

DOLLAR GENERAL

2559 HIGHWAY 25 | COTTONTOWN, TN 37048



615 THIRD AVE SOUTH
SUITE 500 | NASHVILLE, TN 37210
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DOLLAR GENERAL

INVESTMENT SUMMARY

List Price	\$1,250,000
Current NOI	\$79,393.96
Cap Rate	6.35%
Price/SF	\$137/SF
Lease Type	Absolute NNN
Lease Term Remaining	10+ Years

INVESTMENT HIGHLIGHTS

- Absolute NNN lease with zero landlord responsibilities
- 5-year options with 10% rent increases at each option
- 25 miles from downtown Nashville
- Investment grade tenant (“BBB” credit rating)
- Tennessee is an income tax free state



DOLLAR GENERAL



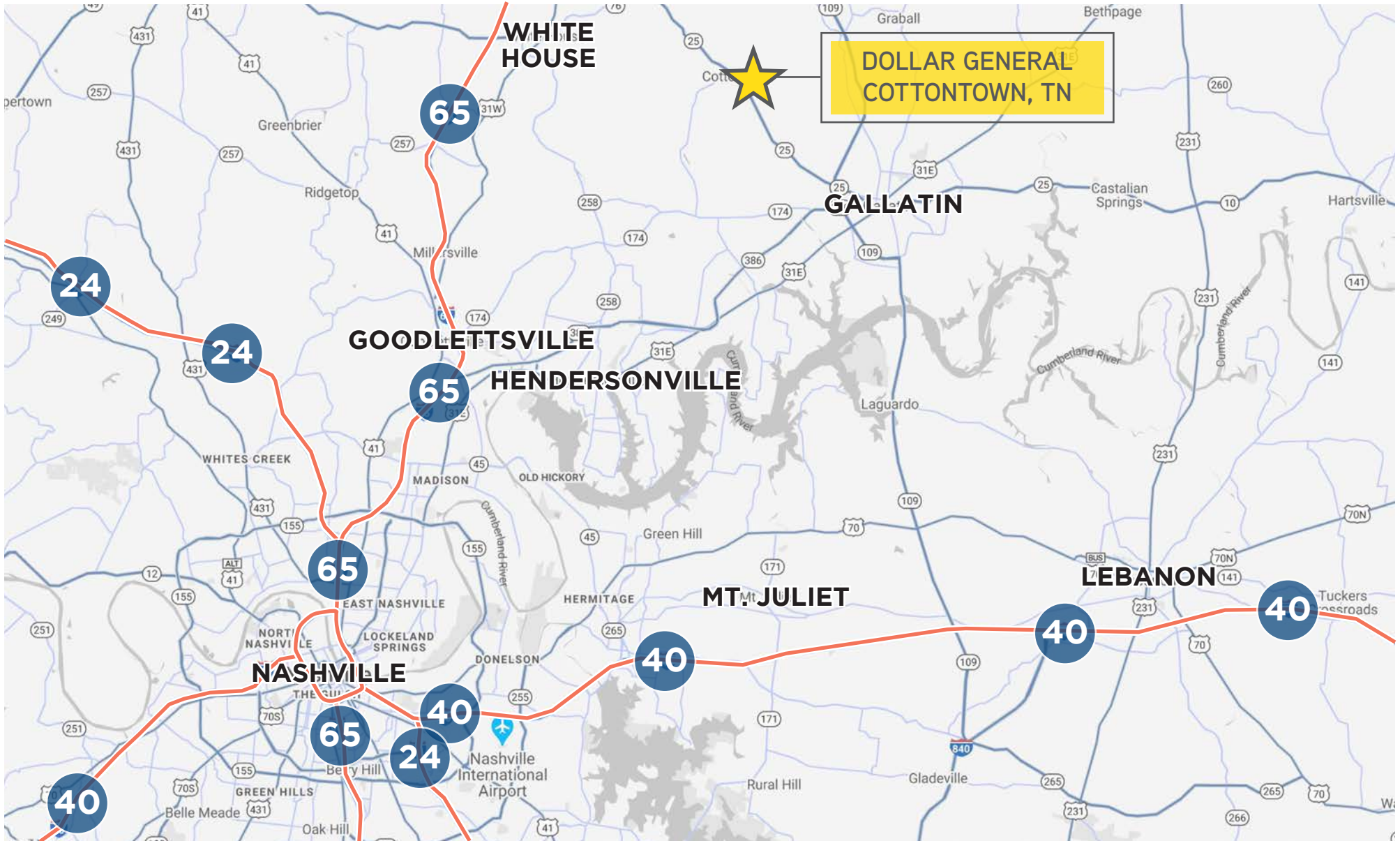
PROPERTY SUMMARY

Address	2559 Highway 25 Cottontown, TN 37048
County	Sumner County
Building Size	9,100 Square Feet
Year Built	2015
Land Acreage	1.70 Acres
Zoning	Commercial

LEASE SUMMARY

Tenant	Dollar General
Primary Lease Term	15 Years
Annual Rent	\$79,394
Rent/SF	\$8.72/SF
Lease Start Date	October 1, 2015
Lease Expiration Date	September 30, 2030
Lease Term Remaining	10 Years
Lease Type	NNN
Renewal Options	3 - 5-Year Options
Rental Increases	10% at each option
Lease Guarantor	Dollar General Corporation (BBB)

Property Location



DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for more than 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 16,500 stores in 46 states as of May 1, 2020. 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.

\$27.8B

\$27.8 Billion in Net Sales for FY 2019

\$2.2B

\$2.2 Billion in Cash Flows from Operations in FY 2019

16,500

16,500 stores as of May 1, 2020

30

30 Consecutive years of same-store sales growth through FY 2019

We strive to make shopping hassle-free and affordable with more than 16,000 convenient, easy-to-shop stores in 46 states. Our stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands.

From serving our customers with value and convenience and our employees with career opportunities to serving the communities we call home through literacy and education, Dollar General has been committed to its mission of Serving Others since the company's founding in 1939.



2020 AVERAGE HOUSEHOLD INCOME			
	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
2020 Estimated Average Household Income	\$85,228	\$85,421	\$83,760
2025 Projected Average Household Income	\$89,899	\$91,380	\$90,466
% Increase	1.1%	1.4%	1.6%

2020 POPULATION			
	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
2020 Estimated Population	2,064	12,373	44,419
2025 Projected Population	2,287	13,590	48,549
% Increase	2.2%	2.0%	1.9%

2020 DAYTIME DEMOGRAPHICS			
	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
Total Businesses	20	92	743
Total Employees	110	611	6,641

Household Income

The estimated average household income within a 3 mile radius from the subject property for 2020 is \$85,228 with an estimated 1.1% increase between now and 2025. The current per capita income is estimated at \$32,860 and is expected to go up 0.8% by 2025.

Employment

The estimated 2020 labor force within a 3 mile radius is made up of 1,674 people over age 16 with 743 businesses within a 7 mile radius.



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