

OFFERING MEMORANDUM



DOLLAR GENERAL
SEVIERVILLE, TENNESSEE



SCHUCHERT
RETAIL GROUP

S SCHUCHERT
RETAIL GROUP



Now Hiring!
dollargeneral.com/careers

EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,248,034



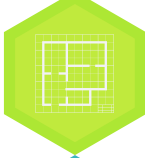
LOCATION
**2474 BOYDS CREEK HIGHWAY
SEVIERVILLE, TN 37876**



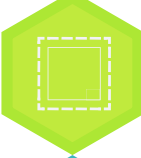
CAP RATE
7.00%



ANNUAL RENT
\$87,362.40



BUILDING SIZE
9,014 SQ. FT.



LAND AREA
1.24 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



TERM REMAINING
3.50 YEARS



LEASE EXPIRATION
06/30/2025



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2010



APN
078025 00554



TRAFFIC COUNTS
10,333 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 3.50 Years Remaining in Initial 15 Year Lease Term
- 2010 Build-to-Suit Dollar General
- Five (5) – Five (5) Year Option Periods with 10% Rental Increases

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Structure & Parking Lot (Concrete)
- Tenant is Responsible for All Repairs/Replacement of the HVAC Units
- Tenant Reimburses Common Area Maintenance Expenses in Full - Tenant Pays Landlord 1/12 of the Prior Year Amount & Reconciles with Landlord in Full at the End of the Year

PROXIMITY FROM SEVIERVILLE, TENNESSEE:

- Pigeon Forge, TN | 6 Miles
- Knoxville, TN | 24 Miles
- Johnson City, TN | 82 Miles
- Asheville, NC | 85 Miles
- Kingsport, TN | 87 Miles
- Chattanooga, TN | 135 Miles
- Nashville, TN | 208 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 2,866 Residents
- 1-Mile Average Household Income = \$65,100
- 3-Mile Population = 10,605 Residents
- 3-Mile Average Household Income = \$68,941
- 5-Mile Population = 23,250 Residents
- 5-Mile Average Household Income = \$67,336
- 7-Mile Population = 49,640 Residents
- 7-Mile Average Household Income = \$64,137

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)











DOLLAR GENERAL

Krystal DUNKIN'

Mobil Shell Days Inn BW Best Western

Exxon Checkers BR

FAMILY DOLLAR DOLLAR GENERAL

FOOD CITY BURGER KING SUBWAY Pizza Hut

bp QUINTA COUNTRY

DOLLAR GENERAL

SITE

Exon

SUBWAY

TACO BELL Shell Arby's Super 8 Clarion

AFFORDABLE DENTURES & IMPLANTS DOLLAR GENERAL

Exon ANY TIME FITNESS

PAPA JOHN'S O'Reilly

DOLLAR GENERAL Kroger SONIC

Krystal SUBWAY

ZAXBY'S WAFFLE HOUSE usbank Shell

DOLLAR TREE DQ DUNKIN'

TRUIST CALIBER COLLISION

MARATHON Little Caesars Papa Murphy's

AutoZone Walgreens

FOOD CITY McDonald's Kentucky Fried Chicken

usbank BURGER KING TRACTOR SUPPLY CO

Exxon TACO BELL DOLLAR GENERAL

Lowie's CVS pharmacy

Kroger SUBWAY

ZAXBY'S golden corral

SUPER CUTS

PET SMART ROSS

DICK'S ULTA ALDI

Staples Party City

Mattress Firm

Sport Clips HOBBY LOBBY

Exon Publix

Publix

FAMILY DOLLAR Walgreens

SONIC LONG JOHN SILVER'S

Krystal DUNKIN'

SUBWAY

Big Lots

Aaron's Hardees

TRUIST Best Buy

McDonald's

POPEYES Tj-max

Shell Great Clips

cricket maunices

Starbucks TACO BELL

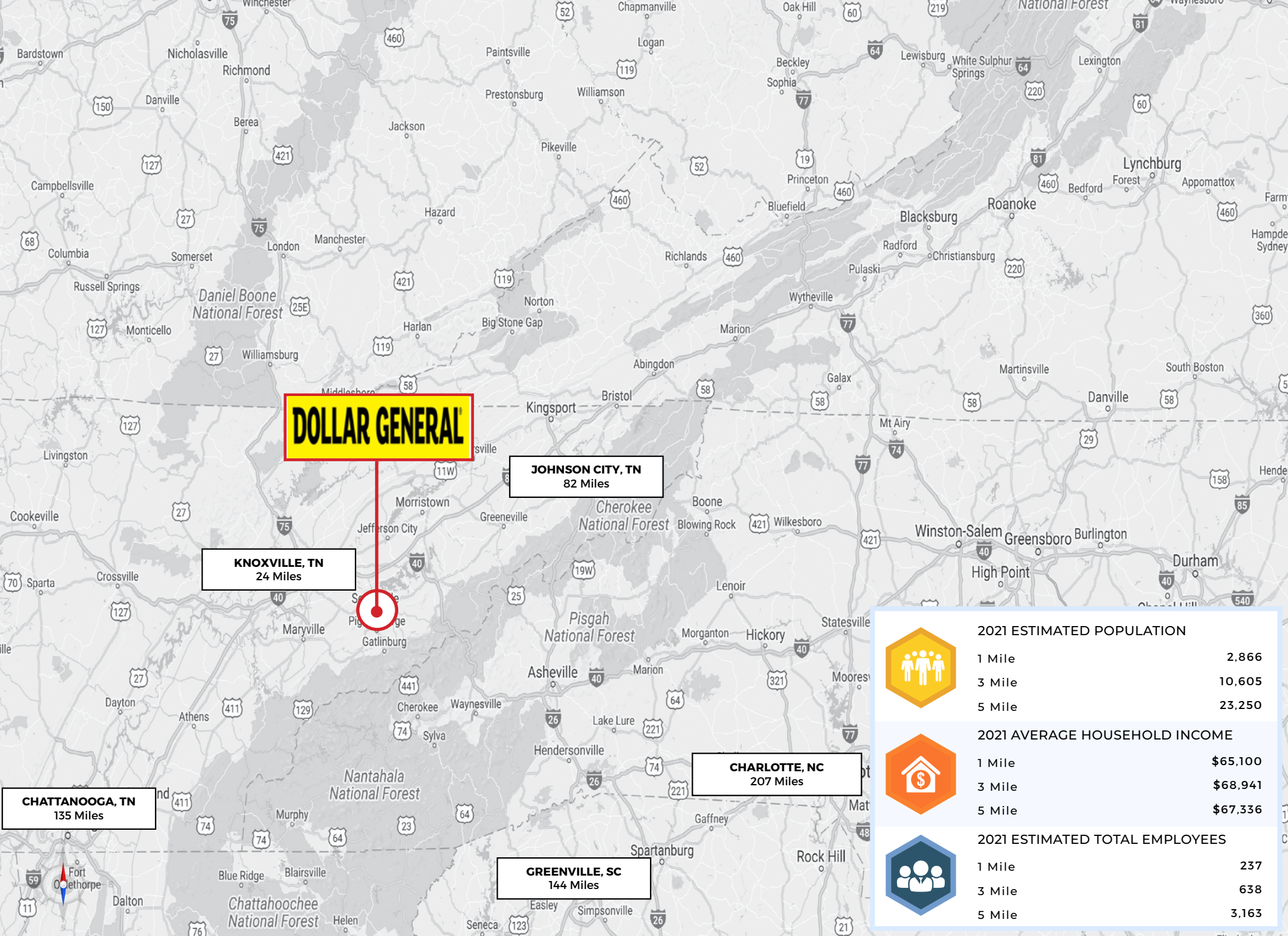
Exon

NAPA DOLLAR TREE SUBWAY

belk usbank Shell

SLEEP BAYMONT

Hardees MARATHON T



DOLLAR GENERAL

KNOXVILLE, TN
24 Miles

JOHNSON CITY, TN
82 Miles

CHARLOTTE, NC
207 Miles

GREENVILLE, SC
144 Miles

CHATTANOOGA, TN
135 Miles



2021 ESTIMATED POPULATION

1 Mile	2,866
3 Mile	10,605
5 Mile	23,250



2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$65,100
3 Mile	\$68,941
5 Mile	\$67,336



2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	237
3 Mile	638
5 Mile	3,163

AREA OVERVIEW



SEVIERVILLE, TENNESSEE

Sevierville is a city in and the county seat of Sevier County, Tennessee, located in eastern Tennessee. Like other towns situated along the Parkway in Sevier County, Sevierville has reaped the benefits of the burgeoning tourism industry brought on by the development of Great Smoky Mountains National Park, dedicated in 1940 and one of the most visited national parks in the county. Sevierville, Tennessee is one of the leading tourist destinations in the United States, attracting more than 12 million visitors in 2020. Like Myrtle Beach, South Carolina or Branson, Missouri, the area is a family-oriented getaway destination within a day's drive of 100 million Americans.

New and upgraded hotels, the Sevierville Convention Center, the Sevierville Golf Club, adventure attractions, wineries, distilleries, restaurants and retail businesses are helping Sevierville grow and attract more visitors each year. According to the economic impact from the Sevierville Chamber of Commerce, Over 91% of the dollars spent in Sevierville are spent by people who do not live in Sevier County - those dollars are tourism related and have a huge impact in a city that had over \$1.6 billion dollars in retail sales in 2019.

Sevier County is a county of the U.S. state of Tennessee. As of the 2020 census, the population was 98,380. Its county seat and largest city is Sevierville. Sevier County comprises the Sevierville, TN Micropolitan Statistical Area, which is included in the Knoxville-Morristown-Sevierville, TN Combined Statistical Area.

From its beginnings as a traditional subsistence-based farming society, Sevier County has grown into a major tourist destination since the establishment of the Great Smoky Mountains National Park, which dominates the southern portion of the county. One of the very reasons for the park's creation, however, was also one of the county's first major economic engines: the lumber industry. Establishments in what is now the national park felled large amounts of timber in the early 1900s. Though the park effectively killed the logging industry in the late 1930s, it spurred the development of one of the largest tourist resorts in the United States of America, as the Great Smoky Mountains National Park is now the most visited national park in the country. In recent years the tourism bubble has expanded beyond the city of Gatlinburg, which borders the northwestern segment of the national park, and into the nearby cities of Pigeon Forge and Sevierville.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	2,866	10,605	23,250
2026 Projected Population	3,118	11,191	23,967
2010 Census Population	2,024	8,259	19,208
Annual Growth Rate: 2021 to 2026	1.75%	1.11%	0.62%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2021 Households	1,086	3,981	8,718
2026 Households	1,263	4,485	9,553
2010 Census Households	752	3,050	7,059
Annual Growth Rate: 2021 to 2026	3.27%	2.54%	1.92%
Average Household Size	2.63	2.65	2.61



INCOME	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$65,100	\$68,941	\$67,336
2021 Median Household Income	\$66,386	\$65,069	\$60,026
2021 Per Capita Income	\$24,658	\$25,894	\$25,336



HOUSING	1 MILE	3 MILE	5 MILE
2021 Housing Units	1,086	3,981	8,718
2021 Owner-Occupied Units	882	3,200	6,768
2021 Renter Occupied Housing Units	203	780	1,950



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2021 Businesses	45	136	481
2021 Employees	237	638	3,163

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,000



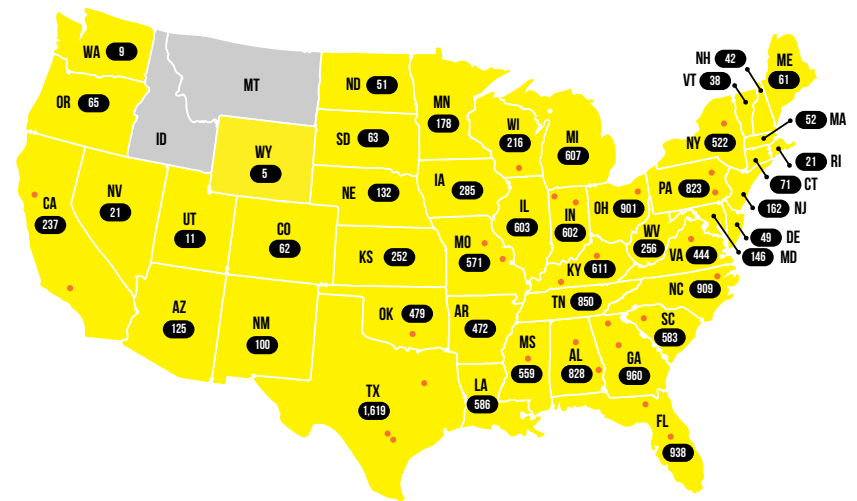
NO. EMPLOYEES
157,000

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 18,000 stores in 46 states as of November 13, 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.

18,000 STORES | IN 46 STATES | AS OF 11/13/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 2474 Boyds Creek Highway, Sevierville, TN 37876 ("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.



S SCHUCHERT
RETAIL GROUP



**EXCLUSIVELY
LISTED BY:**

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