



OFFERING MEMORANDUM



TRENTON (CHATTANOOGA MSA), GA

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY



2150 GEORGIA HIGHWAY 136 TRENTON, GA

PRICE	\$2,411,000		
CAP RATE	6.60%		
NOI	\$159,120		
RENTABLE SQ FT.	10,640		
YEAR BUILT	2024		
LOT SIZE	2.53 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute NNN		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	September 2024		
LEASE EXPIRATION DATE	September 2039		
TERM REMAINING ON LEASE	15 Years		
INCREASES	5% Increases Every 5 Years in the initial lease and options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-5		\$159,120
	Years 6-10		\$167,076
	Years 11-15		\$175,428
OPTION RENT	Years 16-20	(Option 1)	\$184,200
	Years 21-25	(Option 2)	\$193,416
	Years 26-30	(Option 3)	\$203,088
	Years 31-35	(Option 4)	\$213,240
	Years 36-40	(Option 5)	\$223,896
TENANT RESPONSIBILITIES	Roof, Structure, Parking Lot, Taxes, Insurance, Utilities		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		

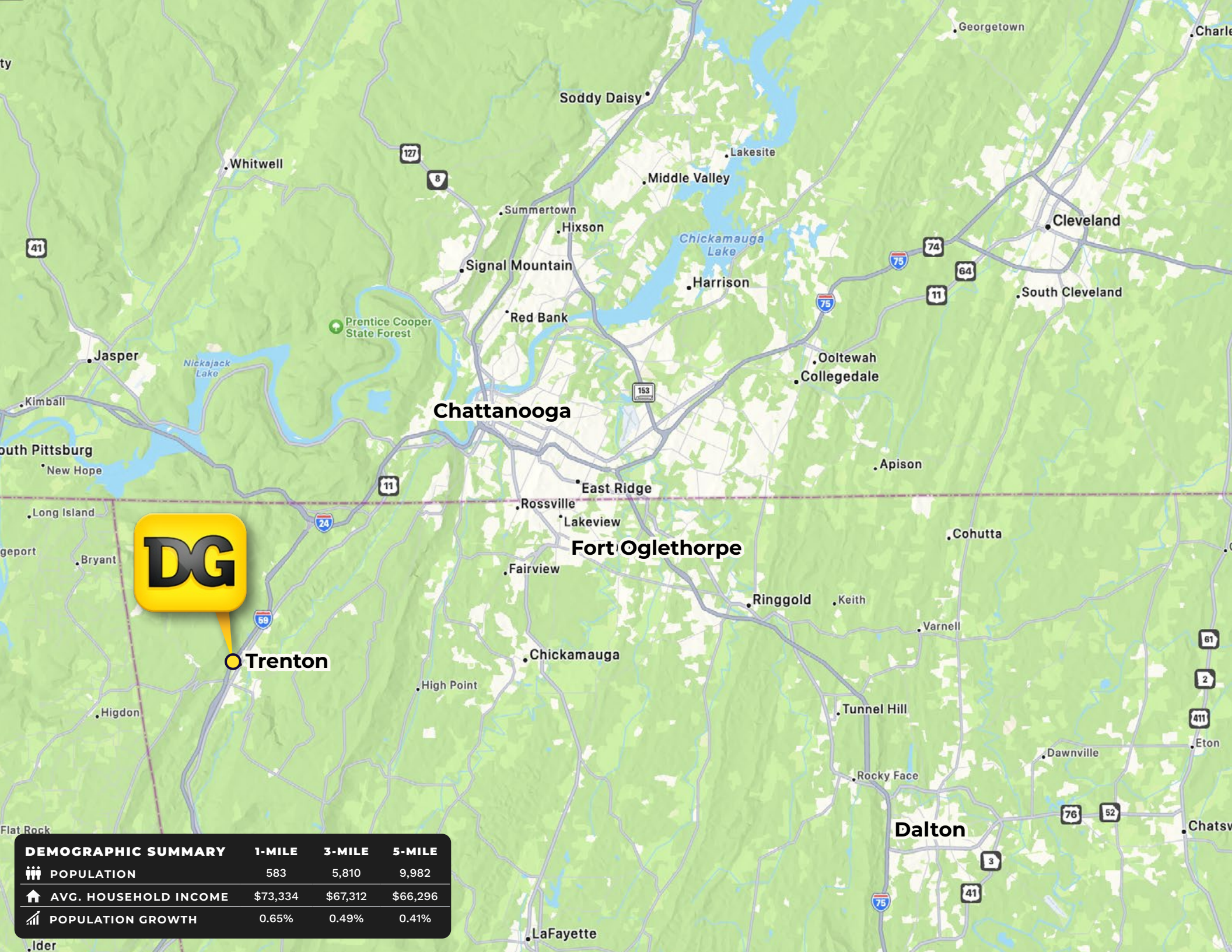


RENT SCHEDULE

NOI




RETURN

YEARS 1-5		\$159,120	6.60%
YEARS 6-10		\$167,076	6.93%
YEARS 11-15		\$175,428	7.28%
YEARS 16-20	(OPTION 1)	\$184,200	7.64%
YEARS 21-25	(OPTION 2)	\$193,416	8.02%
YEARS 26-30	(OPTION 3)	\$203,088	8.42%
YEARS 31-35	(OPTION 4)	\$213,240	8.84%
YEARS 36-40	(OPTION 5)	\$223,896	9.29%



Trenton

DEMOGRAPHIC SUMMARY

	1-MILE	3-MILE	5-MILE
 POPULATION	583	5,810	9,982
 AVG. HOUSEHOLD INCOME	\$73,334	\$67,312	\$66,296
 POPULATION GROWTH	0.65%	0.49%	0.41%

INVESTMENT HIGHLIGHTS

15 YR NNN “NEXT GEN” DG LEASE WITH 5% BUMPS IN INITIAL LEASE & OPTIONS

- This property features Dollar General’s “next gen” Lease with 5% rent increases every 5 years in the new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, parking lot, roof, and structure.
- There are 5% rent increases in each of the five, 5-year option periods.

NEW CONSTRUCTION DG MARKET

- DG Market is a combo store with fresh produce, milk, meats, and other groceries added to Dollar General’s usual mix of low-price general merchandise.
- This store is scheduled to deliver in August 2024

SIGNALIZED INTERSECTION (12,070 VPD) OFF AN INTERSTATE

- This Dollar General is located at the signalized intersection of two highways with a combined traffic count of 12,070 vehicles per day.
- The subject property is 4 miles off Interstate 59 (22,400 VPD). Interstate 59 connects Trenton to Chattanooga.
- Additional national retailers in Trenton include Tractor Supply, CVS, O’Reilly Auto Parts, McDonalds, and more.

CHATTANOOGA MSA | 4TH LARGEST CITY IN TN

- This Dollar General is located 30 minutes southwest of downtown Chattanooga off interstate (22,400 VPD).
- Chattanooga is the fourth largest city in Tennessee with a population of over 170,000 people.
- Chattanooga is one of the South’s top travel destinations, with The New York Times naming Chattanooga one of the “Top 45 Places to Go.”
- 3 million tourists visit Chattanooga annually and contribute \$1.16 Billion to the economy.
- Major industries that drive the economy include automotive, advanced manufacturing, food and beverage production, healthcare, insurance, tourism, and back office and corporate headquarters.
- Chattanooga’s affordable cost of living with one of the area’s lowest tax rates as well as the Volkswagen plant has boosted the area’s labor force.

INVESTMENT GRADE TENANT (S&P: BBB)

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 20,000 locations and plans to open 800 stores in 2024.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.

TENANT SUMMARY

FORTUNE[®]
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL NET
WORTH

83

YEARS IN
BUSINESS

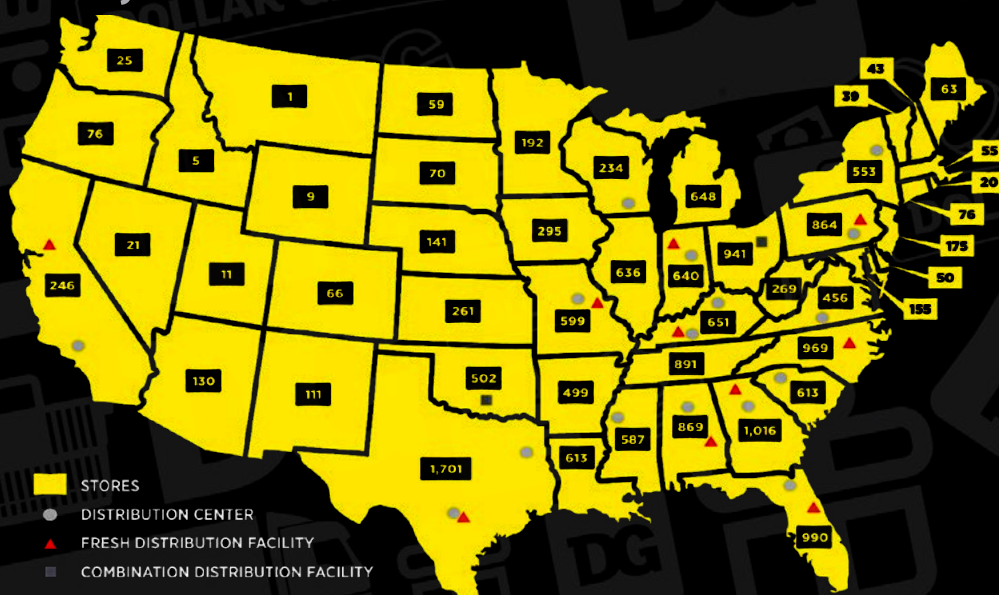
20,000+

STORES IN
48 STATES

800

NEW STORES
PLANNED FOR 2024

20,000+ STORES IN 48 STATES



STORE GROWTH



Lookout Mountain
Flight Park
1M Visitors/Year

Lookout Mountain /
Chattanooga West KOA Holiday

US-11
5,030 VPD

NEW ENGLAND

Vanguard National
Trailer Corp.

Bull Moose
Tube

Davis ES
249 students

ingles **O'Reilly**
AUTO PARTS
DOLLAR TREE **Pizza Hut**
Advance
Auto Parts
Guthrie's **SUBWAY**
Days Inn **Hardee's**
MCDONALD'S

Dade MS
421 students

Dade ES
771 students

TRENTON

HUNT BROTHERS PIZZA

MOUNTAINTOP MARKET
AUNTIE Q'S
CROSSROADS HARDWARE
& BUILDING

GA-136
6,370 VPD

I-59
22,400 VPD

Sitton's Gulch/
Trailhead

Dade HS
622 students

TSC **TRACTOR**
SUPPLY CO
FOOD CITY
CITGO **Huddle House**
Little Caesars
pizzapizzat
Jefferson's
Wendy's **Krystal**



Trenton
Golf Club

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
STATE PARKS & HISTORIC SITES
CLOUDLAND CANYON
STATE PARK
400K Visitors/Year

West Rim
Loop Trail

Walmart | Badcock & More | Chick-fil-A | ALDI

xerox | T-Mobile | WOODCRAFT

BEHIND THE WHEEL | 160 DRIVING ACADEMY | CBMC | COMMUNITY DEVELOPMENT

EPIKOS | EVOLVE | IRS | JOURNEY MENTAL HEALTH

LABOR FINDERS | U.S. Department of Veterans Affairs | Chattanooga Public Library | Chattanooga Eye Institute

Amigo | Children's Advocacy Center | RENEGADE CLASSICS CHATTANOOGA | Conn's HomePlus | STYLESEAT

CHATTANOOGA STATE
COMMUNITY COLLEGE
8,241 students

VOLKSWAGEN
GROUP OF AMERICA
5,500 employees
3,803,466 square feet under roof

Chattanooga Metropolitan Airport

CHATTANOOGA ZOO
TENNESSEE AQUARIUM

THE UNIVERSITY OF TENNESSEE
CHATTANOOGA
11,457 students

CHICKAMAUGA AND CHATTANOOGA NATIONAL MILITARY PARK
Over 1M Visitors/Year

TSC TRACTOR SUPPLY CO | ingles | O'Reilly

FOOD CITY | DOLLAR TREE | Pizza Hut

CITGO | HUDDLE HOUSE | Advance Auto Parts

Little Caesars | Guthrie's | SUBWAY

Jefferson's | Days Inn | TACO BELL

Wendy's | Krystal | Huddle House

MCDONALD'S

HUNT BROTHERS PIZZA
MOUNTAINTOP MARKET
AUNTIE Q'S
CROSSROADS HARDWARE & BUILDING

GA-136
6,370 VPD

I-59
22,400 VPD

DG

GA-301
3,500 VPD

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
STATE PARKS & HISTORIC SITES
CLOUDLAND CANYON STATE PARK
400K Visitors/Year

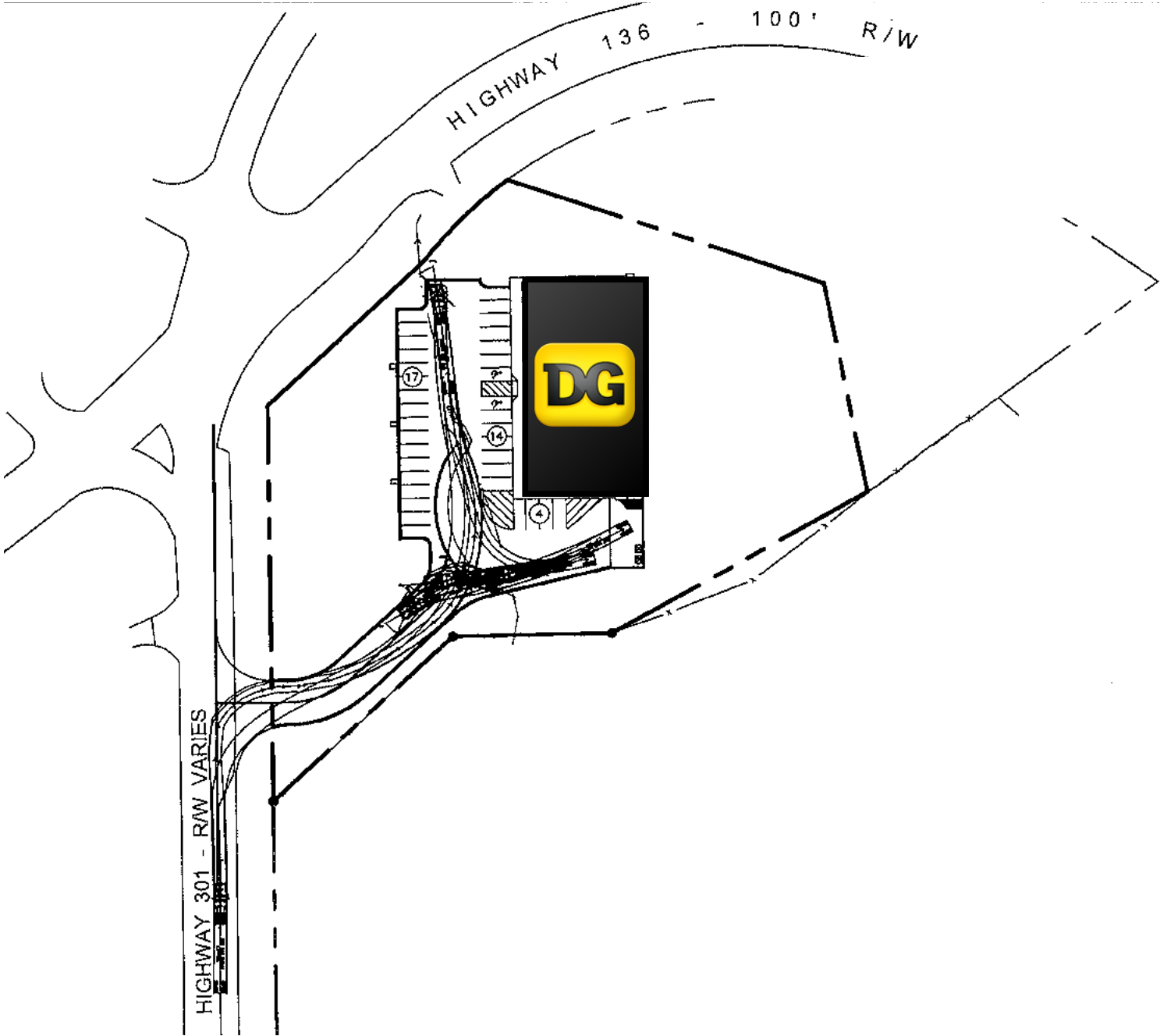
Walmart | BIG LOTS! | LOWE'S | THE HOME DEPOT

Office DEPOT | O'Reilly | HOBBY LOBBY

Marshalls | Publix | goodwill

CVS pharmacy | ROSS DRESS FOR LESS | TSC TRACTOR SUPPLY CO | petco

SITE PLAN



TRENTON

As the seat of Dade County, the City of Trenton sits in a serene, fertile valley in the foothills of Appalachia between the peaks of Lookout Mountain to the east and the stately plateaus of Sand Mountain to the west, in the Chattanooga MSA (528,000+ Population). Trenton, Georgia is located only 25 minutes from downtown Chattanooga, and is also only 2 to 3 hours away from other key metropolitan cities in both Tennessee and Alabama: namely Atlanta, GA, Knoxville and Nashville, TN and Birmingham and Huntsville, AL. Trenton is a city and the only incorporated municipality in Dade County, Georgia, United States—and as such, it serves as the county seat.



DOWNTOWN CHATTANOOGA



LOOKOUT MOUNTAIN



CLOUDLAND CANYON

CHATTANOOGA MSA UNIVERSITIES



11,457 Students



216 Students

CORPORATE PRESENCE



GROUP OF AMERICA



528,000+

MSA POPULATION

10% Population growth expected by 2030.

\$800M

EXPANSION

Volkswagen plant in Chattanooga recently added 1,000 jobs as VW begins to produce an electric-powered SUV.

\$37 BILLION

FOREIGN INVESTMENT

Tennessee is an attractive place to do business & has been one of the top states in the country for foreign direct investment.

3 MILLION

VISITORS PER YEAR

Ever-popular, the key to Chattanooga's success is the 14 million people living within 150 miles including residents of Atlanta, Birmingham, Huntsville, Knoxville, and Nashville.



CHATTANOOGA

The Chattanooga metropolitan area is the fourth largest in Tennessee. The city anchors a three-state area that includes Southeast Tennessee, Northwest Georgia, and Northeast Alabama. Major industry driving the economy includes automotive, advanced manufacturing, food and beverage production, healthcare, insurance, tourism, and back office and corporate headquarters. The city, with a downtown elevation of about 680 feet (210 m), is at the transition between the ridge-and-valley portion of the Appalachian Mountains and the Cumberland Plateau. Its official nickname is "Scenic City", alluding to the surrounding by mountains and ridges.

Notable Chattanooga businesses include Volkswagen, Access America Transport, BlueCross BlueShield of Tennessee, CBL & Associates, The Chattanooga Bakery, Chattem, the world's first Coca-Cola bottling plant, Coker Tire, U.S. Xpress Inc., Covenant Transport, Double Cola, CraftWorks Restaurants & Breweries, Luken Communications, Miller & Martin, the National Model Railroad Association, Reliance Partners, Republic Parking System, Rock/Creek, Tricycle Inc., and Unum. The city also hosts large branch offices of Cigna, AT&T, T-Mobile USA, and UBS. McKee Foods Corporation (Little Debbie) is located in nearby Collegedale, Tennessee.

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RETAIL GROUP

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BROKER OF RECORD · JOHN LEONARD · ATLANTA LIC.# 252904 | 678 808-2700

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 2150 Georgia Highway 136 Trenton, GA (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____