

FOR SALE

DOLLAR GENERAL MARKET
1259 Miller Avenue
Crossville, Tennessee 38555



EXCLUSIVE
— REALTY —



INVESTMENT HIGHLIGHTS:

- 24,341 square feet on 3.69 Acres of Land
- Recently extended Lease
- Built in 2006
- Freestanding Retail Building
- NN Lease/Minimal Landlord Responsibility
- Lease Term Expires March 31, 2026
- (6) 5 year Options
- Shared access with high volume strip center
- Dollar General is a publicly traded Fortune 500 company and is BBB Investment grade rated
- Average Household Income within a 5 Mile Radius exceeds \$58,000

PRICE:	\$3,993,950
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

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 24,341 square foot Dollar General Market located in Crossville, 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 Miller Avenue. The five mile average household income exceeds \$58,000 per year, making this location ideal for a Dollar General.

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:	\$3,993,950
CURRENT NOI:	\$239,637
INITIAL CAP RATE:	6.0%
BUILDING SIZE:	24,341 square feet
LAND ACREAGE:	3.69 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:	April 1, 2006
LEASE EXPIRATION DATE:	March 31, 2026
LEASE TERM REMAINING:	4.5 years
RENEWAL OPTIONS:	(6) 5 year options
LEASE GUARANTOR:	Corporate Guarantee
TENANT WEBSITE:	dollargeneral.com

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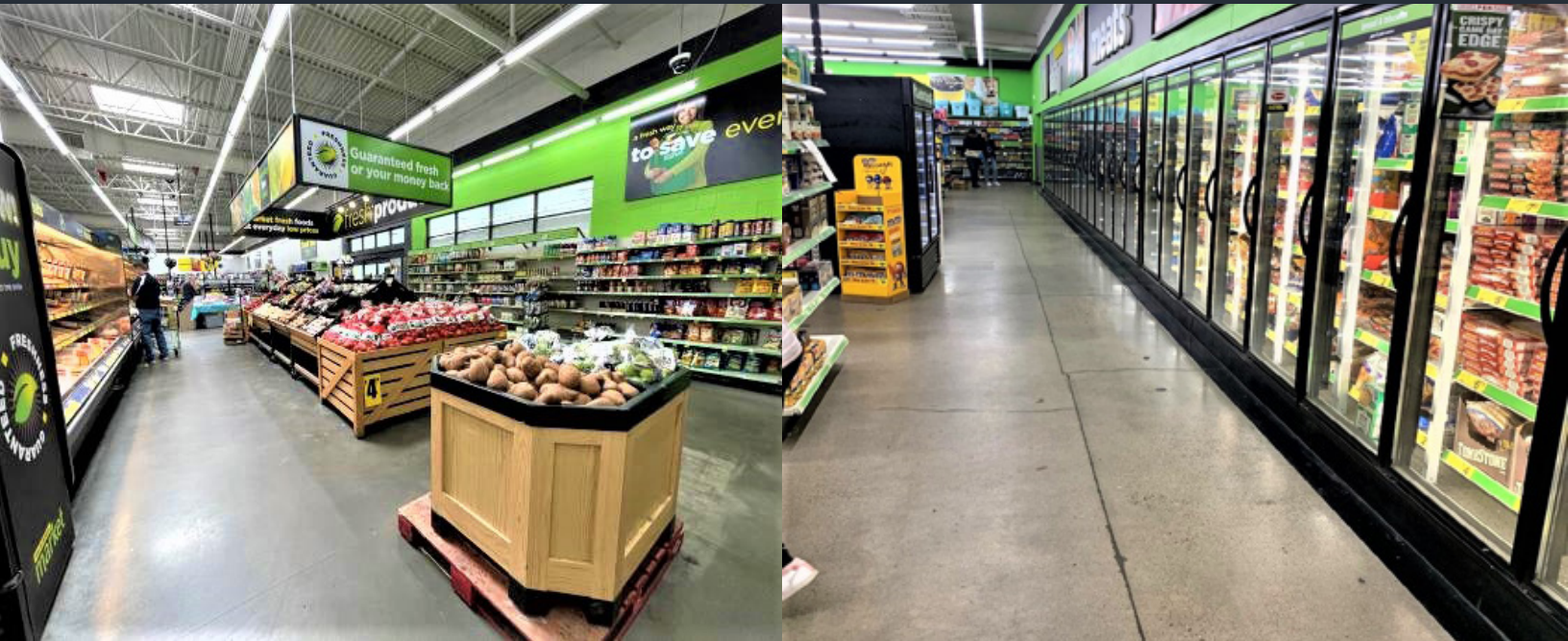
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DISCLOSURE:

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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
Miller Ave & Stanley St SE	13,568	Total Households	6,745	9,702	20,179
Miller Ave & 10th St NW	17,179	Total Population	16,332	23,392	47,487
Miller Avenue & 4th St SE	13,077	Average HH Income	\$54,842	\$58,917	\$61,540

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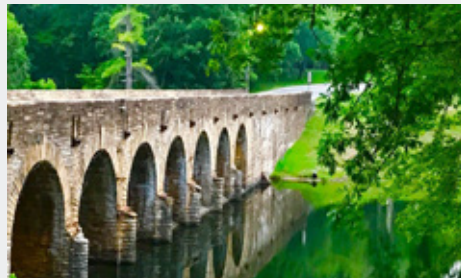
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Crossville is a city in and the county seat of Cumberland County, Tennessee, United States. Crossville developed at the intersection of a branch of the Great Stage Road, which connected the Knoxville area with the Nashville area, and the Kentucky Stock Road, a cattle drovers' path connecting Middle Tennessee with Kentucky and later extending south to Chattanooga. These two roads are roughly paralleled by modern US-70 and US-127, respectively. Around 1800, an early American settler named Samuel Lambeth opened a store at this junction, and the small community that developed around it became known as Lambeth's Crossroads. The store was located at what has become the modern intersection of Main Street and Stanley Street, just south of the courthouse. By the time a post office was established in the 1830s, the community had taken the name of "Crossville". In the early 1850s, James Scott, a merchant from nearby Sparta, purchased the Lambeth store and renamed it Scott's Tavern. When Cumberland County was formed in 1856, Crossville, being nearest the center of the county, was chosen as county seat. Scott donated the initial 40 acres for the erection of a courthouse and town square



Cumberland County Playhouse

The Cumberland County Playhouse is now the only major non-profit professional performing arts resource in rural Tennessee, and one of the 10 largest professional theaters in rural America. It serves more than 145,000 visitors annually with two indoor and two outdoor stages, young audience productions, a comprehensive dance program, a concert series and touring shows.



Cumberland Mountain State Park

This 1,720 acre park is great for all kinds of recreational activities such as golfing, hiking, biking, boating, swimming and bird watching. There is also space available for conventions or conferences.



Military Memorial Museum

A well-regarded Military Museum covering conflicts from the Civil War to the present, housed in a historic Crossville, TN building. Founded in 2002 by Robert and Nita Boring, this museum has grown substantially through donations from local veterans and military buffs across the country and from around the world.



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