



Dollar General

Available Individually or as a Portfolio

\$1,643,256 | 5.65% CAP

2670 White Oak Road, Dayton, TN 37321

- ✓ 11+ Years Remaining on 15 Year Corporate NNN Lease
- ✓ Excellent Highway Location off of Old Washington Hwy (7K VPD)
- ✓ Subject Property Located Between Knoxville and Chattanooga
- ✓ Dayton, TN is the #1 Bass Fishing Destination in the Nation
- ✓ E-Commerce Resistant Retailer Experiencing Explosive Growth

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL DAYTON, TN

FILE
PHOTO



CONTACT FOR DETAILS

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

TN Broker of Record: Jeff Browning
License #: 271829

\$1,643,256

5.65% CAP

NOI

\$92,844

Building Area

±9,180 SF

Land Area

1.95 Acres

Year Built

2019

Lease Type

Complete NNN

Occupancy

100%

- ✓ **11+ Years Remaining on 15 Year Corporate NNN Lease** w/ 10% rental increases in each of the (6) 5 year options to renew. The lease expires in July 2034.
- ✓ **Excellent Highway Location** off of the major thoroughfare Old Washington Highway (7,500 VPD) along White Oak Rd (1,500 VPD).
- ✓ **Subject Property Located Between Knoxville and Chattanooga**, two of the largest cities in Tennessee.
- ✓ **Dayton, TN was voted the #1 Bass Fishing Destination in the Nation**, drawing in visitors and locals to participate in some of the nation's most popular fishing tournaments.
- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.
- ✓ **Dollar General has an S&P BBB rating and is ranked on the Fortune 500 List** - Dollar General has shown exceptional growth, with \$34.2 billion in sales in fiscal year 2021.

*Available Individually or as a portfolio. See Agent for Details

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SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL DAYTON, TN

Dollar General

Dollar General Corporation has been delivering value to shoppers for over 80 years. Dollar General helps shoppers Save time.

REVENUE
\$27.8 B

CREDIT RATING
BBB

STOCK TICKER
DG

LOCATIONS
18,300+

DOLLAR GENERAL

dollargeneral.com

Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operates **more than 18,100 stores in 46 states** as of January 2022. In addition to **high quality private brands**, Dollar General sells products from America's **most-trusted** brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola. STRATEGY Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at **lower prices**.

Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a **regular wholesale retailer**. Dollar General's (DG) business strategy revolves around driving profitable top line **growth while enhancing its low-cost operator** position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at **competitive prices**.



IN THE NEWS

DOLLAR GENERAL DAYTON, TN

Dollar General Pushes Ahead w/ Brick-and-Mortar Expansion

RUSSELL REDMAN , MAY 27, 2022 (SUPERMARKET NEWS)

Deep discount retailer Dollar General continued to drive growth in its store base in announcing increased sales for the fiscal 2022 first quarter.

Goodlettsville, Tenn.-based Dollar General said yesterday that net sales for the first quarter ended April 29 rose **4.2% to \$8.8 billion** from **\$8.4 billion** a year earlier, driven mainly by sales contributions from new stores and partially offset by a dip in **same-store sales** and store closings.

“We expect approximately 800 of our new stores in 2022 to be in our larger 8,500-square-foot store format as we respond to our customers' desire for even wider product selection,” Chief Operating Officer Jeff Owen said in the call.

Comparable-store sales decreased 0.1% compared to the first quarter of 2021, driven by a decline in customer traffic, partially offset by an **increase** in average transaction amount. Same-store sales in the first quarter of **2022** declined in each of the seasonal, apparel, and home products categories, offset by an increase in the consumables category.

During first quarter of 2022, Dollar General **opened 239 new stores**, remodeled **532 locations** and relocated 32 stores. The company closed out the quarter with 18,356 stores in **47 states**.

“With more than **18,000 stores located** within five miles of **about 75%** of the U.S. population, we believe we are well-positioned to continue supporting our customers through our unique combination of value and convenience, especially in a more challenging economic environment,” Dollar General CEO Todd Vasos told analysts in a conference call on Thursday. “Looking ahead, we remain **focused on advancing** our operating priorities and strategic initiatives as we continue to strengthen our competitive position, while further differentiating Dollar General from the rest of the retail landscape.”

EXPLORE ARTICLE



Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

“Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format.**” The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

“We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development,” said Todd Vasos, Dollar General's CEO.

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL DAYTON, TN

FILE
PHOTO

Initial Lease Term	11+ Years Remaining on 15 Year Lease
Rent Commencement	July 2019
Lease Expiration	July 2034
Lease Type	NNN
Rent Increases	10% Increase In Each Option Period
Annual Rent YRS 1-15	\$92,844
Option 1	\$102,128.40
Option 2	\$112,341.24
Option 3	\$123,575.36
Option 4	\$135,932.90
Option 5	\$149,526.19
Option 6	\$164,478.81



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



RHEA MEDICAL CENTER
(25 BEDS)

Exxon

DISTRIBUTION CENTER
LA Z BOY
Live Life Comfortably

CIRCLE K

RHEA COUNTY HIGHWAY
±20,842 VPD

WHITE OAK ROAD
±1,500 VPD

Walgreens

RHEA COUNTY SCHOOL DISTRICT
(4,084 STUDENTS)

TACO BELL

Hardee's

Pizza Hut

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

PHILLIPS 66

State Farm

SONIC

30

OLD WASHINGTON HIGHWAY
±7,500 VPD

DOLLAR GENERAL
SUBJECT PROPERTY
2670 WHITE OAK RD.

RHEA CENTRAL ELEMENTARY SCHOOL
(603 STUDENTS)

27

BRYAN COLLEGE

UNITED STATES POSTAL SERVICE

FedEx

REGIONS

bp

save a lot
Arby's
Wendy's

FAMILY DOLLAR
FOOD CITY

29

enterprise

FRAZIER ELEMENTARY SCHOOL
(318 STUDENTS)

MARK ANTON AIRPORT-2A0

UNITED GROCERY OUTLET
PAPA JOHN'S
CAPTAIN D'S

Ford

NAPA

AutoZone
TSC TRACTOR SUPPLY CO
Waffle House
Zaxby's
McDonald's
goodwill

LOWE'S

SUBWAY
Advance Auto Parts

Little Caesars
burkes OUTLET
RBC

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

BURGER KING
KFC

60

HINWASSEE HIGHWAY
±6,455 VPD

Aaron's

Walmart Supercenter

verizon

Holiday Inn Express
A HILTI HOTEL

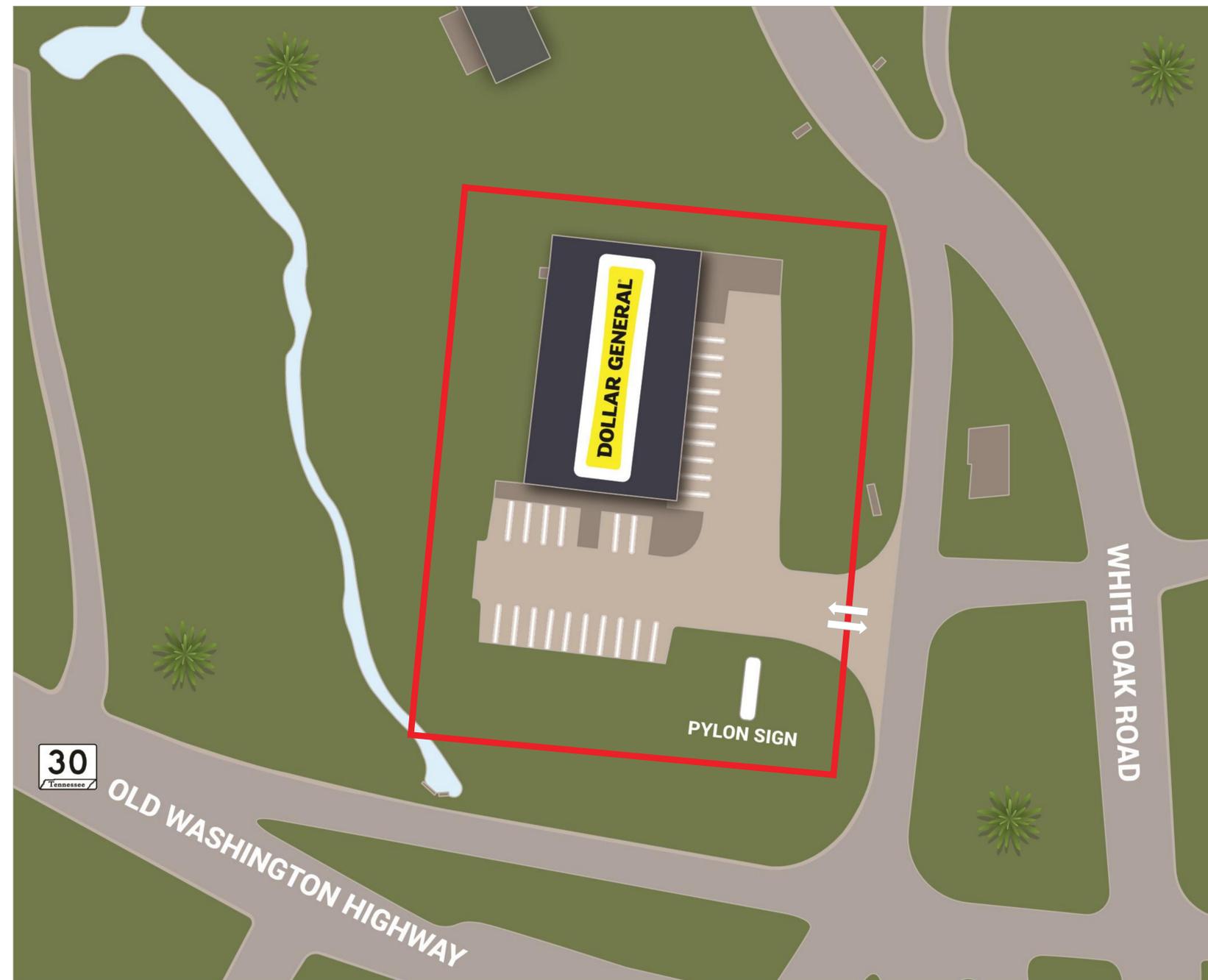
SITE OVERVIEW

DOLLAR GENERAL DAYTON, TN

	Year Built		2019
	Building Area		±9,180 SF
	Land Area		1.95 Acres

NEIGHBORING RETAILERS

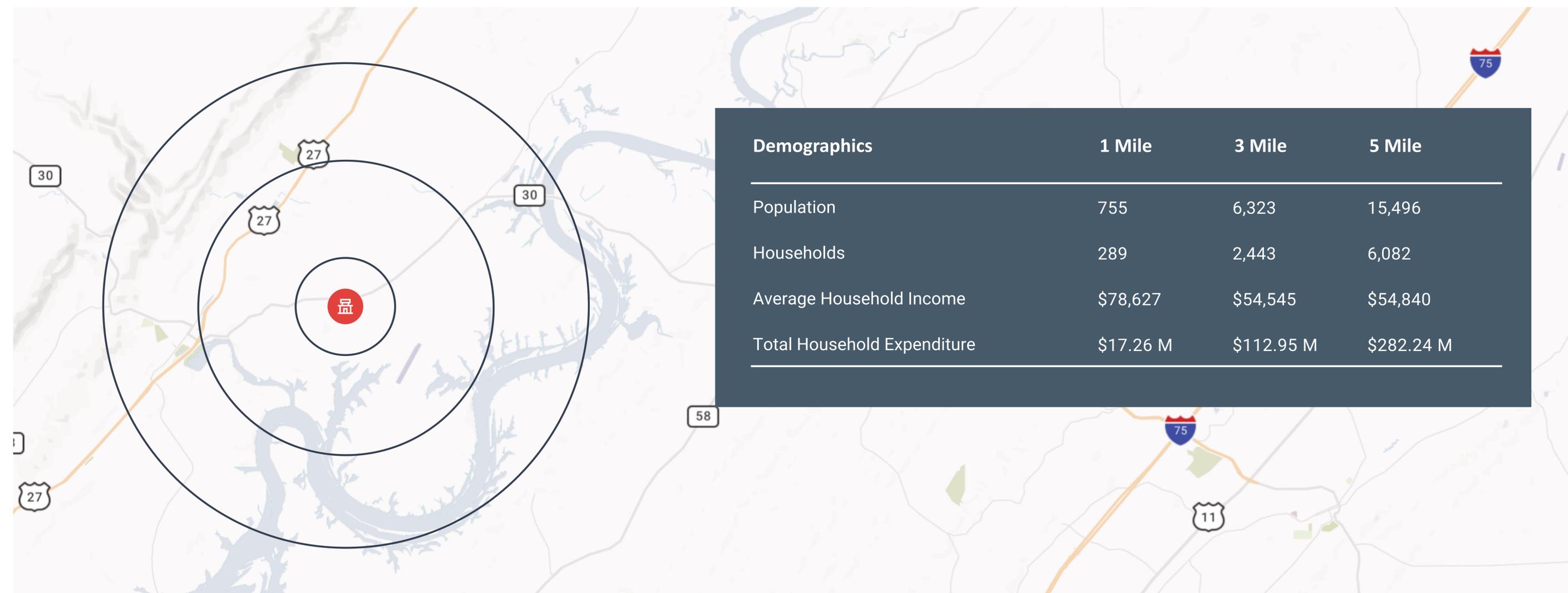
- Walgreens
- Tractor Supply Co.
- Family Dollar
- Food City
- Subway
- Goodwill
- Lowe's Home Improvement
- O'Reilly Auto Parts
- Walmart Supercenter
- AutoZone Auto Parts



FILE
PHOTO

LOCATION OVERVIEW

DOLLAR GENERAL DAYTON, TN



LOCATION OVERVIEW

DOLLAR GENERAL DAYTON, TN

Dayton

Tennessee

 7,139
Population

 \$35,436
Median Household Income



#1 Bass Fishing
Destination in the Nation

#1

From Chattanooga, TN

35 Miles

Dayton is a city and county seat in Rhea County, Tennessee, United States. As of the 2020 census, the city population was 7,065.

The Dayton Urban Cluster, which includes developed areas adjacent to the city and extends south to Graysville.

Dayton is located roughly 35 miles northeast of downtown Chattanooga.

Dayton is a small manufacturing center whose products include furniture, clothing, automobile parts, and recreational vehicle components. La-Z-Boy is the largest manufacturing employer, followed by Suburban Manufacturing, Robinson

Manufacturing, and International Automotive Components Group. Finland-based Nokian Tyres plans to employ around 400 at its new Dayton tire manufacturing factory which began initial operations in 2019. The Tennessee Valley Authority's Watts Bar and Sequoyah nuclear power plants are both within 20 miles of the city. Since the late 1990s the area has experienced increased residential development particularly along Chickamauga Lake, an impoundment of the Tennessee River. More recently, Dayton has hosted several major bass fishing tournaments at Chickamauga Lake including the 2014 Bassmaster BASSfest, American Bass Anglers Weekend Series, Heartland Anglers Classic, the 2013 Walmart FLW Tour and various senior, collegiate and high school events

IN THE NEWS

DOLLAR GENERAL DAYTON, TN

Study: Tennessee could add 1 million new residents by 2040

GREGORY RAUCOULES, MARCH 30, 2022 (WREG NEWS CHANNEL 3)

Researchers at the University of Tennessee released a study Wednesday estimating that Tennessee's population could grow by one million over the next two decades.

The report released by The Boyd Center for Business and Economic Research offers new population projections through **2070 for all 95 counties** with breakdowns by age and race. With the state's population listed **as 6.9 million following the 2020 Census**, researchers project population growth could push Tennessee's population to nearly **8 million by 2040**.

The Knoxville Metropolitan Statistical Area, which is comprised of Knox, Blount, Anderson, Loudon and Union counties, is projected to grow by 13.3% over the same time frame. Current projections would add over 116,000 new residents, pushing the Knoxville MSA population to nearly one million.

The main driver of **state population growth** will likely occur in the **13-county Nashville Metropolitan Statistical Area**. Researchers estimate this area will grow by **563,000 people in the next 20 years**, accounting for 57 percent of the state's projected total increase.

Knox County is estimated **to add over 80,000 residents by 2040, an increase of 17.2%**. The state's **78 rural** counties are expected to **add more than 225,000 new residents**, an increase of 8.9 percent. **Urban** counties are projected to **add about 765,000 residents**, an increase of 17.5 percent.

Projections estimate Tennessee's median age will climb from 38.8 years to 40.7 years by 2040, driven by an increase in the senior population.

EXPLORE ARTICLE



Biden-Harris Administration Awards Tennessee Companies \$500M to Supercharge Battery Manufacturing

OCTOBER 27, 2022 (THE TENNESSEE TRIBUNE)

The Biden-Harris Administration, through the U.S. Department of Energy (DOE), today announced the first set of projects funded by the President's Bipartisan Infrastructure Law to expand domestic manufacturing of batteries for electric vehicles (EVs) and the electrical grid and for materials and components currently imported from other countries.

The 20 companies will receive a **combined \$2.8 billion** to build and expand commercial-scale facilities in **12 states** to extract and process lithium, graphite and other battery materials, manufacture components, and demonstrate new approaches, including manufacturing components **from recycled materials**. Three new battery component processing and manufacturing facilities are coming to **Chattanooga, Clarksville and McMinn County** and will receive more than **\$500 million** to help Tennessee expand its role as a **manufacturing powerhouse**.

Novonix will build a new plant producing 30,000 metric tons per year of graphite for the EV industry to reduce U.S. reliance on importing this key battery component material. The project includes significant involvement with and support for NAM's local community in Chattanooga. It will directly create 1,400 clean-energy, good-paying jobs while demonstrating our commitment to community engagement, innovative workforce development programming, and active recruitment among traditionally marginalized communities.

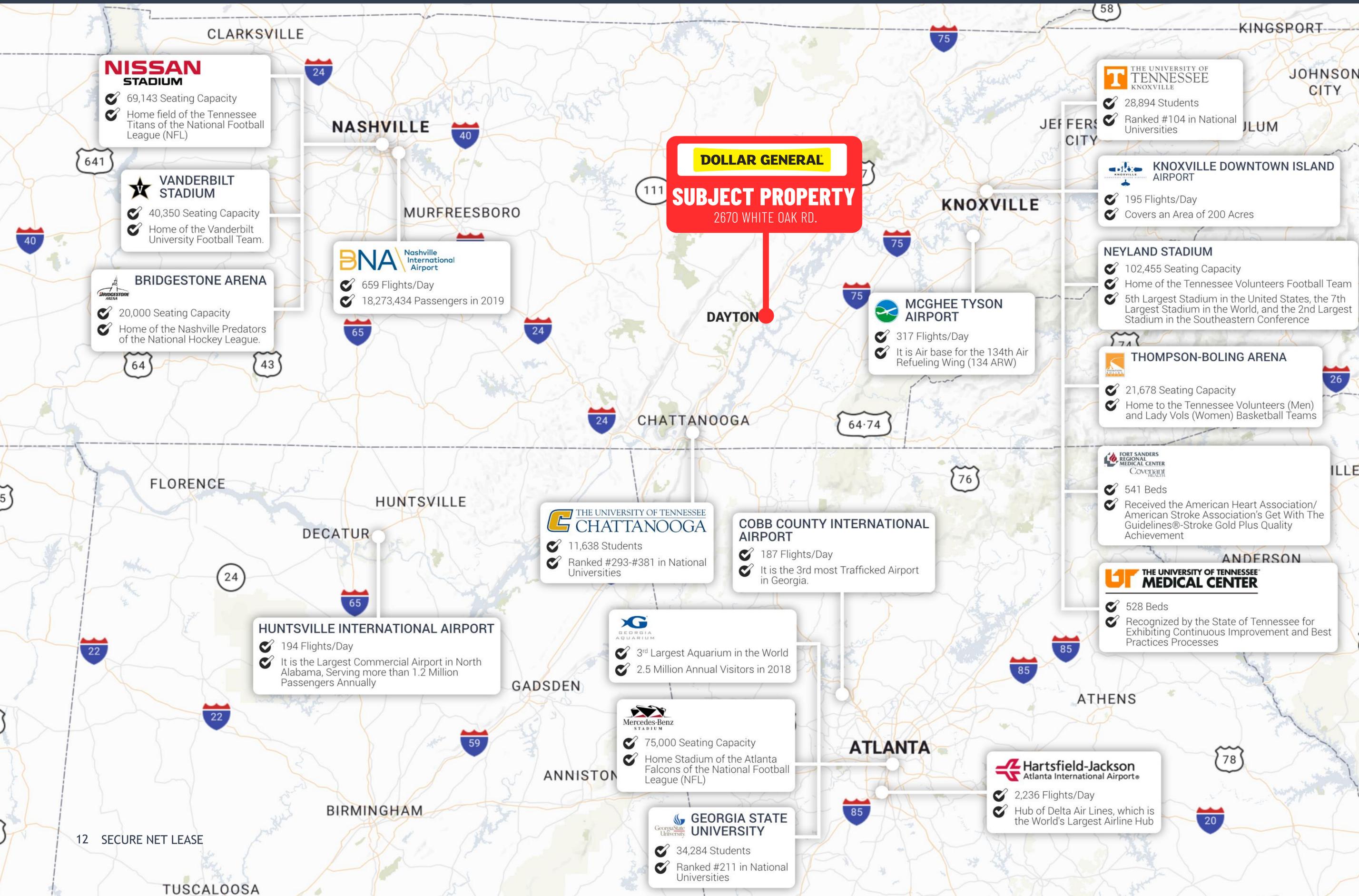
The federal investment will be matched by recipients to leverage a total of more than **\$9 billion to boost American production** of clean energy technology, create good-paying jobs, and support President Biden's national goals for **electric vehicles** to make up half of all new vehicle sales by 2030 and to transition to a **net-zero emissions economy by 2050**.

EXPLORE ARTICLE



CHATTANOOGA-CLEVELAND-DALTON CSA

DOLLAR GENERAL DAYTON, TN



DOLLAR GENERAL
SUBJECT PROPERTY
 2670 WHITE OAK RD.

NISSAN STADIUM
 ✓ 69,143 Seating Capacity
 ✓ Home field of the Tennessee Titans of the National Football League (NFL)

VANDERBILT STADIUM
 ✓ 40,350 Seating Capacity
 ✓ Home of the Vanderbilt University Football Team.

BRIDGESTONE ARENA
 ✓ 20,000 Seating Capacity
 ✓ Home of the Nashville Predators of the National Hockey League.

BNA Nashville International Airport
 ✓ 659 Flights/Day
 ✓ 18,273,434 Passengers in 2019

THE UNIVERSITY OF TENNESSEE KNOXVILLE
 ✓ 28,894 Students
 ✓ Ranked #104 in National Universities

KNOXVILLE DOWNTOWN ISLAND AIRPORT
 ✓ 195 Flights/Day
 ✓ Covers an Area of 200 Acres

NEYLAND STADIUM
 ✓ 102,455 Seating Capacity
 ✓ Home of the Tennessee Volunteers Football Team
 ✓ 5th Largest Stadium in the United States, the 7th Largest Stadium in the World, and the 2nd Largest Stadium in the Southeastern Conference

MCGHEE TYSON AIRPORT
 ✓ 317 Flights/Day
 ✓ It is Air base for the 134th Air Refueling Wing (134 ARW)

THOMPSON-BOLING ARENA
 ✓ 21,678 Seating Capacity
 ✓ Home to the Tennessee Volunteers (Men) and Lady Vols (Women) Basketball Teams

FORT SANDERS REGIONAL MEDICAL CENTER
 ✓ 541 Beds
 ✓ Received the American Heart Association/American Stroke Association's Get With The Guidelines®-Stroke Gold Plus Quality Achievement

THE UNIVERSITY OF TENNESSEE CHATTANOOGA
 ✓ 11,638 Students
 ✓ Ranked #293-#381 in National Universities

COBB COUNTY INTERNATIONAL AIRPORT
 ✓ 187 Flights/Day
 ✓ It is the 3rd most Trafficked Airport in Georgia.

THE UNIVERSITY OF TENNESSEE MEDICAL CENTER
 ✓ 528 Beds
 ✓ Recognized by the State of Tennessee for Exhibiting Continuous Improvement and Best Practices Processes

HUNTSVILLE INTERNATIONAL AIRPORT
 ✓ 194 Flights/Day
 ✓ It is the Largest Commercial Airport in North Alabama, Serving more than 1.2 Million Passengers Annually

GEORGIA AQUARIUM
 ✓ 3rd Largest Aquarium in the World
 ✓ 2.5 Million Annual Visitors in 2018

Mercedes-Benz STADIUM
 ✓ 75,000 Seating Capacity
 ✓ Home Stadium of the Atlanta Falcons of the National Football League (NFL)

Hartsfield-Jackson Atlanta International Airpo
 ✓ 2,236 Flights/Day
 ✓ Hub of Delta Air Lines, which is the World's Largest Airline Hub

GEORGIA STATE UNIVERSITY
 ✓ 34,284 Students
 ✓ Ranked #211 in National Universities

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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