



Colliers



DOLLAR GENERAL®

STNL Dollar General

9,026± SF Retail Building on 1.07± AC

VIEW ONLINE 

colliers.com/memphis

BAYARD SNOWDEN, SIOR

Vice President | Memphis
Direct: 901.375.4906
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COLLIERS

6363 Poplar Avenue, Suite 220
Memphis, TN 38119
901 375 4800

3144 Christmasville Rd.
Jackson, TN 38305

For Sale – **\$1,150,000 - 6% CAP**

Property Features

Year built:
2014

Parking spaces:
29 (2 handicapped)

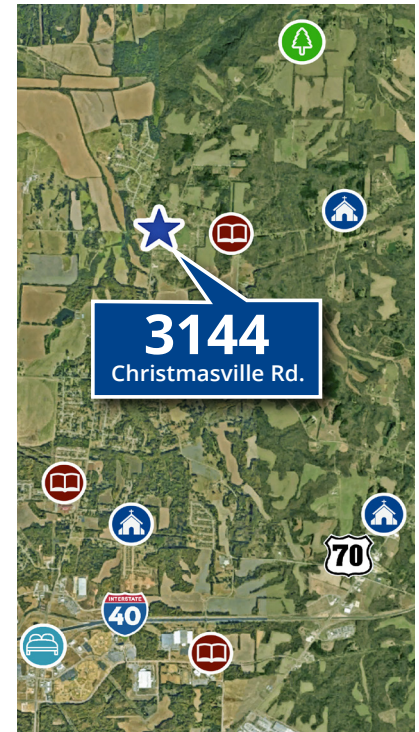
Landlord responsibilities:
None

Lease type:
Absolute NNN

Lease expiration:
10/31/2029

Accelerating success.

Investment Opportunity



About the Tenant

DOLLAR GENERAL®

- Corporate Guarantee | NYSE: DG S&P 500 Component | Standard & Poor's Investment Grade (S&P: "BBB-") Tenant
- Nation's Largest Small-Box Discount Retailer with Over 18,000 Locations Across 46 States



Area Demographics

	1 Mile	3 Miles	5 Miles
Population	770	5,916	23,975
Households	312	2,407	9,988
Average household income	\$69,971	\$63,666	\$62,457
Median home value	\$265,217	\$205,263	\$197,663

Travel Times

3 Miles / 5 Minutes



3.1 Miles / 5 Minutes



5.2 Miles / 9 Minutes



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