

OFFERING MEMORANDUM



DOLLAR GENERAL
CLARKSVILLE, TENNESSEE



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,428,255



LOCATION
**927 TRACY LANE
CLARKSVILLE, TN 37040**



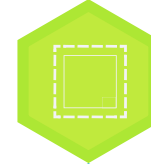
CAP RATE
5.75%



ANNUAL RENT
\$82,124.64



BUILDING SIZE
9,002 SQ. FT.



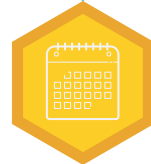
LAND AREA
1.36 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
8.75 YEARS



LEASE EXPIRATION
02/28/2030



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
44 SPACES



YEAR BUILT
2015



APN
042D D 00300 000



TRAFFIC COUNTS
37,296 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE GUARANTEED LEASE:

- Approximately 8.75 Years Remaining in the Initial 15 Year Lease Term
- 2015 Construction - 9,002 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

UPGRADED CONSTRUCTION:

- Corner Entry Layout
- Three Sided Brick Construction

DISTANCE TO OTHER MAJOR CITIES:

- Nashville, Tennessee | 50 Miles - 1 Hour: 1 Minute Drive
- Bowling Green, Kentucky | 61 Miles - 1 Hour: 19 Minute Drive
- Evansville, Indiana | 112 Miles - 1 Hour: 58 Minute Drive

EXPLOSIVE POPULATION GROWTH:

- 1-Mile Annual Population Growth = 2.25% (11.25% Over the Next 5 Years)
- 3-Mile Annual Population Growth = 2.20% (11.00% Over the Next 5 Years)
- 5-Mile Annual Population Growth = 1.76% (8.80% Over the Next 5 Years)
- 7-Mile Annual Population Growth = 1.67% (8.35% Over the Next 5 Years)

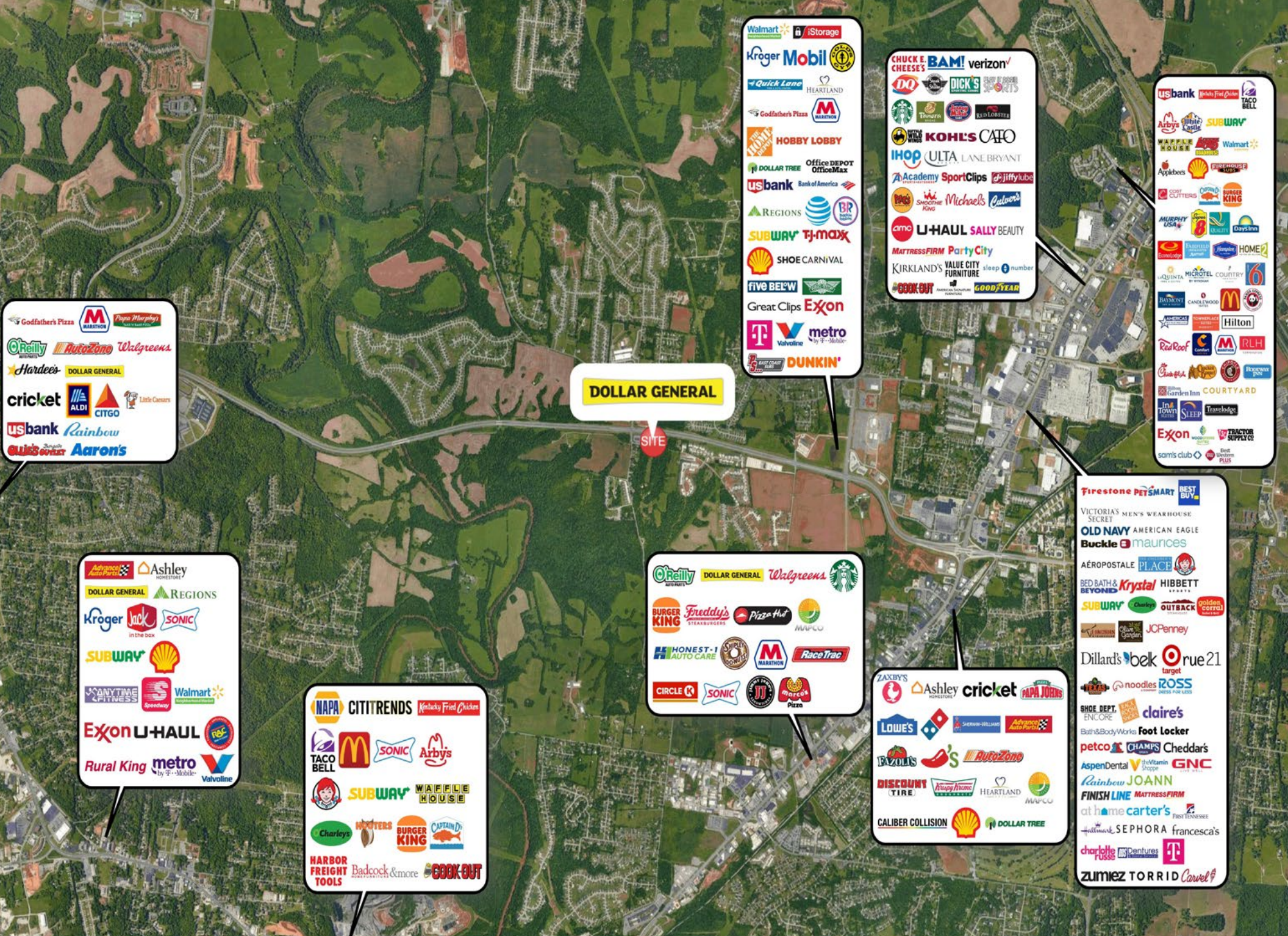
TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 6,165 Residents
- 1-Mile Average Household Income = \$72,811
- 3-Mile Population = 43,337 Residents
- 3-Mile Average Household Income = \$68,241
- 5-Mile Population = 114,513 Residents
- 5-Mile Average Household Income = \$65,130
- 7-Mile Population = 173,379 Residents
- 7-Mile Average Household Income = \$66,267

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,426 Stores in 46 States as of April 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)





DOLLAR GENERAL

SITE

Godfather's Pizza M Marathon Papa Murphy's
 O'Reilly AutoZone Walgreens
 Hardee's DOLLAR GENERAL
 cricket ALDI CITGO Little Caesars
 usbank Rainbow
 Quikrete Aaron's

Walmart iStorage
 Kroger Mobil
 Quick Lane HEARTLAND
 Godfather's Pizza M Marathon
 HOBBY LOBBY
 DOLLAR TREE Office DEPOT OfficeMax
 usbank Bank of America
 REGIONS BR
 SUBWAY TJ-MAXX
 SHOE CARNIVAL
 FIVE BEL'W
 Great Clips Exxon
 metro Valvoline
 DUNKIN'

CHUCK E. CHEESE'S BAM! verizon
 DQ DICK'S SPORTS
 Starbucks Tostitos RED LOBSTER
 KOHL'S CAFO
 IHOP ULTA LANE BRYANT
 Academy SportClips JiffyLube
 Michaels Cultures
 U-HAUL SALLY BEAUTY
 MATTRESSFIRM PartyCity
 KIRKLAND'S VALUE CITY FURNITURE
 COOK-OUT GOODYEAR

usbank TACO BELL
 Arby's White Castle SUBWAY
 Waffle House Walmart
 Applebees Shell GULFHOUSE
 COST CUTTERS Burger King
 MURPHY USA QUALITY Days Inn
 FAIRFIELD HOME
 MICROTEL COURTNEY
 HAYMOND GARDENWOOD McDonald's
 AMERICAS CHAMBERLAIN Hilton
 Red Roof M RLH
 Courtyard
 Garden Inn COURT YARD
 InTown SLEEP Truhotels
 Exxon tractor SUPPLY
 sam's club Best Western PLUS

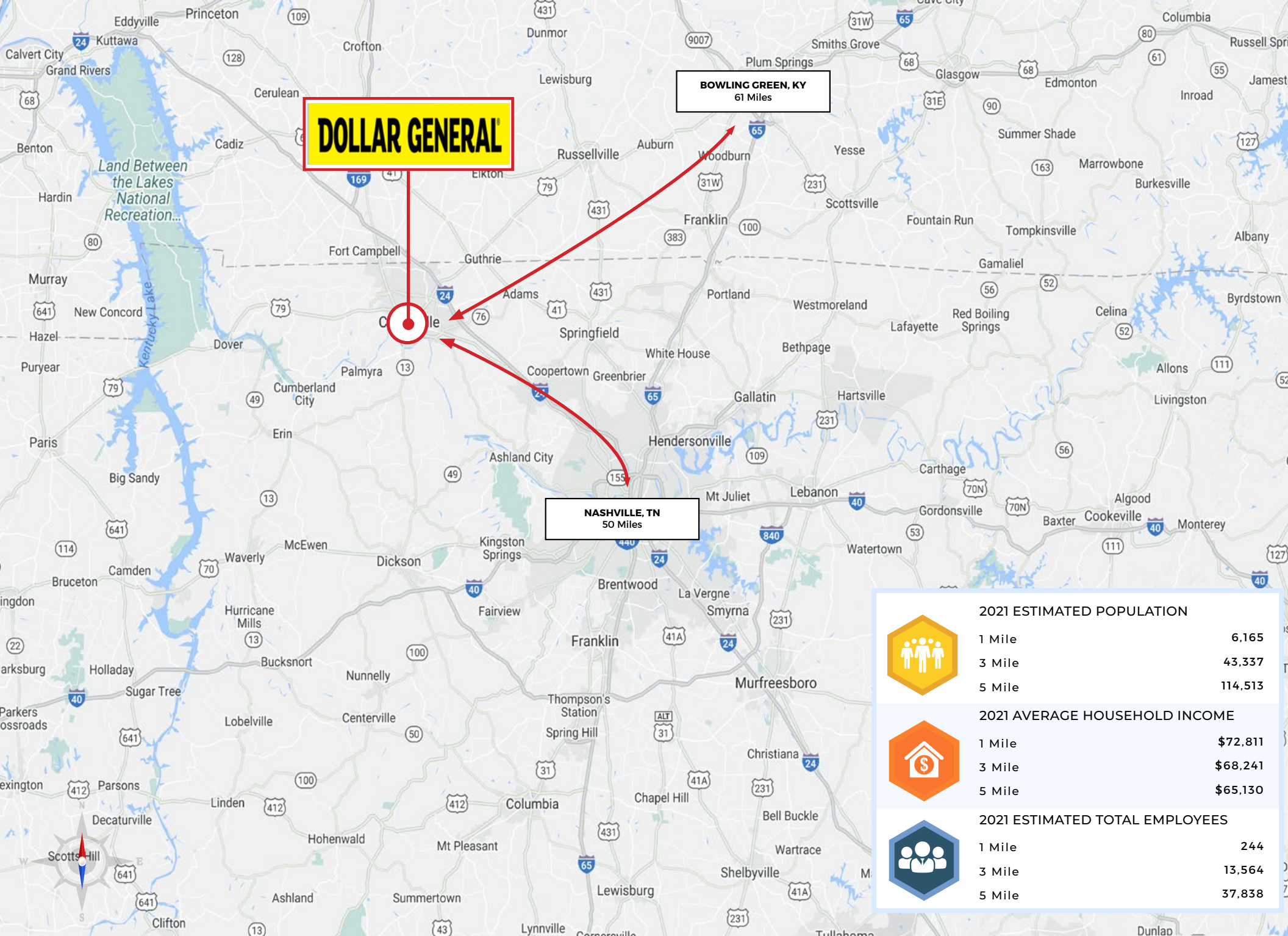
Auto Parts America Ashley
 DOLLAR GENERAL REGIONS
 Kroger Jack in the box SONIC
 SUBWAY Shell
 ANYTIME FITNESS Speedway Walmart
 Exxon U-HAUL RSC
 Rural King metro Valvoline




O'Reilly DOLLAR GENERAL Walgreens Starbucks
 BURGER KING Freddy's Pizza Hut WAFPCU
 HONEST-1 AUTO CARE SONIC M Marathon Race Trac
 CIRCLE K SONIC JJ Marco's Pizza

NAPA CITITRENDS Kentucky Fried Chicken
 TACO BELL McDonald's SONIC Arby's
 SUBWAY WAFFLE HOUSE
 Charleys Hooters BURGER KING CAPTAIN D's
 HARBOR FREIGHT TOOLS Badcock & more COOK-OUT

ZAXBY'S Ashley cricket PAPA JOHN'S
 LOWE'S Advance Auto Parts
 PAPA JOHN'S Rite Aid AutoZone
 DISCOUNT TIRE Krusty Kracs HEARTLAND WAFPCU
 CALIBER COLLISION Shell DOLLAR TREE

Firestone PETSMART BEST BUY
 VICTORIA'S SECRET
 OLD NAVY AMERICAN EAGLE
 Buckle maurices
 AÉROPOSTALE PLACE
 BED BATH & BEYOND Krystal HIBBETT
 SUBWAY Outback golden corral
 JCPenney
 Dillard's belk Target rue 21
 ROSS
 SHOE DEPT. ENCORE claire's
 Bath & Body Works Foot Locker
 petco CHAMPS Cheddar's
 Aspen Dental Vitamin Shoppe GNC
 Rainbow JOANN
 FINISH LINE MATTRESSFIRM
 at home carter's
 SEPHORA francesca's
 charlotte RUSSELL'S Pentures
 ZUMIEZ TORRID Carvel



2021 ESTIMATED POPULATION		
	1 Mile	6,165
	3 Mile	43,337
	5 Mile	114,513
2021 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$72,811
	3 Mile	\$68,241
	5 Mile	\$65,130
2021 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	244
	3 Mile	13,564
	5 Mile	37,838

AREA OVERVIEW



CLARKSVILLE, TENNESSEE

Clarksville is the county seat of Montgomery County, Tennessee, United States. It is the fifth-largest city in the state behind Nashville, Memphis, Knoxville, and Chattanooga. The city had a population of 132,929 at the 2010 census, and an estimated population of 158,146 in 2019.

It is the principal central city of the Clarksville, TN-KY metropolitan statistical area, which consists of Montgomery and Stewart counties in Tennessee, and Christian and Trigg counties in Kentucky. The city was founded in 1785 and incorporated in 1807, and named for General George Rogers Clark, frontier fighter and Revolutionary War hero, and brother of William Clark of the Lewis and Clark Expedition.

Clarksville is the home of Austin Peay State University; The Leaf-Chronicle, the oldest newspaper in Tennessee; and neighbor to the Fort Campbell, United States Army post. Site of the 101st Airborne Division (Air Assault), Fort Campbell is located about 10 miles (16 km) from downtown Clarksville, and spans the Tennessee-Kentucky state line. While the post office for the post is located on the Kentucky side, the majority of the post's acreage is on the Tennessee side.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	6,165	43,337	114,513	173,379
2026 Projected Population	6,860	48,110	124,599	187,819
2010 Projected Population	4,561	32,938	90,316	137,825
Annual Growth Rate: 2021 to 2026	2.25%	2.20%	1.76%	1.67%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	2,329	16,177	44,021	66,989
2026 Households	2,642	18,271	48,530	73,520
2010 Households	1,630	11,786	33,563	51,422
Annual Growth Rate: 2021 to 2026	2.69%	2.59%	2.05%	1.95%
Average Household Size	2.65	2.65	2.56	2.56



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$72,811	\$68,241	\$65,130	\$66,267
2021 Median Household Income	\$61,166	\$64,869	\$59,618	\$60,478
2021 Per Capita Income	\$27,504	\$25,514	\$25,156	\$25,685



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	2,329	16,177	44,021	66,989
2021 Owner-Occupied Units	1,457	10,193	26,489	39,879
2021 Renter Occupied Housing Units	872	5,983	17,532	27,109



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	45	1,391	3,756	4,893
2021 Employees	244	13,564	37,838	47,394

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,426



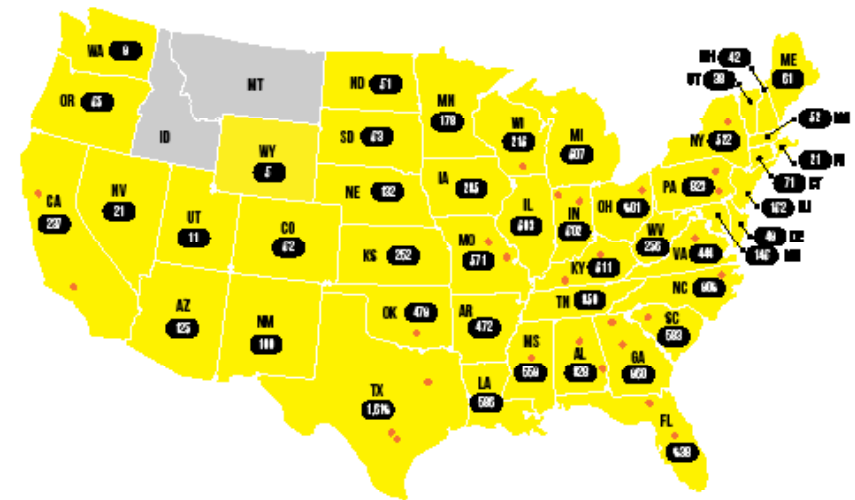
NO. EMPLOYEES
157,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,426 stores in 46 states as of April 30, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

17,426 STORES | **IN 46 STATES** |
AS OF 04/30/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 927 Tracy Lane, Clarksville, TN 37040 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

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