

DOLLAR GENERAL®

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Reddy

NEW 15-YEAR ABSOLUTE NNN LEASE, 5% INCREASES EVERY 5 YEARS

DOLLAR GENERAL

ROCKWOOD (WEST OF KNOXVILLE), TENNESSEE

**DOLLAR
GENERAL®**

ADDRESS

US-70 & Westel Loop
Rockwood, TN 37854

PRICE

\$1,997,000

CAP RATE

6.70%

NOI

\$133,816

FINANCIAL OVERVIEW

PRICE	\$1,997,000
CAP RATE	6.70%
GROSS LEASABLE AREA	10,566 SF
YEAR BUILT	2024
LOT SIZE	1.52 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	10/14/2024
INCREASES	5% Every Five Years, Including Options
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$133,816	\$11,151
Year 6 - Year 10	\$140,507	\$11,709
Year 11 - Year 15	\$147,532	\$12,294
Option 1	\$154,909	\$12,909
Option 2	\$162,654	\$13,555
Option 3	\$170,787	\$14,232
Option 4	\$179,326	\$14,944
Option 5	\$188,292	\$15,691



**DOLLAR
GENERAL**

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 19,800 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



19,800+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

Recent News

WHY DOLLAR GENERAL IS WINNING WITH STORE COUNT

April 17, 2024
www.retaildive.com

DOLLAR GENERAL SEES UPBEAT 2024 SALES AS CHEAPER GROCERIES IN DEMAND

March 14, 2024
www.cnn.com

DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

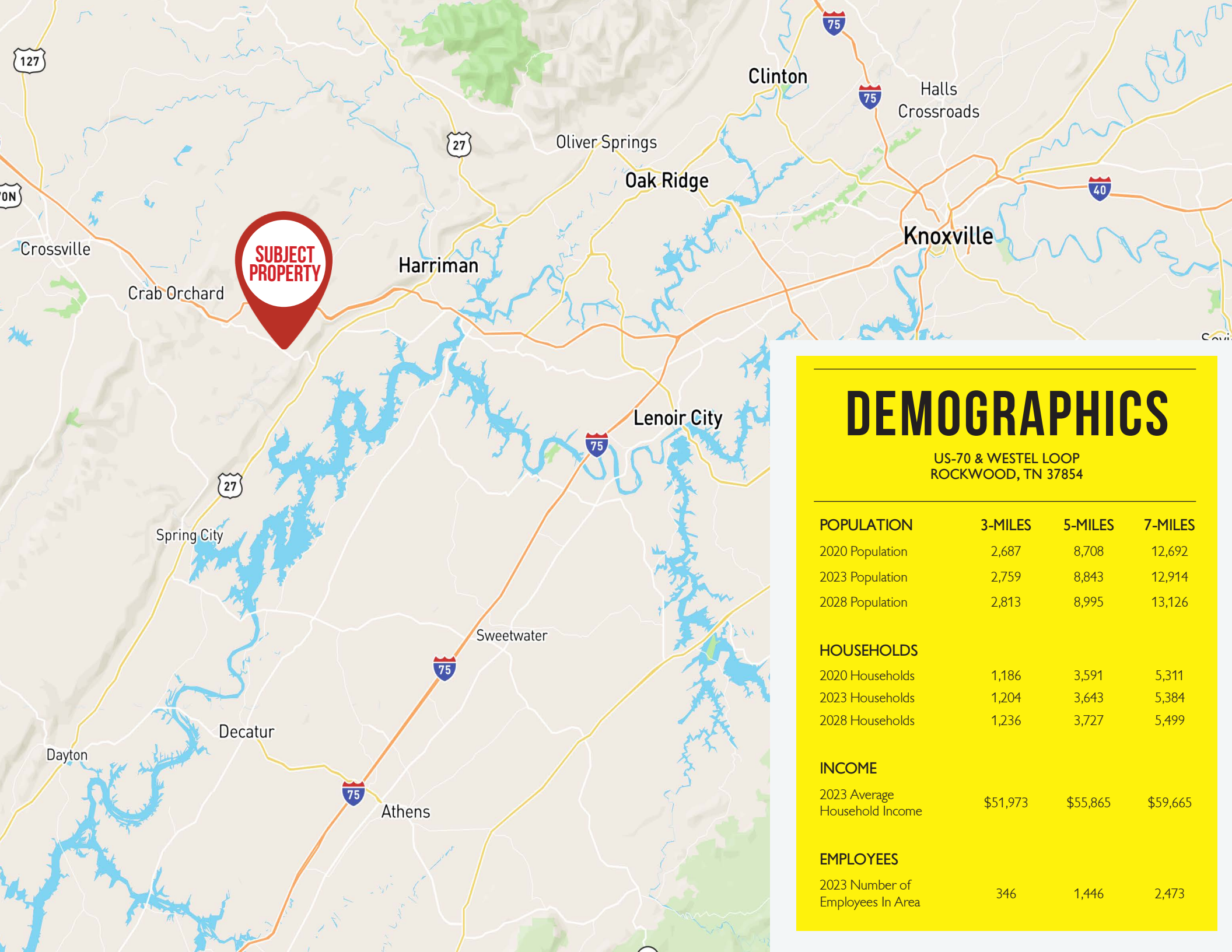
January 19, 2024
www.chainstoreage.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Rare 5% Rental Increases Every 5 Years Throughout the Base Term and Options
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Nation's Largest Retailer with 20,000+ Stores
- Brand New 2024 Construction on an Oversized Parcel
- Serving Over 55,000 Residents in Growing Roane County
- Highly Visible Along Major East/West Artery
- Easy Access to I-40 with 33,771 Cars/Day, Connects to Downtown Nashville and Knoxville
- Close Proximity to Roane State Community College with 5,636 Students
- West of the Great Smoky Mountains with 14+ Million Visitors/Year
- Close Proximity to Frozen Head State Park and Lone Mountain State Forest
- 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

US-70 & WESTEL LOOP
ROCKWOOD, TN 37854

POPULATION	3-MILES	5-MILES	7-MILES
2020 Population	2,687	8,708	12,692
2023 Population	2,759	8,843	12,914
2028 Population	2,813	8,995	13,126
HOUSEHOLDS			
2020 Households	1,186	3,591	5,311
2023 Households	1,204	3,643	5,384
2028 Households	1,236	3,727	5,499
INCOME			
2023 Average Household Income	\$51,973	\$55,865	\$59,665
EMPLOYEES			
2023 Number of Employees In Area	346	1,446	2,473

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

DOLLAR GENERAL

ROCKWOOD, TENNESSEE

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