

OFFERING MEMORANDUM



DOLLAR GENERAL
CHICKAMAUGA, GEORGIA



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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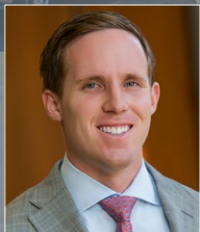
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DOLLAR GENERAL





INVESTMENT SUMMARY



LIST PRICE
\$544,000



CAP RATE
7.50%



BUILDING SIZE
8,000 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
5.50 YEARS



RENEWAL OPTIONS
2 - 5 YEAR



PARKING
30 SPACES



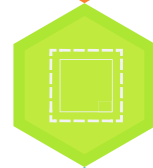
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LOCATION
**2682 JOHNSON ROAD
CHICKAMAUGA, GA 30707**



ANNUAL RENT
\$40,800.00



LAND AREA
1.04 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
05/31/2027



RENT INCREASES
**OPT. 1 = 5.14%
OPT. 2 = 9.88%**



YEAR BUILT
2001



TRAFFIC COUNTS
3,461 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- ➊ Approximately 5.50 Years Remaining in the Existing Lease Term
- ➋ Two (2) - Five (5) Year Option Periods with Rental Increases

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- ➊ Landlord Responsibilities Limited to Roof, Structure and Parking Lot

RECENT 6-YEAR EXTENSION:

- ➊ In February 2021, Dollar General Extended the Lease for an Additional 6 Years through May 31, 2027

STRONG OPERATING HISTORY:

- ➊ Dollar General Has Been Operating at this Location for 20+ Years

PROXIMITY FROM CHICKAMAUGA, GEORGIA:

- ➊ Chattanooga, Tennessee | 15 Miles
- ➋ Huntsville, Alabama | 105 Miles
- ➌ Atlanta, Georgia | 113 Miles
- ➍ Knoxville, Tennessee | 119 Miles
- ➎ Nashville, Tennessee | 143 Miles
- ➏ Columbus, Georgia | 195 Miles

TRADE AREA DEMOGRAPHICS:

- ➊ 1-Mile Demographics = 3,663 Residents; \$61,395 Average Household Income
- ➋ 3-Mile Demographics = 13,622 Residents; \$61,325 Average Household Income
- ➌ 5-Mile Demographics = 29,511 Residents; \$62,825 Average Household Income
- ➍ 7-Mile Demographics = 66,096 Residents; \$62,631 Average Household Income

CHICKAMAUGA, GEORGIA:

- ➊ Part of the Chattanooga, TN-GA Metropolitan Statistical Area
- ➋ Chickamauga Battlefield - The Oldest & Largest Civil War Battlefield in the United States

TENANT:

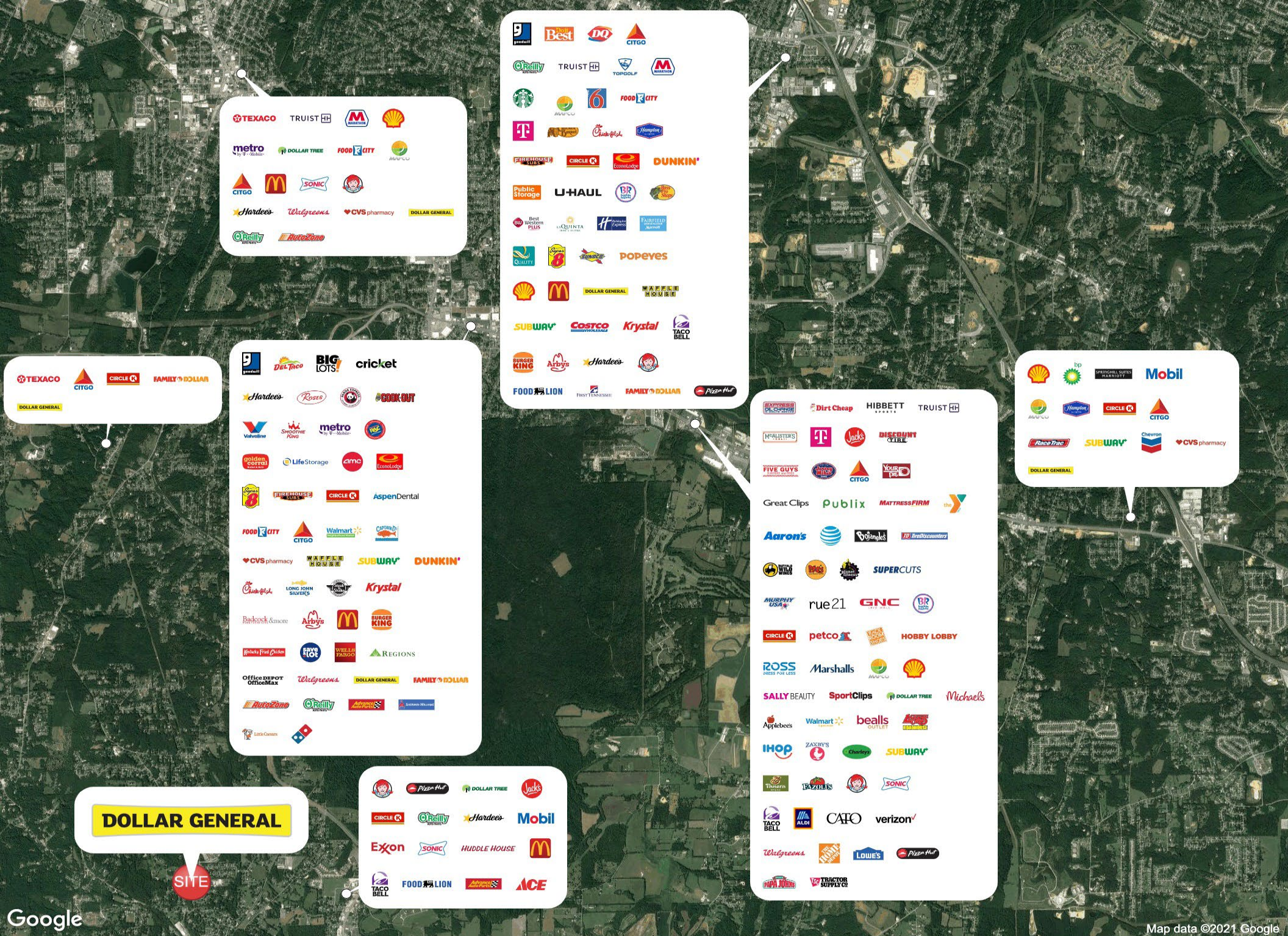
- ➊ Strong Corporate Guaranty (NYSE: DG) - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- ➋ 17,683 Stores in 46 States as of July 30, 2021
- ➌ Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- ➍ Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)











TEXACO TRUIST
metro DOLLAR TREE FOOD CITY
CITGO SONIC
Hardee's Walgreens CVS pharmacy DOLLAR GENERAL
O'Reilly

Best CITGO
O'Reilly TRUIST
 6 FOOD CITY

FIREHOUSE SUBS CIRCLE K COMBINATION DUNKIN'
Public Storage U-HAUL
Best Western PLUS
 POPEYES
 DOLLAR GENERAL
SUBWAY Costco Krystal TACO BELL
BURGER KING Arby's Hardee's
FOOD LION FIRST FRANKS FAMILY DOLLAR PIZZA HUT

TEXACO CITGO CIRCLE K FAMILY DOLLAR
DOLLAR GENERAL

Del Taco BIG LOTS cricket
Hardee's Roses
Valvoline Smoothie King metro
golden CORRAL LifeStorage amc
 FIREHOUSE SUBS CIRCLE K AspenDental
FOOD CITY CITGO Walmart
CVS pharmacy SUBWAY DUNKIN'
Chick-fil-A LONG JOHN SILVER
Baskin-Robbins Arby's McDonald's BURGER KING
Whitey Fruit Cakes BAY 101 REGIONS
Office DEPOT OfficeMax Walgreens DOLLAR GENERAL FAMILY DOLLAR
 O'Reilly
Lucky Charms

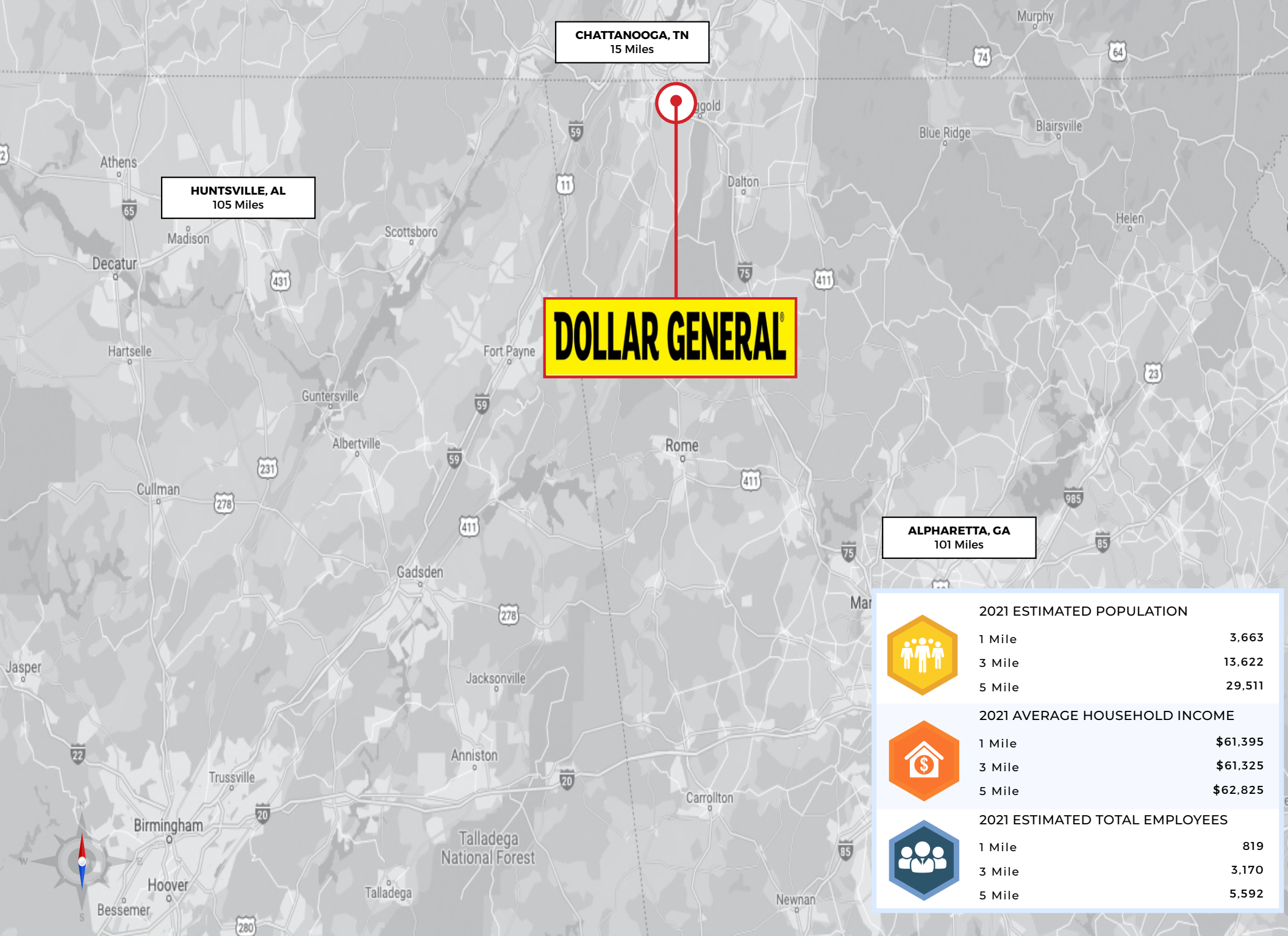
Dirt Cheap HIBBETT TRUIST
MYALISTERS Jack's DISCOUNT
FIVE GUYS CITGO
Great Clips Publix MATTRESS FIRM
Aaron's 10. Discounters
 SUPERCUTS
MURPHY USA rue21 GNC
CIRCLE K petco
ROSS Dress For Less Marshalls
SALLY BEAUTY Sport Clips Michaels
Applebees Walmart
IHOP ZAXBY'S SUBWAY

TACO BELL ALDI CAFO verizon
Walgreens LOWE'S
PAPA JOHN'S

bp Mobil
 CIRCLE K CITGO
Race Trac SUBWAY Chevron CVS pharmacy
DOLLAR GENERAL

DOLLAR GENERAL

SITE



DOLLAR GENERAL®

CHATTANOOGA, TN
15 Miles

HUNTSVILLE, AL
105 Miles

ALPHARETTA, GA
101 Miles



2021 ESTIMATED POPULATION

1 Mile	3,663
3 Mile	13,622
5 Mile	29,511



2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$61,395
3 Mile	\$61,325
5 Mile	\$62,825



2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	819
3 Mile	3,170
5 Mile	5,592

AREA OVERVIEW



CHICKAMAUGA, GEORGIA

The City of Chickamauga was incorporated in 1891 and named after the Tsikamagi Indian Tribe of the Cherokee Nation. Over the last century, the City has grown, from a population of 95 in 1900 to 3,101 in 2010 (official census). The city is surrounded by the North Georgia Mountains and the history of the area has been rediscovered and restored wherever possible.

Walker County is a county located in the northwestern part of Georgia. As of the 2010 census, the population was 68,756. The county seat is LaFayette. Walker County is part of the Chattanooga TN/GA Metropolitan Statistical Area.

The Chattanooga, TN-GA MSA, is an area consisting of six counties - three in Southeast Tennessee (Hamilton, Marion & Sequatchie) and three in Northwest Georgia (Catoosa, Dade & Walker) - anchored by the city of Chattanooga. As of the 2010 census, the MSA had a population of 528,143. This metropolitan area traverses two time zones.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	3,663	13,622	29,511	66,096
2026 Projected Population	3,757	13,969	30,264	67,376
2010 Projected Population	3,608	13,289	28,812	64,407
Annual Growth Rate: 2021 to 2026	0.51%	0.50%	0.51%	0.38%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	1,437	5,315	11,599	26,158
2026 Households	1,474	5,454	11,937	26,921
2010 Households	1,396	5,122	11,190	25,192
Annual Growth Rate: 2021 to 2026	0.51%	0.52%	0.58%	0.58%
Average Household Size	2.54	2.56	2.52	2.48



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$61,395	\$61,325	\$62,825	\$62,631
2021 Median Household Income	\$59,259	\$58,159	\$55,095	\$53,630
2021 Per Capita Income	\$24,094	\$23,928	\$24,752	\$24,933



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	1,437	5,315	11,599	26,158
2021 Owner-Occupied Units	1,063	4,093	8,907	18,584
2021 Renter Occupied Housing Units	375	1,222	2,692	7,574



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	68	263	592	1,704
2021 Employees	819	3,170	5,592	14,925

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
17,683



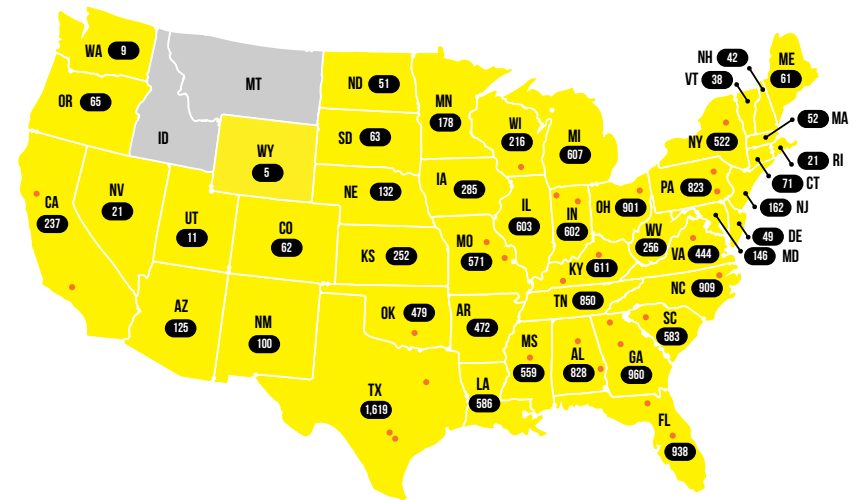
NO. EMPLOYEES
157,000

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 17,683 stores in 46 states as of July 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.

17,683 STORES | **IN 46 STATES** |
AS OF 07/30/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 2682 Johnson Road, Chickamauga, GA 30707 ("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 evaluation 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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