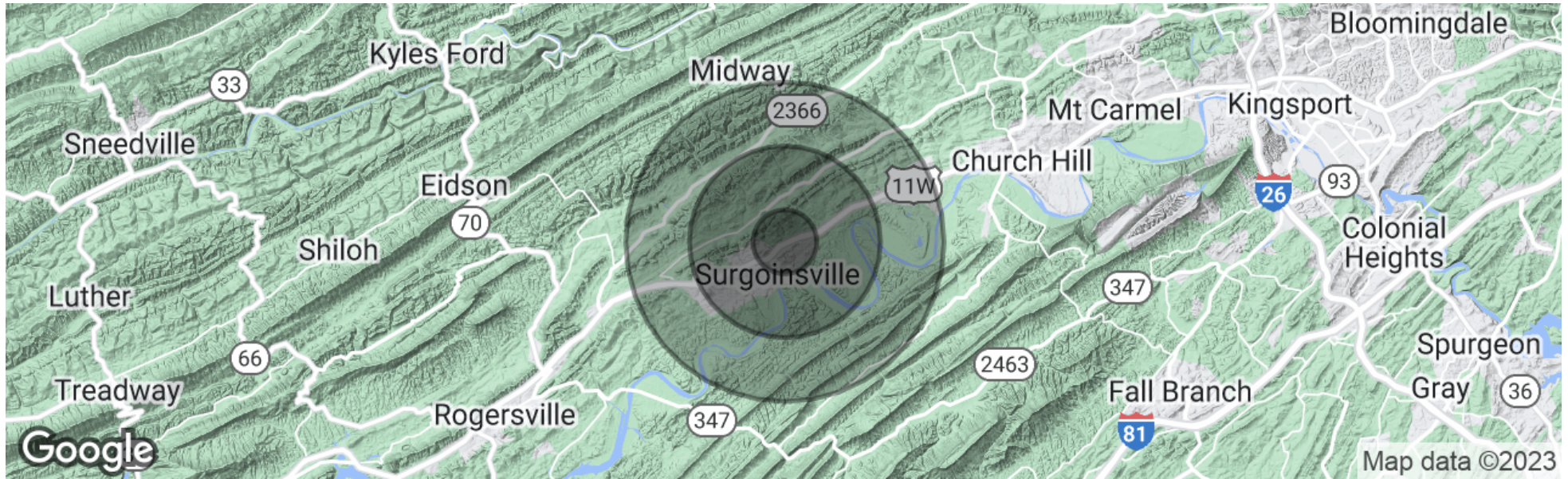
TENANT OVERVIEW

| | |
|----------------|--|
| Company: | Dollar General |
| Founded: | 1939 |
| Total Revenue: | \$34.220 Billion |
| Net Worth: | \$46.01 Billion |
| Headquarters: | Goodlettsville, Tennessee |
| Website: | www.dollargeneral.com |

TENANT HIGHLIGHTS

- Over 18,000 stores in the United States
- America's Best Employers by State in Forbes List 2022
- Dollar General has over 163,000 Employees
- Ranked #360 on Forbes Global 2000 List for 2022
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

DEMOGRAPHICS MAP & REPORT



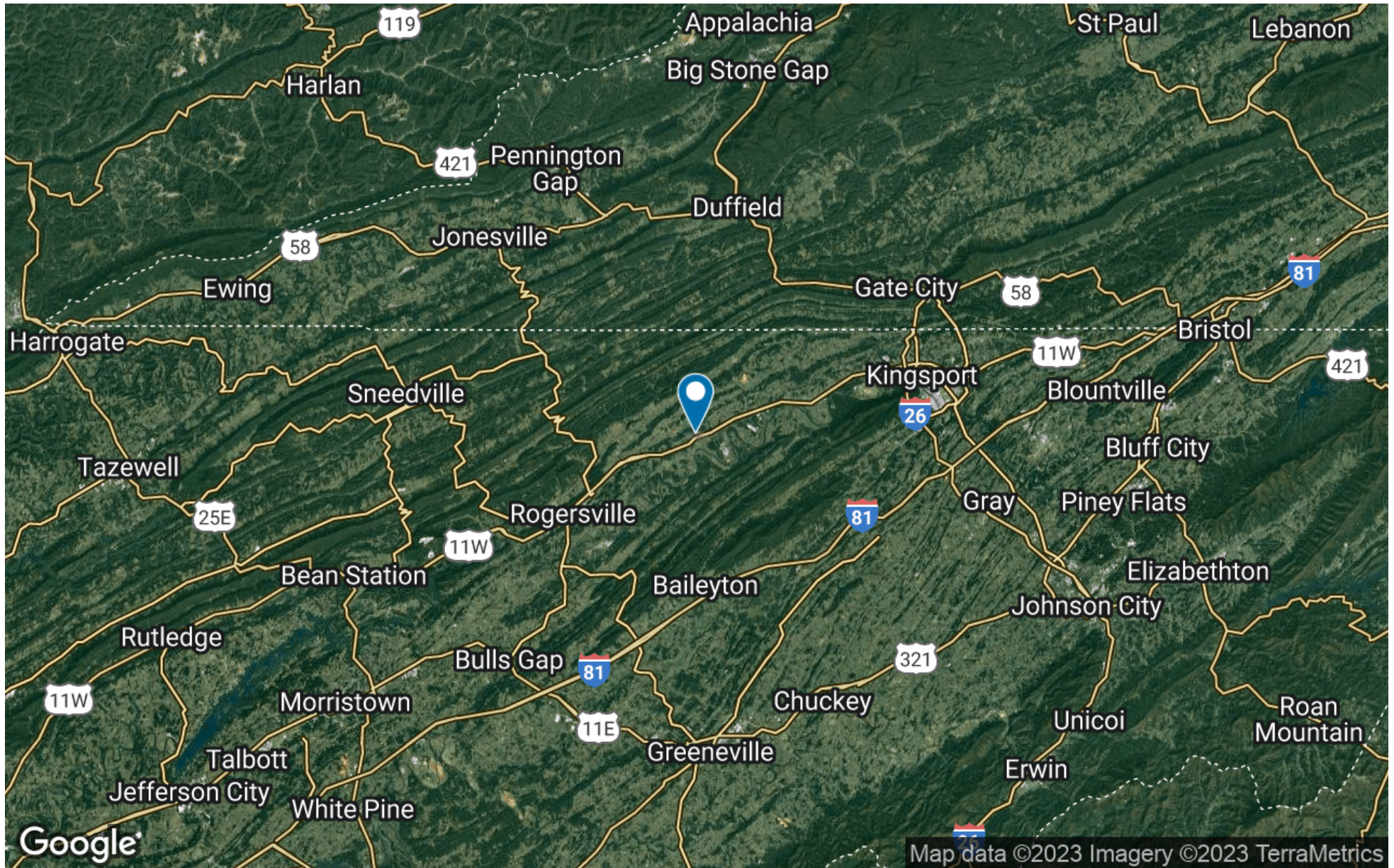
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 436 | 2,992 | 7,223 |
| Average Age | 48.5 | 46.9 | 46.6 |
| Average Age (Male) | 43.5 | 43.7 | 44.6 |
| Average Age (Female) | 53.2 | 49.8 | 49.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 187 | 1,352 | 3,492 |
| # of Persons per HH | 2.3 | 2.2 | 2.1 |
| Average HH Income | \$44,488 | \$43,974 | \$43,551 |
| Average House Value | \$113,995 | \$116,025 | \$122,948 |

* Demographic data derived from 2020 ACS - US Census



AERIAL MAP



PARCEL AND TRAFFIC COUNTS



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MEET THE TEAM



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