

# FOR SALE

DOLLAR GENERAL MARKET

118 Tom Davis Road

Livingston, Tennessee 38570



# EXCLUSIVE

— REALTY —



## INVESTMENT HIGHLIGHTS:

- 24,341 square feet on 4.04 Acres of Land
- Recently Extended Lease
- Income Tax Free State
- Located in in Opportunity Zone
- Built in 2006
- Freestanding Retail Building
- NN Lease/Minimal Landlord Responsibility
- Lease Term Expires April 30, 2026
- (6) 5 year Options
- Dollar General is a publicly traded Fortune 500 company and is BBB Investment grade rated
- Average Household Income within a 5 Mile Radius exceeds \$54,000

PRICE:	\$3,927,000
CAP RATE:	6.0%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	15 YEARS
TERM REMAINING:	4.5 YEARS
OPTIONS:	(6) 5 YEAR OPTIONS
INCREASES:	5% AT EACH OPTION

**FOR MORE INFO CONTACT: STEVE SAGMANI/JULIAN KARIM**

## 313-963-7653

2150 Franklin Road, Suite A  
Bloomfield Twp., Michigan 48302  
steve@exclusive-realty.com/julian@exclusive-realty.com

[WWW.EXCLUSIVE-REALTY.COM](http://WWW.EXCLUSIVE-REALTY.COM)

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## INVESTMENT OFFERING

Exclusive Realty is pleased to present this 24,341 square foot Dollar General Market located in Livingston, Tennessee. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease has rent escalations of five percent in each of the remaining six option periods. The lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of "BBB" and this is classified as investment grade.

This Dollar General Market is highly visible as it is strategically positioned on Tom Davis Road, which is in close proximity to West Main Street. The five mile average household income exceeds \$54,000 per year, making this location ideal for a Dollar General Market.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.



## INVESTMENT SUMMARY

LIST PRICE:	\$3,927,000
CURRENT NOI:	\$235,620
INITIAL CAP RATE:	6.0%
BUILDING SIZE:	24,341 square feet
LAND ACREAGE:	4.04 Acres
ZONING:	Commercial
YEAR BUILT:	2006
TENANT:	Dollar General Market
LEASE TYPE:	NN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE & CAM:	Tenant Responsible
ROOF, STRUCTURE:	Landlord Responsible
LEASE START DATE:	May 1, 2006
LEASE EXPIRATION DATE:	April 30, 2026
LEASE TERM REMAINING:	4.5 years
RENEWAL OPTIONS:	(6) 5 year options
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	dollargeneral.com

## FOR MORE INFORMATION CONTACT:

Steve Sagmani  
Chief Executive Officer  
steve@exclusive-realty.com  
(248) 833-6601

**313-963-SOLD**

Julian Karim  
Senior Director  
julian@exclusive-realty.com  
(248) 833-6589

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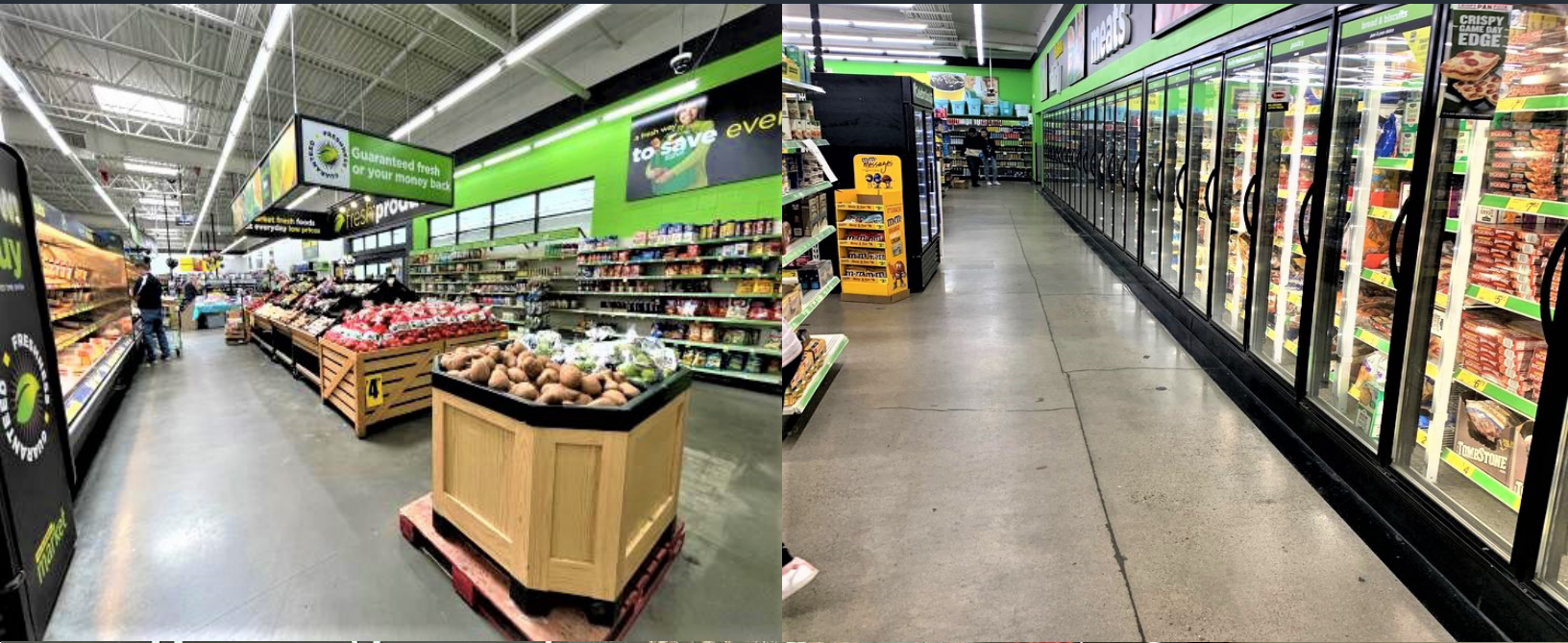
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## TENANT PROFILE



Dollar General Corp. engages in the operation of merchandise stores. Its offerings include food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items. It sells brands including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. The company was founded by J. L. Turner and Hurley Calister Turner Sr. in 1939 and is headquartered in Goodlettsville, TN.

Dollar General's biggest differentiator is that they are serving markets that had been vastly underserved, even by the likes of Walmart. You'd be hard pressed to find a small town in America that isn't within close proximity of a Dollar General. In fact, there are currently more than 15,000 locations across 44 U.S. states, which surpasses even the number of McDonald's. 75% of Americans live within five minutes of a Dollar General, according to research from GlobalData Retail, and these locations are strategically placed to allow shoppers to choose to patronize them over other discount or big box retailers.

### TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Number of Locations:	16,278
Headquarters:	Goodlettsville, Tennessee

### TENANT HIGHLIGHTS

- Ranked among Forbes top 25 corporate responders to meet challenges with COVID-19
- Dollar General offers higher-quality products that are unique and in limited quantity
- Larger Format "Market" Store with Enhanced Architecture offering groceries, home goods, apparel and typical Dollar Store merchandise

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## DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
West Main St & Tom Davis Rd S	19,391	Total Households	2,516	3,698	7,779
West Main St & Hillview Dr NE	23,543	Total Population	6,137	9,093	19,378
West Main St & Martin St NE	12,395	Average HH Income	\$52,695	\$54,054	\$56,402

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Livingston is a town in Overton County, Tennessee, United States, and serves as the county seat. Livingston is part of the Cookeville, Tennessee Micropolitan Statistical Area. Livingston was named after Edward Livingston (1764–1836), who served as Secretary of State under President Andrew Jackson. In 1833, in a close and controversial election, the residents of Overton County voted to move the county seat from the town of Monroe to Livingston. According to the United States Census Bureau, the town has a total area of 5.2 square miles, of which 5.1 square miles is land and 0.04 square miles is water. Livingston is currently home to five schools. Livingston is home to a branch campus of the Tennessee College of Applied Technology and a satellite campus of Volunteer State Community College.



### Overton County Heritage Museum

The museum is a MUST-See! Even though a small town, the museum is consistently changing the layout of the museum. There is a wide array of local books available for purchase. The books benefit the upkeep of the museum. Ask for the full tour including the recreated scene in the basement.



### Livingston Central Park

The Livingston Central Park is a beautiful park. There is a walking track, playground and splash pad during the summer. The splash pad is in the shape of musical instruments in a reference to the town's moniker of the "Home of Americana Music". Regular concerts and movie night in the park are held during the Summer.



### Holly Ridge Winery

Holly Ridge Winery is a small, family-owned boutique winery. Since 1998, we have been producing a variety of wines from cultivars grown onsite, as well as those purchased from other growers. We serve Livingston, Tennessee and the Upper Cumberland Wine Trail.



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