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RETAIL GROUP

REPRESENTATIVE PHOTO



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

DOLLAR GENERAL MARKET

DANDRIDGE (KNOXVILLE MSA), TENNESSEE



ADDRESS

SEC of Mountain Ranch Dr. &
Douglas Dam Rd.
Dandridge, TN 37725

PRICE

\$2,541,000

CAP RATE

6.70%

NOI

\$170,278

FINANCIAL OVERVIEW

PRICE	\$2,541,000
CAP RATE	6.70%
GROSS LEASABLE AREA	12,764 SF
YEAR BUILT	2025
LOT SIZE	2.62 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. March 2025
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	\$170,278	\$14,190
Year 6 - Year 10	\$178,792	\$14,899
Year 11 - Year 15	\$187,732	\$15,644
Option 1	\$197,118	\$16,427
Option 2	\$206,974	\$17,248
Option 3	\$217,323	\$18,110
Option 4	\$228,189	\$19,016
Option 5	\$239,599	\$19,967



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 19,700 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.

The Dollar General Market concept is a larger-format store with extra cooler space for fresh produce, milk, meats and other groceries.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



19,700+
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
- Upgraded Market Store, Larger Format with Expanded Produce/Grocery Offerings
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Nation's Largest Retailer with 19,700+ Stores
- Brand New 2024 Construction on an Oversized Parcel
- Serving Over 34,700 Residents in Rapidly Growing Suburb to Knoxville
- Strong Average Household Incomes in Excess of \$74,000 within 3 and 5 Miles
- Strategic Location, Closest Dollar General Market Store is Over 22 Miles Away
- Easy Access to I-40 with 78,400 Cars/Day, Major East/West Artery Connecting to Downtown Knoxville and Raleigh, NC
- Situated in the Foothills of the Great Smoky Mountains Near Douglas Lake with 1.7 Million Annual Visitors
- Just North of the Great Smoky Mountains National Park with 13.3 Million Visitors Annually
- Close Proximity to Norris Dam State Park, Big Ridge State Park, Frozen Head State Park, and Lone Mountain State Forest
- In the Heart of the Appalachian Region where Tourism is the Fastest Growing Industry
- Strong Daytime Population, Over 7,500 Employees within the Primary Trade Area
- Tax Free State, No State Income Tax in Tennessee





DOUGLAS DAM RD (HWY 139)

MOUNTAIN RANCH DR

PLYON SIGN

DOLLAR GENERAL
market™



DEMOGRAPHICS

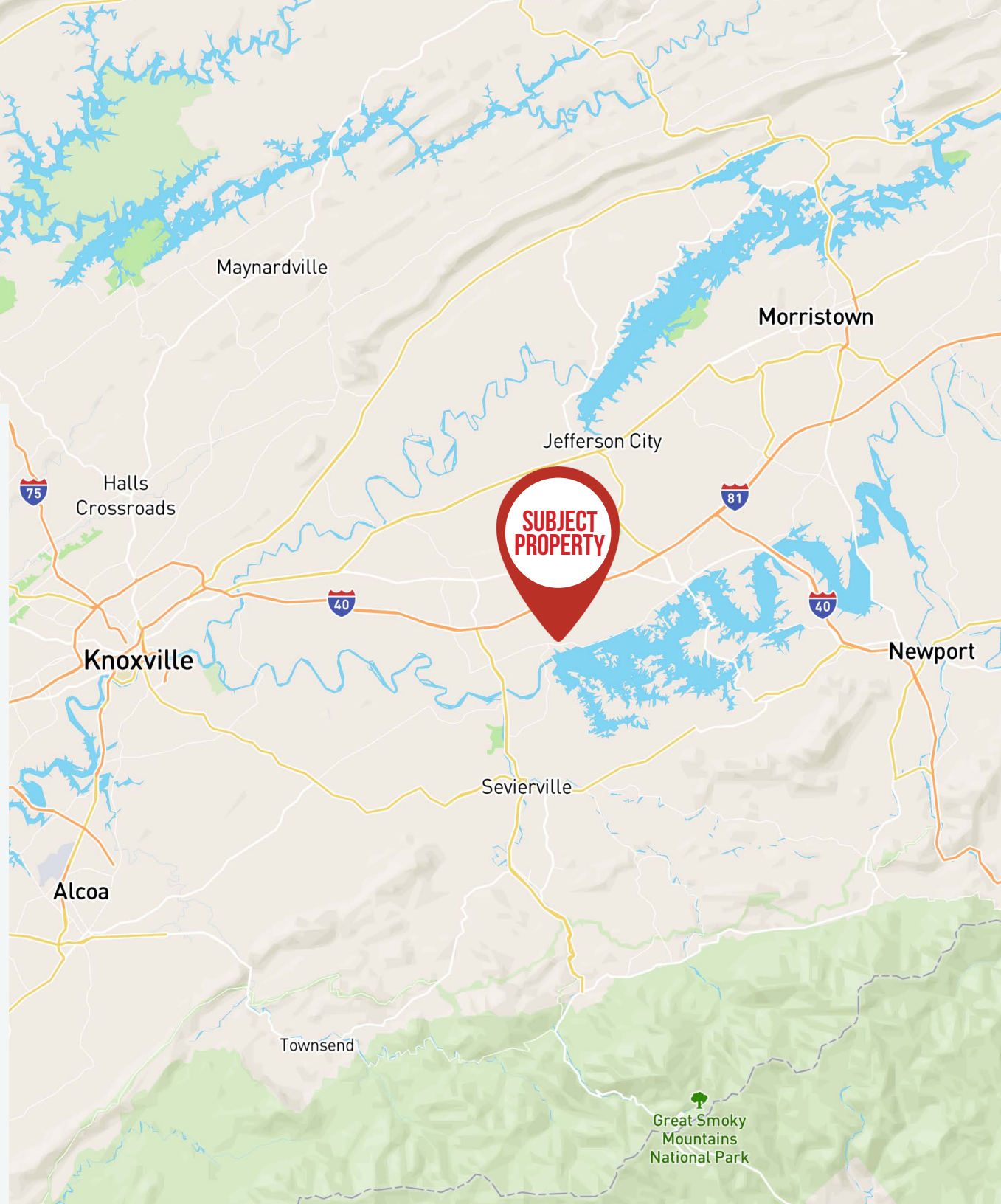
SEC OF MOUNTAIN RANCH DR. & DOUGLAS DAM RD.
DANDRIDGE, TN 37725

POPULATION	3-MILES	5-MILES	7-MILES
2020 Population	6,253	16,342	34,522
2023 Population	6,670	17,233	36,331
2028 Population	7,392	18,787	39,212

HOUSEHOLDS	3-MILES	5-MILES	7-MILES
2020 Households	2,356	6,418	13,780
2023 Households	2,529	6,810	14,473
2028 Households	2,800	7,437	15,635

INCOME	3-MILES	5-MILES	7-MILES
2023 Average Household Income	\$74,644	\$75,619	\$75,239

EMPLOYEES	3-MILES	5-MILES	7-MILES
2023 Number of Employees In Area	779	3,431	7,588



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

DOLLAR GENERAL MARKET

DANDRIDGE, TENNESSEE

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

JODY MCKIBBEN

Broker of Record

NASHVILLE

License: TN 307629