

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL

4560 SEVIERVILLE RD | MARYVILLE, TN 37804



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOLLAR GENERAL

4560 SEVIERVILLE RD | MARYVILLE, TN 37804

EXCLUSIVELY LISTED BY



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±9,002 SF
GLA



2015
Year Built



±6,000
Vehicles Per Day



ABS. NNN
Lease Type

PROPERTY OVERVIEW

- **Absolute NNN Lease** – No landlord responsibilities.
- **Knoxville, TN/Sevierville, TN MSA** – Knoxville & Sevierville are two of the most visited cities in Tennessee each year. Knoxville is home to the flagship University of Tennessee while Sevierville is home to the Great Smoky Mountains National Park & all the tourist attractions affiliated.
- **Main Thoroughfare** – Sees over ±6,000 VPD on Sevierville Rd.
- **Corporate Guarantee** – Accompanied by an investment grade “BBB” credit rating.
- **Recession Resistant Tenant** – Dollar General has been historically profitable during times of market uncertainty – boasting a Silver Globe Business Excellence Award for their response to the COVID-19 pandemic.
- **Rental Increases** – Future owner will capitalize on 10% rental increases during each option period.



REPRESENTATIVE PHOTO

FINANCIAL SUMMARY



\$1,157,892
LIST PRICE



7.50%
CAP RATE



\$128.63
PRICE PER SF

TENANT SUMMARY

Tenant Trade Name Dollar General

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type ABS. NNN

Landlords Responsibilities None

Original Lease Term 15 Years

Rent Commencement Date 8/26/2015

Lease Expiration Date 8/26/2030

Term Remaining on Lease ±6 Years

Increases 10%

Options Five, 5 Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$7,236	\$86,841	\$9.65	7.50%
Option 1	\$7,960	\$95,526	\$10.61	8.25%
Option 2	\$8,756	\$105,078	\$11.67	9.08%
Option 3	\$9,632	\$115,586	\$12.84	9.98%
Option 4	\$10,595	\$127,145	\$14.12	10.98%
Option 5	\$11,654	\$139,859	\$15.54	12.08%



REPRESENTATIVE PHOTO



DOLLAR GENERAL®

TENANT PROFILE

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring $\pm 10,640$ sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.

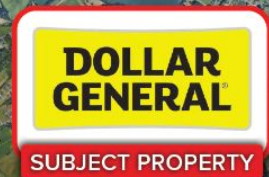
HEADQUARTERS
**GOODLETTSVILLE,
TN**

YEAR FOUNDED
1939

OF EMPLOYEES
 $\pm 170,000$



DRIVING DISTANCE FROM SUBJECT PROPERTY
Knoxville..... ±17 Miles
Sevierville..... ±19 Miles



**MCGHEE TYSON
AIRPORT**



 **ROCKFORD ELEMENTARY**
407 STUDENTS

 **PORTER ELEMENTARY**
232 STUDENTS



 **HERITAGE HIGH SCHOOL**
1,198 STUDENTS



AREA OVERVIEW

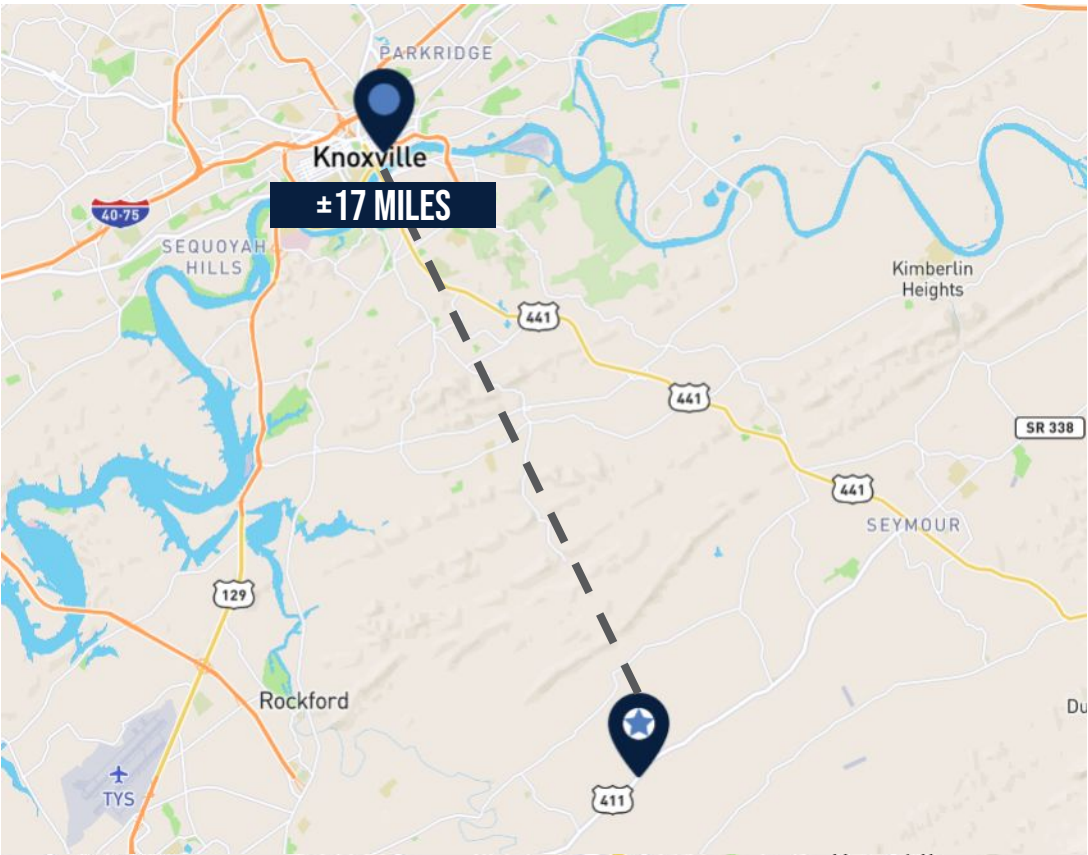
Maryville, Tennessee, is a city located in the foothills of the Great Smoky Mountains, about ±20 miles south of Knoxville. With a rich history dating back to its founding in 1795, Maryville has long been a hub of commerce, culture, and education in East Tennessee. The city offers residents and visitors a blend of small-town atmosphere with access to nearby natural attractions like the Great Smoky Mountains National Park, as well as urban amenities thanks to its proximity to Knoxville.

Historically, Maryville is known for its educational institutions, particularly Maryville College, founded in 1819, which has been a cornerstone of the community.

The city also played a role during the Civil War and was largely spared from major destruction, which has helped preserve some of its historical architecture. Today, downtown Maryville boasts a variety of shops, restaurants, and cultural sites, blending the old with the new.



DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	8,210	20,795	134,994
Current Year Estimate	7,755	19,697	129,679
2020 Census	7,439	18,982	126,429
Growth Current Year-Five-Year	5.86%	5.57%	4.10%
Growth 2020-Current Year	4.25%	3.76%	2.57%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	3,274	8,289	56,487
Current Year Estimate	3,094	7,870	54,491
2020 Census	2,910	7,437	51,667
Growth Current Year-Five-Year	5.82%	5.32%	3.66%
Growth 2020-Current Year	6.31%	5.82%	5.46%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$101,069	\$104,276	\$98,122



KNOXVILLE, TN MSA

Knoxville, Tennessee, is situated in the eastern part of the state along the Tennessee River and near the Great Smoky Mountains. As a significant urban center, it combines a lively downtown with a range of cultural and recreational amenities, including restaurants, shops, and the University of Tennessee, which adds to the city's dynamic atmosphere.

The city's history is reflected in its numerous festivals and historical sites. Attractions such as the Knoxville Zoo, the Knoxville Museum of Art, and the Ijams Nature Center offer diverse experiences for residents and visitors alike. Knoxville also serves as a gateway to the Great Smoky Mountains National Park, making it an excellent starting point for exploring the region's natural beauty.

ECONOMY

Knoxville's economy is driven by several key sectors. The University of Tennessee plays a significant role through its research initiatives and employment opportunities. Manufacturing, including automotive and metal products, are also important.

The service sector, which includes healthcare, retail, and hospitality, supports local businesses with major institutions like the University of Tennessee Medical Center providing crucial regional services. Additionally, tourism, supported by attractions such as the Great Smoky Mountains National Park, enhances the city's economic landscape.

ATTRACTIONS

Knoxville features a range of attractions to suit various interests. The Knoxville Zoo provides visitors with animal exhibits and educational programs, while the Knoxville Museum of Art presents regional and contemporary artworks. Outdoor enthusiasts can enjoy the Ijams Nature Center which offers activities like hiking, kayaking, and birdwatching.

For a glimpse into local history, the East Tennessee History Center presents exhibits on the region's past, and the historic Bijou Theatre hosts performances and cultural events. Additionally, the city's close proximity to the Great Smoky Mountains National Park makes it a perfect getaway for exploring the park's scenic trails and natural landscapes.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4560 SEVIERVILLE RD, Maryville, TN, 37804** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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