

DOLLAR GENERAL[®]

Retail
Investment Opportunity

Offering Memorandum

2147 Watts Bar Hwy Spring City, TN 37381

Steady Local Demand | Limited Retail Competition | Strong Regional Connectivity



Representative Photo

DOLLAR GENERAL®

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Exclusively Listed By



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Property Overview

DOLLAR GENERAL®

\$1,314,475

List Price

±7.5 Years

Lease Term Remaining

Abs NNN

Lease Type

±9,026 SF

GLA

±1.79 AC

Lot Size

2018

Year Built

Investment Highlights

Lease & Location Highlights

- 2018 build-to-suit construction for Dollar General
- Attractive 7.15% cap rate for a stabilized deal
- ±7.5 years remaining on an initial 15-year lease, which includes Five, 5-year extension options
- 10% rent increases in each of the extension periods
- Corporately guaranteed lease from Dollar General Corporation (S&P: BBB)
- Tennessee is an income tax free state
- Estimated population growth of 6.01% over the next 5 years
- Spring City is located 65 miles west of Knoxville and 50 miles north of Chattanooga

Tenant Highlights

- Dollar General operates ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General was considered an essential retailer and has proven to be one
- of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ± 25 billion

Aerial Map



Site Plan



Financial Overview

2147 Watts Bar Hwy Spring City, TN 37381

DOLLAR GENERAL®



Representative Photo

Financial Summary

\$1,314,475

List Price

7.15%

Cap Rate

2018

Year Built

±9,550 VPD

Hwy 27

\$93,984.96

NOI

DOLLAR GENERAL®

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Abs NNN
Landlord Responsibility	None
Original Lease Term	15 Years
Rent Commencement Date	2018
Lease Expiration Date	4/30/2033
Term Remaining on Lease	±7.5 Years
Increase	10% In options
Options	Five, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	\$7,832.08	\$93,984.96	-	7.15%
Option 1	\$8,615.29	\$103,383.46	10.00%	7.87%
Option 2	\$9,476.82	\$113,721.80	10.00%	8.65%
Option 3	\$10,424.50	\$125,093.99	10.00%	9.52%
Option 4	\$11,466.95	\$137,603.38	10.00%	10.47%
Option 5	\$12,613.64	\$151,363.72	10.00%	11.52%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Lease Guarantor
Corporate

Employees
±180,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
\$40.61 Billion

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.

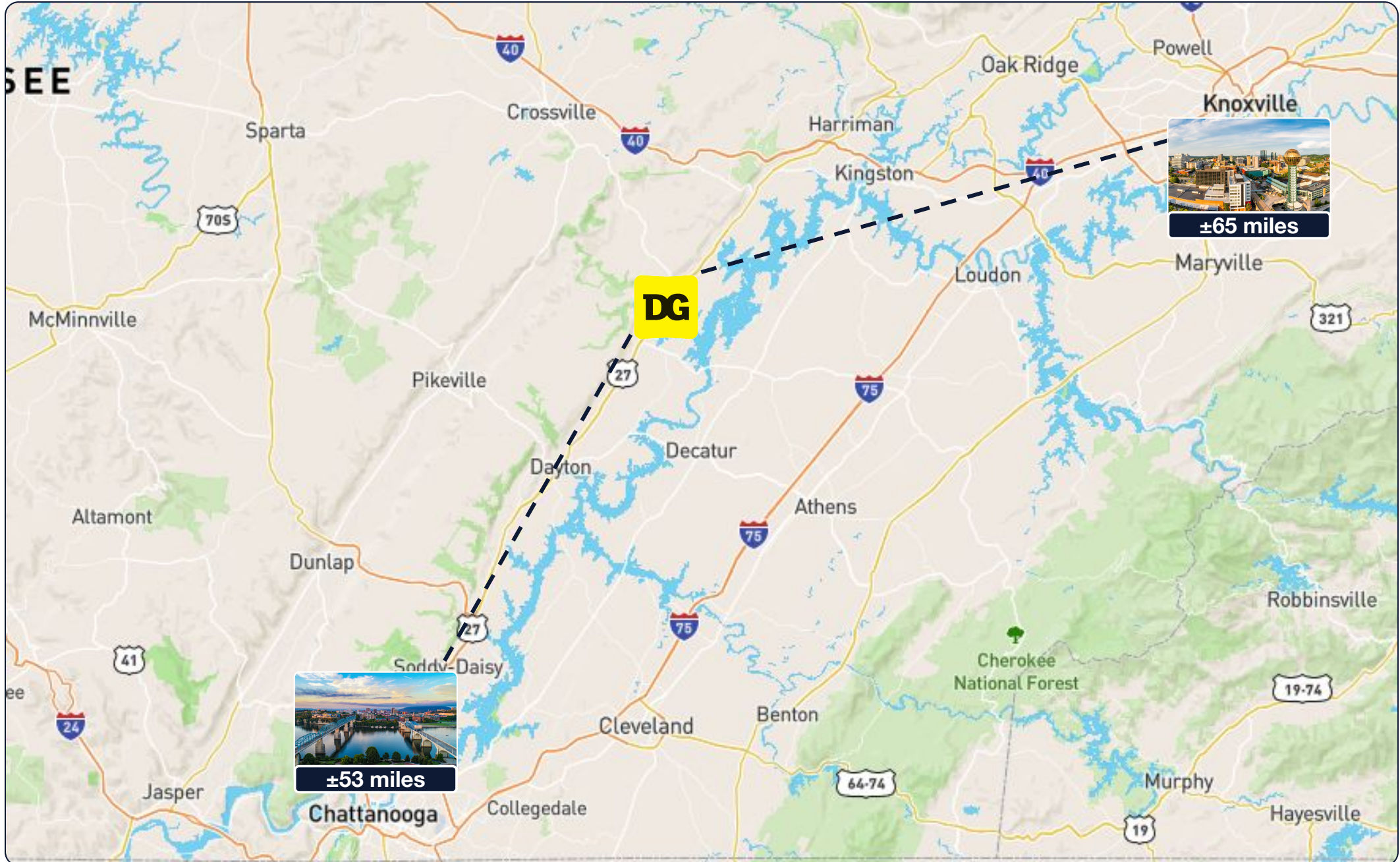
Why Invest in Dollar General?

- 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

2147 Watts Bar Hwy Spring City, TN 37381

DOLLAR GENERAL®



Spring City, TN

Market Demographics

7,090

Total Population

\$59,214

Average HH Income

43.8

Median Age

71.2%

Homeownership Rate



Local Market Overview

Spring City, Tennessee is a small but steadily growing community situated along the shores of Watts Bar Lake in Rhea County. The area benefits from modest population growth driven by its affordability, access to natural amenities, and proximity to larger employment centers such as Chattanooga and Knoxville. Median household incomes in the region reflect a stable working-class base, supported by manufacturing, healthcare, and service industries. The cost of living remains well below the national average, making it attractive for both residents and investors seeking long-term value in secondary markets.

The local economy is shaped by a combination of industrial employment, tourism tied to lake recreation, and regional commuting patterns. Residents enjoy a lifestyle centered around outdoor recreation, including boating, fishing, and hiking, which contributes to the area's appeal for retirees and workforce housing alike. With continued infrastructure improvements and regional population migration trends favoring smaller, lower-cost markets, Spring City is positioned as a stable and accessible submarket within Eastern Tennessee.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	3,856	7,516	23,479
Current Year Estimate	3,646	7,090	21,892
2020 Census	3,234	6,540	19,970
Growth Current Year-Five-Year	5.77%	6.01%	7.25%
Growth 2020-Current Year	12.74%	8.41%	9.63%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,564	3,134	9,510
Current Year Estimate	1,482	2,966	8,938
2020 Census	1,331	2,703	8,062
Growth Current Year-Five-Year	5.57%	5.68%	6.40%
Growth 2020-Current Year	11.29%	9.72%	10.87%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$83,547	\$78,626	\$81,001

Spring City-Knoxville-Chattanooga Regional Overview



East Tennessee Regional Overview

Spring City, Knoxville, and Chattanooga form a connected regional corridor across East Tennessee, combining natural amenities with sustained economic growth. Knoxville serves as a primary economic and population center, supported by a diverse mix of industries including education, healthcare, advanced manufacturing, and technology. Chattanooga functions as a major logistics and innovation hub, recognized for its freight connectivity, fiber infrastructure, and strong industrial base. Spring City operates within this regional framework as a smaller community that benefits from proximity to these larger employment centers while maintaining a more cost-effective living environment.

Regional connectivity is reinforced by major transportation corridors including Interstate 75, Interstate 40, and U.S. Route 27, which link population centers, employment hubs, and distribution networks throughout the region. This alignment supports efficient commuter patterns and facilitates the movement of goods across East Tennessee and into broader Southeastern markets. The presence of institutional employers, energy infrastructure, and a growing tourism sector tied to the Tennessee River Valley and Great Smoky Mountains contributes to consistent demand fundamentals. Together, these factors create a stable environment for long-term real estate investment across multiple asset classes.

Regional Economic & Commercial Corridor

Economic activity across the Spring City–Knoxville–Chattanooga corridor is concentrated along key transportation routes, including Interstate 75, Interstate 40, and U.S. Route 27, which facilitate efficient movement of goods and labor throughout the region. Knoxville anchors the corridor with a diverse economic base spanning higher education, healthcare systems, and advanced manufacturing, while Chattanooga strengthens the region with logistics capabilities, automotive production, and nationally recognized digital infrastructure. Spring City contributes through energy production, light manufacturing, and access to recreational-driven economic activity.

This regional alignment supports consistent commuter flows between residential communities and employment centers, reinforcing demand across commercial and residential asset types. The presence of McGhee Tyson Airport in Knoxville and Chattanooga Metropolitan Airport enhances regional accessibility and business connectivity, while rail networks and interstate systems support industrial growth. Continued investment in infrastructure, workforce development, and economic expansion initiatives positions the corridor for sustained growth, with smaller communities like Spring City benefiting from their proximity to larger economic engines while maintaining stable occupancy fundamentals and lower operating costs.



University of Tennessee Economic Anchor

The University of Tennessee serves as one of Knoxville’s most influential economic and cultural anchors. With an enrollment exceeding 35,000 students, the flagship public university generates significant demand for housing, retail, dining, and service-oriented businesses throughout the city. The university’s presence supports a steady influx of students, faculty, and visitors, creating a consistent customer base for local businesses and strengthening long-term economic stability.

Beyond its role as a major employer, the University of Tennessee contributes to regional innovation through research initiatives, partnerships with Oak Ridge National Laboratory, and nationally recognized programs in engineering, business, and healthcare. This strong academic and research ecosystem attracts skilled talent and investment to the region, reinforcing Knoxville’s position as a growing education and technology hub within East Tennessee.

Economic Drivers

Located in East Tennessee, Knoxville benefits from a strategic position between several major Southeastern markets, providing strong regional connectivity and access to a diverse labor force. The city’s economic stability is supported by the presence of major institutions, research facilities, and healthcare systems that continue to attract talent, investment, and long-term business development.

The region’s economy is anchored by the University of Tennessee and Oak Ridge National Laboratory, which together form one of the most significant research and innovation corridors in the United States. Knoxville also supports a strong healthcare network and advanced manufacturing base, with companies specializing in nuclear technology, materials science, automotive components, and aerospace-related manufacturing.



Top Employers



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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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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.

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