

DOLLAR GENERAL®

113 W Price Rd | Dandridge, TN 37725

Retail
Investment Opportunity

Offering Memorandum

DOLLAR
GENERAL

MATTHEWS™



EXCLUSIVELY LISTED BY



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MATTHEWS™



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PROPERTY OVERVIEW

Dollar General

113 W Price Rd | Dandridge, TN 37725



INVESTMENT HIGHLIGHTS

Property Highlights

- **Knoxville MSA | Booming Tourism Nearby | 20M+ Annual Visitors**
Across Sevierville-Pigeon Forge-Gatlinburg — Dandridge has become a top destination for retirees or domestic relocations to tax-free states due to the affordability & proximity to major demand drivers nearby in Knoxville, Sevierville, Pigeon Forge, & Gatlinburg.
 - **Great Smoky Mountains National Park — 13M+ Annual Visitors (#1 Visited National Park in U.S.)**
 - **Pigeon Forge Attractions — 11M+ Annual Visitors (Titanic Museum, Dinner Shows, Outdoor Sports)**
 - **Dollywood — 3M+ Annual Visitors (#1 Ranked Theme Park in U.S. Multiple Times by Tripadvisor)**
 - **University of Tennessee — 40,000+ Student Population (Largest University in the State)**
- **Explosive Population Growth | Desirable Lake Lifestyle | Affordability vs Surrounding Regions** — known as the "Lakeway" region of the Knoxville MSA due to the leisurely lifestyles along Cherokee & Douglas Lakes, Jefferson County as a whole is experiencing unprecedented growth patterns.
 - **Jefferson Co. Population Growth since 2010 — 17.6% | Dandridge Annual Population Growth — 3.0%**
- **Adjacent Construction of Retail & Multifamily Projects | Direct Access to Consumer Base** — positioning at the entrance to Creekside Ridge, a new townhome development, offers direct access to consumers. Retailer success near multifamily is a shared expectation & was confirmed by the construction of a new shopping center adjacent & many other retailers opening locations next door.
 - **Creekside Ridge Townhomes — 73+ new townhomes with more under construction.**
 - **Commons at Creekside Ridge Shopping Center — new 20,000+ SF retail center home to local credit tenants.**
- **18k+ VPD along Hwy 92 | Main Connector of Dandridge & Jefferson City | Nearby High School** — located in the heart of Jefferson County & nearby JCHS, this Dollar General has frontage to one of the county's most heavily trafficked roads.
- **Investment Grade Credit | 7-Year Absolute NNN Lease Structure** — zero landlord responsibilities.
 - **DG Credit Rating — 'BBB' (Investment Grade)**
 - **Lease Type — Absolute NNN**
 - **Term Remaining — 7+ Years**
 - **Guarantor — Dolgencorp, LLC (Corporate)**



SR 33

11W

Morristown

+ Jefferson Memorial Hospital
±58 Beds

81

Jefferson City

White Pine

New Market

DOLLAR GENERAL

Subject Property



75

Halls
Crossroads

11W

±11,000 VPD

±14,000 VPD



Creekside Ridge Townhomes
73+ new townhomes with more
under construction

40

±68,000 VPD



Commons at Creekside Ridge
New 20,000+ SF retail center home
to local credit tenants

Dandridge

Douglas Lake

Parrottsville

40 Knoxville

40 Newport

THE UNIVERSITY of
TENNESSEE **UT**
KNOXVILLE

±31.4 Miles Away

THE ISLAND
IN PIGEON FORGE

±25.2 Miles Away

Alcoa

Maryville

129

Walland

Townsend

Wears Valley

Pigeon Forge

Dollywood
THEME PARK

±26.3 Miles Away



**Great Smoky Mountains
National Park**

±34.5 Miles Away

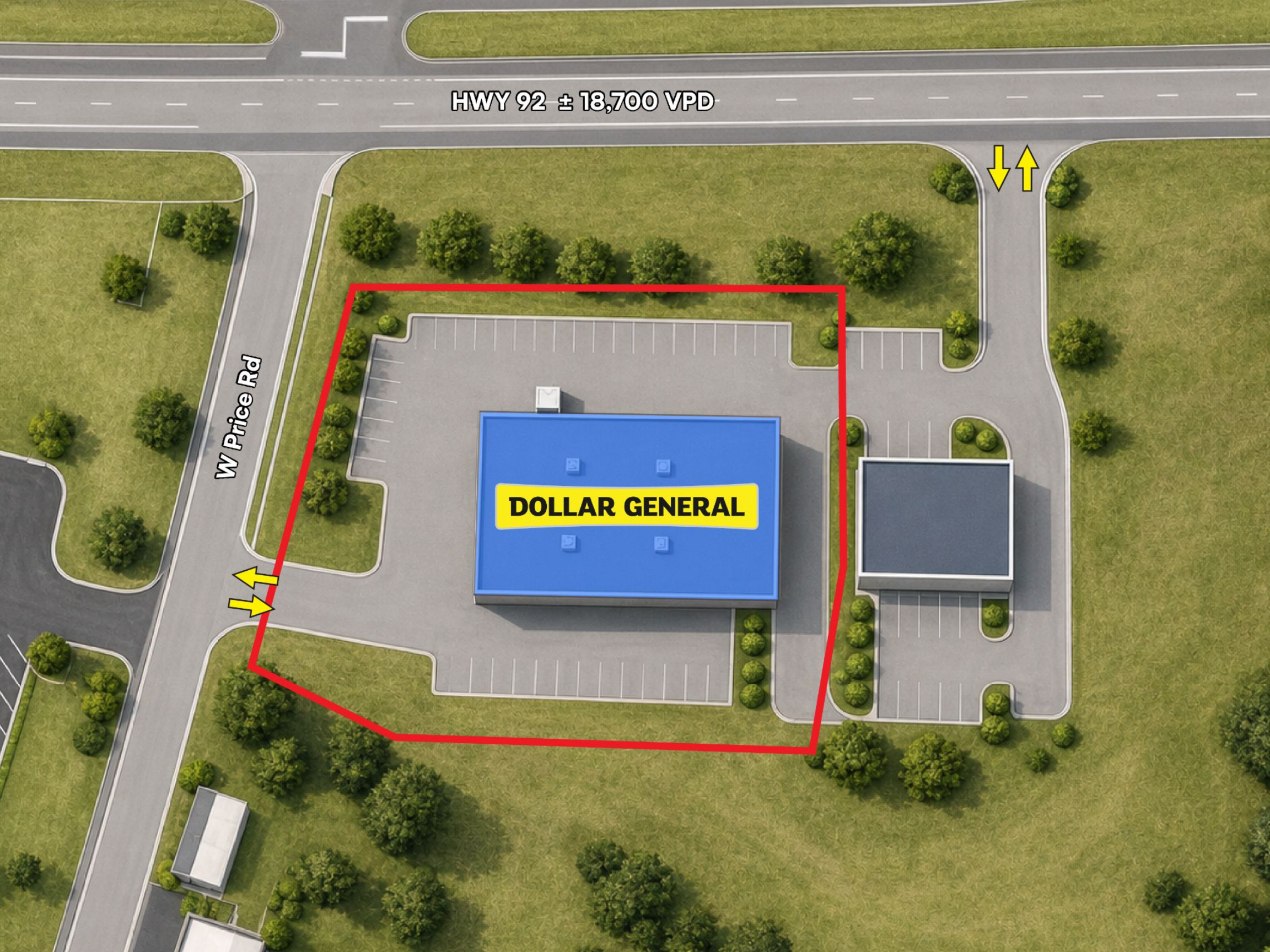
Cosby

Laurel Top

HWY 92 ± 18,700 VPD

W Price Rd

DOLLAR GENERAL



Dollar General

113 W Price Rd | Dandridge, TN 37725

± 9,002 SF

GLA

2018 / 2026

Year Built/Renovated

± 18,700

Vehicles Per Day (Hwy 92)

Absolute NNN

Lease Type

\$ 99,600

NOI



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Dollar General

113 W Price Rd | Dandridge, TN 37725



FINANCIAL SUMMARY

Investment Overview

Tenant	Dolgencorp, LLC
Rent Commencement	July 17, 2018
Lease Expiration	July 31, 2033
Original Lease Term	15 Years
Lease Term Remaining	7 Years
Options	Five, 5-Years
Lease Type	Absolute NNN
NOI	\$99,600.00
Rent Increases	10% Each Option
Right of First Refusal (ROFR)	None

Property Details

±9,002 SF
GLA

±1.43 AC
Lot Size

2018/2026
Year Built/Renovated

±7 Years
Term Remaining

\$1,422,857

List Price

7.00%

Cap Rate

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Cap Rate
Years 1 - 15	\$8,300.00	\$99,600.00	7.00%
Option 1	\$9,130.00	\$109,560.00	7.70%
Option 2	\$10,043.00	\$120,516.00	8.47%
Option 3	\$11,047.30	\$132,567.60	9.32%
Option 4	\$12,152.03	\$145,824.36	10.25%
Option 5	\$13,367.23	\$160,406.80	11.27%

TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Lease Guarantor
Corporate

Employees
±180,000

Locations
21,000+

Credit Rating
BBB

DOLLAR GENERAL®

21,000+ Stores Across 48 States



Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly ~21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- Strong Financials: Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- Massive Scale: Operates ~21,000 stores, employs 180,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.

MARKET OVERVIEW

Dollar General

113 W Price Rd | Dandridge, TN 37725



DANDRIDGE, TENNESSEE



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	7,998	18,953	64,749
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	3,030	7,364	25,456
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$90,024	\$93,677	\$86,423

Local Market Overview

Dandridge, Tennessee is a strategically located East Tennessee community within the Knoxville Metropolitan Statistical Area, benefiting from its position along Interstate 40 and proximity to one of the most heavily trafficked tourism corridors in the United States. The area is anchored by the Great Smoky Mountains National Park, the most visited national park in the country, drawing more than 13 million visitors annually. This significant tourism driver creates consistent demand for convenience retail, grocery, and daily-use goods, supporting strong performance for necessity-based retailers. Additionally, nearby Pigeon Forge attracts more than 11 million visitors each year, offering a wide range of attractions including the Titanic Museum, dinner theaters, and outdoor recreational activities that further contribute to sustained consumer traffic in the region.

Further strengthening the market is Dollywood, a nationally recognized theme park located in Pigeon Forge, which draws approximately 3 million visitors annually and has been ranked among the top theme parks in the United States multiple times. The park serves as a major regional anchor, generating repeat visitation and reinforcing the area's tourism-driven economy. Complementing these tourism fundamentals is the presence of the University of Tennessee in nearby Knoxville, which enrolls more than 40,000 students and stands as the largest university in the state. This institutional presence contributes to a stable economic base, providing consistent consumer demand from students, faculty, and staff.

KNOXVILLE, TN

Market Demographics



198,162
Total Population

\$50,994
Median HH Income

84,882
of Households

46.6%
Homeownership Rate

63.4%
Employed Population

33.7%
% Bachelor's Degree

40.5
Median Age

\$214,000
Median Property Value

Local Market Overview

Located at the foothills of the Great Smoky Mountains and bisected by the Tennessee River, the Knoxville metro area provides a combination of natural access and city-oriented resources that support steady consumer activity. The University of Tennessee adds meaningful demand through its research programs, academic operations, and large student population, while Oak Ridge National Laboratory and the Y-12 National Security Complex contribute a significant workforce with stable purchasing power. The crossing of Interstates I-40, I-75, and I-81 strengthens regional connectivity, improves store replenishment, and expands same-day reach to major Southeastern markets.

Cultural sites such as Market Square and the Knoxville Museum of Art, along with recurring events and year-round tourism tied to the Great Smoky Mountains, help maintain reliable foot traffic across the metro. These factors create a strong environment for specialty retail, including a Vitamin Shoppe, by offering a dependable customer base interested in wellness, accessibility to residents and visitors, and consistent demand supported by students, professionals, commuters, and travelers.

Economic Drivers

Knoxville's economy is anchored by healthcare, education, manufacturing, logistics, and government research. Healthcare systems are among the region's largest employers, while the University of Tennessee drives research, medical innovation, and workforce development.

Manufacturing contributes through automotive, advanced materials, and consumer goods production, supported by strong supply-chain connections. Logistics is reinforced by the city's position at the intersection of major interstates, rail lines, and river access, enabling efficient distribution across the Southeast.

Federal investment also plays a central role, with Oak Ridge National Laboratory and the Y-12 National Security Complex generating high-wage employment and advancing research in energy, security, and materials science. These institutions strengthen the local economy further by supporting suppliers, contractors, and spin off enterprises, ensuring a broad and stable base of economic activity.

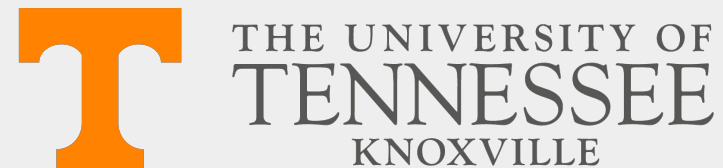


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The University of Tennessee serves as a central institution in Knoxville, shaping both the city's identity and its long-term growth. As the flagship campus of the UT system, it supports a large student population and provides a steady pipeline of graduates who contribute to the regional workforce.

The university is a hub for research, particularly in engineering, health sciences, and business, while also partnering with local industries to advance innovation and technology transfer. Its medical center is one of the region's leading healthcare providers, reinforcing the university's role in education, healthcare, and community development.

Beyond academics, the university contributes to Knoxville's cultural and athletic landscape. UT's athletics programs, most notably football at Neyland Stadium, attract visitors and generate significant economic activity. The presence of a major research university also enhances the city's appeal to businesses, residents, and students seeking access to education, innovation, and a strong sense of community.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **104 S Tennessee St, Cartersville, GA, 30120**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

104 S Tennessee St

Cartersville, GA 30120

1997

Year Built

±2,832 SF

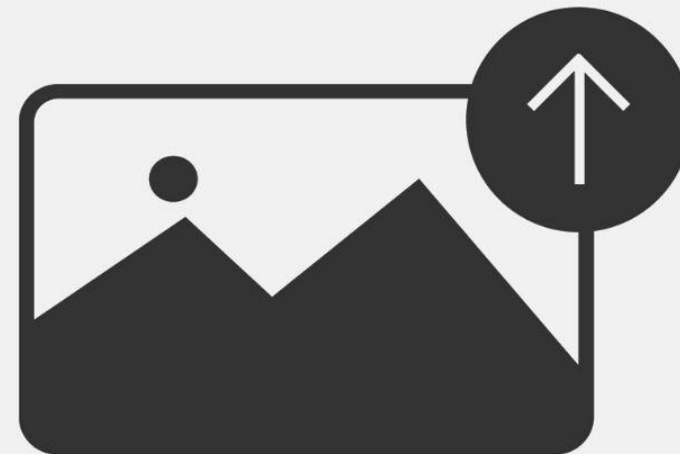
GLA

Xxxx

Lease Type

**Retail
Investment Opportunity**

Offering Memorandum



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MATTHEWS™

Executive Summary

104 S Tennessee St

Cartersville, GA 30120

1997
Year Built

±0 SF
GLA

XXXX
Lease Type

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$2,580,192

List Price

6.25%

Cap Rate

6.25%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	2038-10-01
Term Remaining on Lease	±00 Years
Increases	Xxxxxxxxxx
Options	Xxxxxxxxxx

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



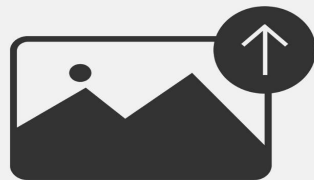
PENDING PHOTOS

Cartersville, GA

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



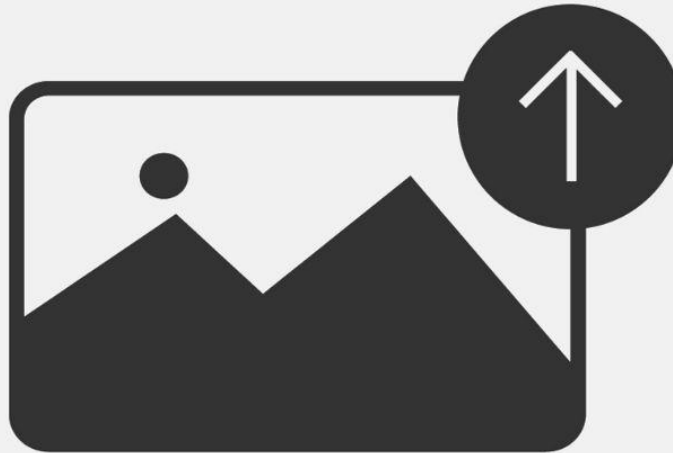
PENDING PHOTOS

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	30,490	56,982	
Current Year Estimate	28,121	51,774	
2020 Census	26,200	47,138	
Growth Current Year-Five-Year	8.42%	10.06%	
Growth 2020-Current Year	7.33%	9.84%	
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	12,088	22,497	
Current Year Estimate	10,923	20,034	
2020 Census	10,000	17,984	
Growth 2020-Current Year	9.24%	11.40%	
Growth Current Year-Five-Year	10.67%	12.29%	
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$101,298	\$102,336	

104 S Tennessee St

Cartersville, GA 30120

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