

OFFERING MEMORANDUM



DOLLAR GENERAL
LEBANON, TENNESSEE



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

BRIAN BROCKMAN
BANG REALTY, INC.
BROKER OF RECORD
TN License #343837





INVESTMENT SUMMARY



LIST PRICE
\$1,741,550



LOCATION
**10550 MURFREESBORO RD
LEBANON, TN 37090**



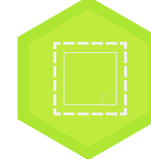
CAP RATE
5.00%



ANNUAL RENT
\$87,072.00



BUILDING SIZE
9,026 SQ. FT.



LAND AREA
2.72 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
11.50 YEARS



LEASE EXPIRATION
11/30/2033



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
37 SPACES



YEAR BUILT
2018



APN
**095 157 07602 000
2022**



TRAFFIC COUNTS
5,126 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 11.50 Years of Guaranteed Lease Term (Lease Exp: 11/30/2033)
- 2018 Build-to-Suit Dollar General
- 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:

- 3-Sided Brick
- Concrete Parking Lot



TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 576 Residents; \$84,532 Average Household Income
- 3-Mile Population: 5,079 Residents; \$97,280 Average Household Income
- 5-Mile Population: 11,451 Residents; \$98,139 Average Household Income
- 7-Mile Population: 24,316 Residents; \$91,728 Average Household Income

EXPLOSIVE POPULATION GROWTH

- 1-Mile Annual Population Growth = 3.14% (15.78% Over the Next 5 Years)
- 3-Mile Annual Population Growth = 2.77% (13.88% Over the Next 5 Years)
- 5-Mile Annual Population Growth = 2.44% (12.21% Over the Next 5 Years)
- 7-Mile Annual Population Growth = 2.35% (11.79% Over the Next 5 Years)

PROXIMITY FROM LEBANON, TENNESSEE:

- Mt. Juliet, TN | 14 Miles
- Murfreesboro, TN | 26 Miles
- Nashville, TN | 31 Miles
- Brentwood, TN | 36 Miles
- Franklin, TN | 48 Miles
- Bowling Green, KY | 64 Miles
- Clarksville, TN | 78 Miles
- Chattanooga, TN | 130 Miles
- Knoxville, TN | 151 Miles

TENANT:

- Strong Corporate Guaranty (NYSE: "DC") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,356 Stores in 47 States as of April 29, 2022
- Ranked #91 on the Fortune 500 List





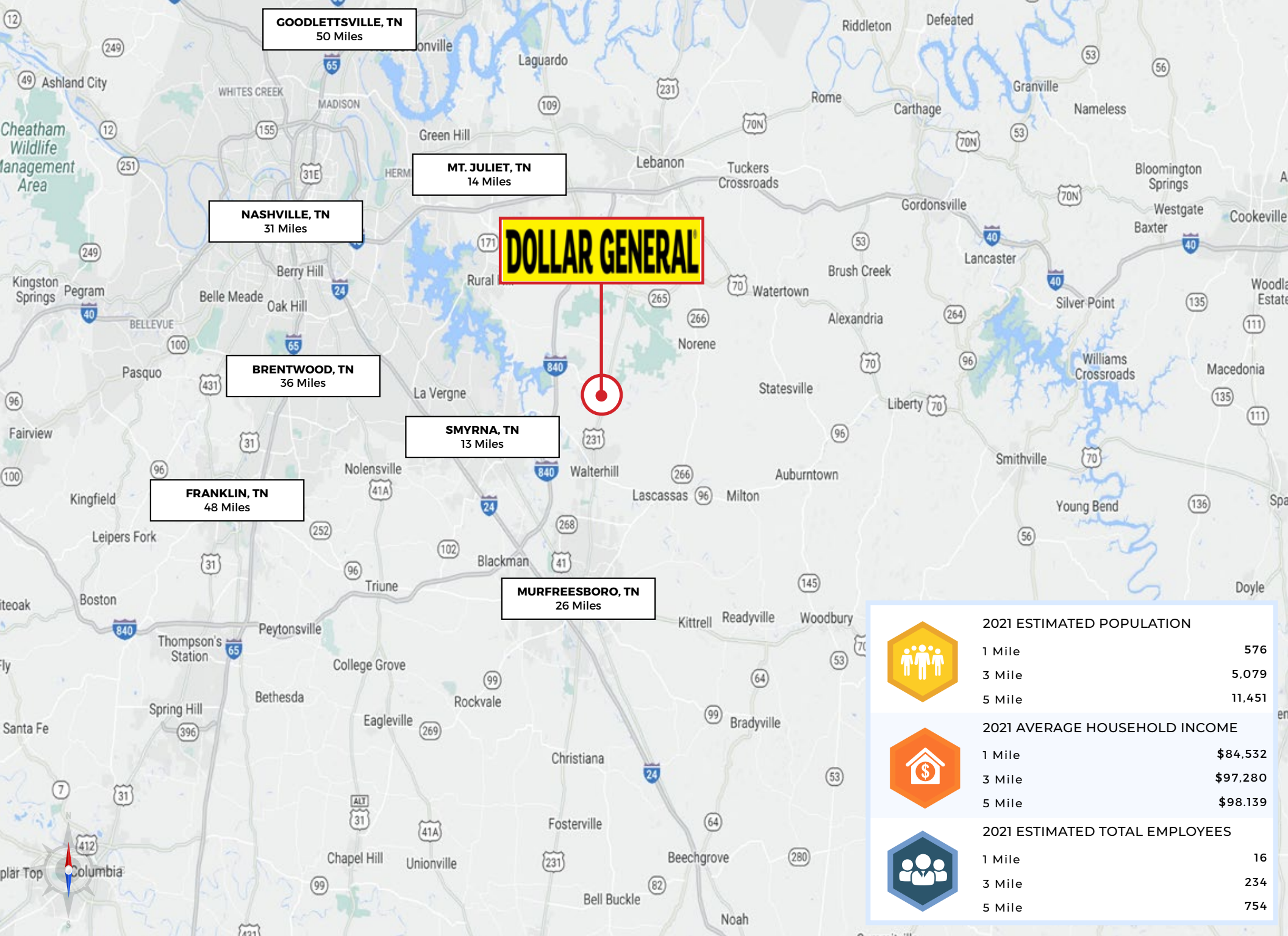






DOLLAR GENERAL
SITE





DOLLAR GENERAL

GOODLETTSVILLE, TN
50 Miles

MT. JULIET, TN
14 Miles

NASHVILLE, TN
31 Miles

BRENTWOOD, TN
36 Miles

FRANKLIN, TN
48 Miles

SMYRNA, TN
13 Miles

MURFREESBORO, TN
26 Miles



2021 ESTIMATED POPULATION

1 Mile	576
3 Mile	5,079
5 Mile	11,451



2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$84,532
3 Mile	\$97,280
5 Mile	\$98,139



2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	16
3 Mile	234
5 Mile	754

AREA OVERVIEW



LEBANON, TENNESSEE

Lebanon, the county seat of Wilson County, is a community of opportunity, a city with open arms and an enviable list of resources. On Nov. 23, 1819, the City of Lebanon was officially incorporated. Lebanon has maintained its rich heritage through historic preservation and yet has a progressive flair that is primed for growth through the city's effort to move forward with continuously expanding infrastructure. Lebanon remains accessible, affordable and primed for growth. The City of Lebanon had a population of 38,431 at the 2020 Census. Lebanon is the largest city in Wilson County and one of the most diverse, attracting people from all over the world to learn, build and grow.

The City of Lebanon has leveraged its strategic location and natural assets to become a regional hub for commerce and trade. Today, Lebanon is home to businesses, ranging from family-owned retail shops and restaurants to globally-recognized manufacturers, distributors and retailers.

Lebanon offers business owners and entrepreneurs a host of desirable amenities in addition to its unparalleled location, including the mild weather, considerable open space and opportunities for outdoor recreation, a historic downtown, a thriving Main Street Program, community events and public safety agencies recognized for excellence.

Lebanon is home to multiple institutions of higher education, including Cumberland University and Tennessee College of Applied Technology, which collectively serve nearly 4,000 students from all over the world. These institutions work closely with our business community to design programs that produce graduates with skills that meet their labor needs.

Located on Interstate 40, Lebanon sits just east of Nashville, Tennessee, whose metropolitan area was recently named "Hottest City" for business expansion and relocation by Expansion Management Magazine. Lebanon is located only minutes from the Nashville International Airport, downtown Nashville, Bridgestone Arena - home to the Nashville Predators, Nissan Stadium - home to the Titans and the Grand Ole Opry. Lebanon is close to the heart of music city and several country music stars and song writers call Lebanon home.

Lebanon's strategic location is unrivaled. Its central location is also within one day trucking distance to 75% of the United States' markets. It sits at the heart of the Nashville, Tennessee transportation service area. Lebanon offers direct east and west service through Interstate 40, which connects Memphis to the west and Knoxville to the east. Five existing interchanges provide access to Interstate 40. State Route 840 connects I-40 to I-24, I-65 and I-40. Lebanon is within 650 miles of 50% of the United States' population. The City is also served by rail and its own thriving executive airport.



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	576	5,079	11,451	24,316
2026 Projected Population	667	5,784	12,850	27,183
2010 Projected Population	226	2,970	8,736	18,541
Annual Growth Rate: 2021 to 2026	3.15%	2.78%	2.44%	2.36%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	200	1,720	3,928	8,565
2026 Households	222	1,880	4,226	9,182
2010 Households	80	1,014	3,006	6,580
Annual Growth Rate: 2021 to 2026	2.19%	1.85%	1.52%	1.44%
Average Household Size	3.23	3.29	3.27	3.25



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$84,532	\$97,280	\$98,139	\$91,728
2021 Median Household Income	\$81,535	\$86,661	\$87,593	\$81,761
2021 Per Capita Income	\$29,374	\$32,947	\$33,661	\$32,314



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	200	1,720	3,928	8,565
2021 Owner-Occupied Units	184	1,594	3,591	7,429
2021 Renter Occupied Housing Units	16	127	337	1,136



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	3	54	174	357
2021 Employees	16	234	754	2,401

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,356



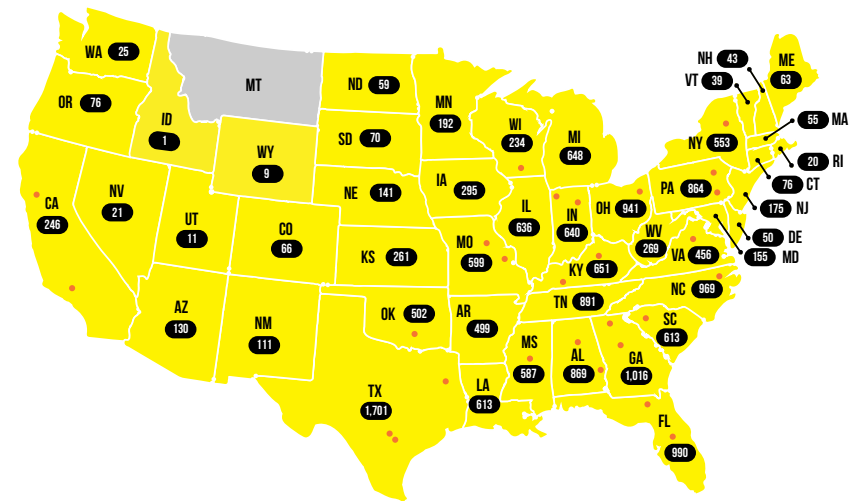
NO. EMPLOYEES
163,000

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 18,356 stores in 47 states as of April 29, 2022. 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.

18,356 STORES | IN 47 STATES | AS OF 04/29/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 10550 Murfreesboro Road, Lebanon, TN 37090 ("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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JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

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jim@schuchert.com
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