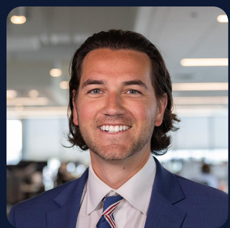
DOLLAR TREE verizon

Dayton Crossing

240 Sam Walton Dr, Dayton, TN 37321

Retail
Investment Opportunity
Offering Memorandum

EXCLUSIVELY LISTED BY



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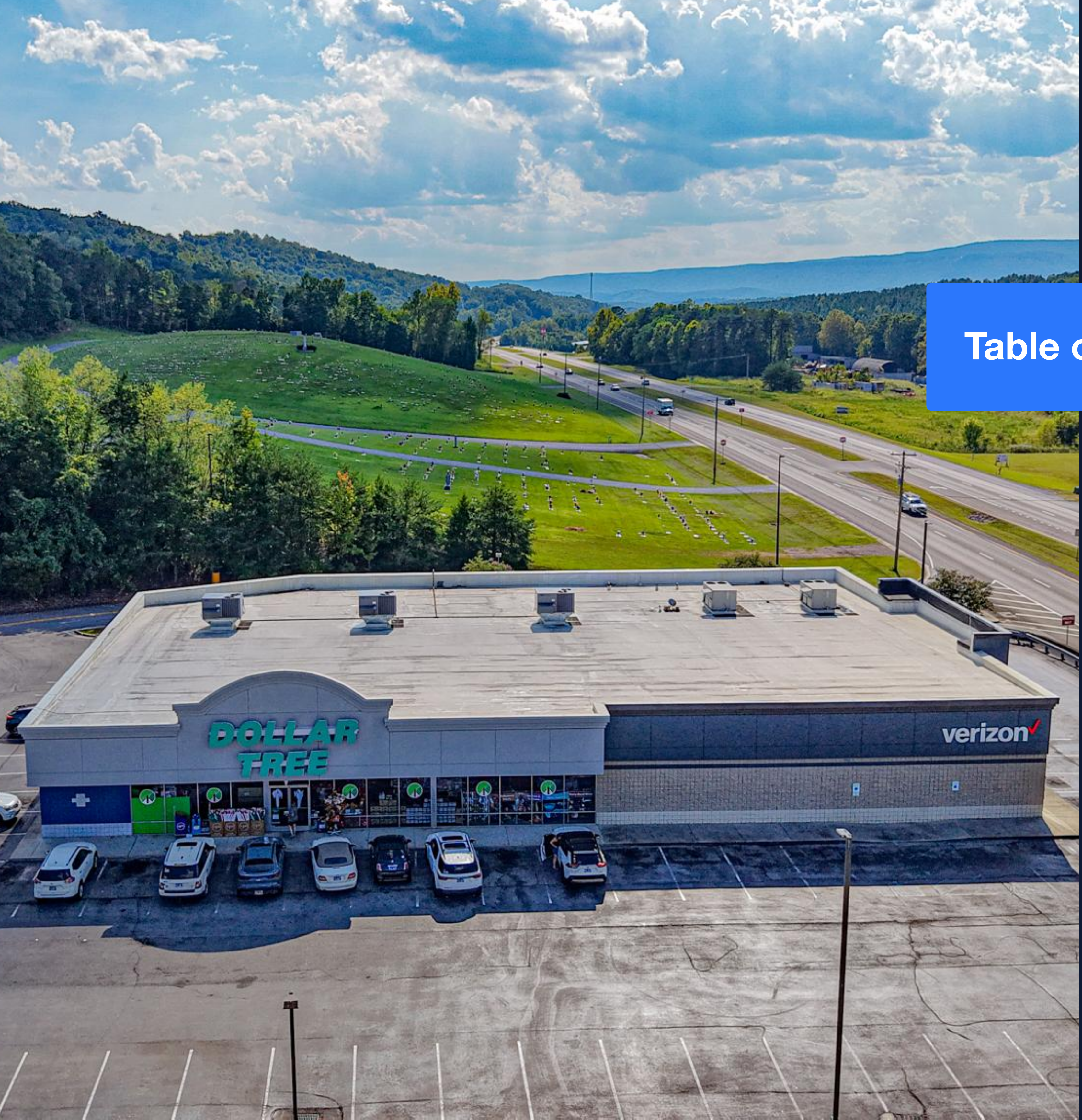

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PROPERTY OVERVIEW

Dayton Crossing
240 Sam Walton Dr Dayton, TN 37321

EXECUTIVE SUMMARY

$2,426,667 List Price	**6.75%** Cap Rate	**±15,000 SF** GLA	**NNN** Lease Type

The Opportunity:

Matthews™ is pleased to exclusively offer the opportunity to acquire the fee simple interest in Dayton Crossing, a 15,000-square-foot retail center located at 240 Sam Walton Drive in Dayton, Tennessee. The property is strategically positioned within the Chattanooga, Tennessee MSA, one of the region's strongest and fastest-growing markets.

Ideally situated just off Rhea County Highway, a major commercial artery experiencing nearly 25,000 vehicles per day, Dayton Crossing benefits from exceptional visibility, accessibility, and proximity to Dayton's primary retail corridor. The surrounding area features an impressive roster of nationally recognized retailers and restaurants, including Walmart, Lowe's, Bojangles, Dunkin', Firehouse Subs, KFC, Burger King, and Food City. Adding further momentum to the corridor, Food City recently completed a $16 million, 55,000-square-foot store nearby, demonstrating continued retailer investment and confidence in the Dayton market.

As the county seat and primary retail destination for Rhea County, Dayton serves a trade area of approximately 34,800 residents. The city has experienced approximately 5.8% population growth since 2020, while several new retail developments are underway throughout the market, further reinforcing Dayton's position as a growing regional retail hub.

Dayton Crossing is 100% occupied by two strong-credit tenants, each demonstrating a long-term commitment to the center. The property provides investors with stable in-place cash flow while offering exposure to an established retail corridor benefiting from continued population growth, new development, and increasing national retailer presence.

This offering represents a rare opportunity to acquire a fully occupied retail asset in an established and growing Southeast Tennessee market where comparable investment opportunities are rarely available.

INVESTMENT HIGHLIGHTS

Lease & Property Highlights

- **National Tenant Roster –** Dayton Crossing is anchored by nationally recognized, strong-credit tenants, including Dollar Tree and Verizon, providing investors with established tenancy and proven brand recognition.

- **NNN Lease Structure –** Both tenants are responsible for their pro-rata share of operating expenses, providing the landlord with limited exposure to increases in property-level operating costs and inflationary pressures.

- **Long-term Tenant Commitment –** Both Dollar Tree and Verizon have occupied the property for more than 10 years, demonstrating a strong track record of tenant retention and commitment to the location.

- **Recent Lease Extensions** – Verizon recently exercised its five-year renewal option, while Dollar Tree exercised both its third and fourth renewal options in 2023, extending its lease term through 2033.

- **Attractive Retail Design –** The property features prominent tenant signage, ample parking, convenient access, and high visibility, creating an attractive environment for both tenants and consumers.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Strong Real Estate Fundamentals –** Prime retail positioning seeing nearly 25,000 VPD.

- **Dense Retail Pocket –** The broader US-27 corridor includes Walmart, Lowe’s, Food City, Dollar Tree, AutoZone, Tractor Supply and other national/regional retailers, reinforcing Dayton’s position as the primary retail destination for Rhea County.

- **Population Growth –** Dayton, TN has experienced approximately 5.8% population growth since 2020, demonstrating continued demand and positive momentum within the local market.

- **Affluent Suburb –** The average household income in a 3-mile radius is $74,187.

- **Chattanooga Metropolitan Statistical Area –** Chattanooga reached an estimated 194,144 resident in 2025, up approximately 6.9% from the 2020 Census.


N
Dayco Crossings
FIREHOUSE SUBS
FOUNDED BY FIREMEN
bealls OUTLET
RAC Rent-A-Center
Little Caesars
AT&T
SHOE SHOW
cricket wireless
Grill & Bar
SALLY BEAUTY
LOWE'S
Future Retail
Bojangles
DUNKIN'
FOOD CITY
goodwill
TRACTOR SUPPLY CO
Advance Auto Parts
Domino's
WAFFLE HOUSE
ZAXBY'S
Wendy's
McDonald's
Walmart Supercenter
27
First Financial Bank
Rhea County Hwy ± 20,900 VPD
MURPHY USA
verizon
DOLLAR TREE
Subject Property


N
Rhea County Hwy ±20,900 VPD
27
verizon
±5,000 SF
DOLLAR TREE
±10,000 SF
Sam Walton Dr

PROPERTY PHOTOS

FINANCIAL OVERVIEW

Dayton Crossing
240 Sam Walton Dr Dayton, TN 37321

FINANCIAL SUMMARY

$2,426,667	$163,800	$161.78
List Price	NOI	Price Per SF

Property Details

Property Name	Dayton Crossing
Address	240 Sam Walton Dr
City, State, Zip Code	Dayton, TN 37321
Property Type	Strip Center
Gross Leasable Area	15,000
Lot Size (AC)	1.42
Year Built	2003
# of Suites	2
Occupancy	100%

FINANCIAL SUMMARY

	Total	$ PSF
Income		
Rental Income	$170,000	$11.33
Reimbursement Revenue	$36,848	$2.46
Effective Gross Revenue	**$206,848**	**$13.79**
Expenses		
Real Estate Taxes (City & County)	$17,619	$1.17
Insurance	$9,853	$0.66
Landscaping	$6,226	$0.42
Roof Gutter etc. Repairs	$690	$0.05
Electricity	$1,822	$0.12
General Maintenance	$637	$0.04
Property Management Fee	$6,200	$0.41
EGR (%)	3.0%	-
Total Operating Expense	**$43,048**	**$2.87**
Net Operating Income	**$163,800**	**$10.92**

Key Assumptions

- **Real Estate Taxes:** Assumes 5% increase year-over-year.
- **Insurance:** Assumes 3% increase year-over-year.
- **CAM**: Assumes 3% increase year-over-year.
- **Property Management Fee:** Assumes 3% management fee.

RENT ROLL

Suite	Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Annual Rent ($)	Monthly Rent ($)	Rent PSF	Rent Increases		Option (s) Remaining	Lease Structure
									Date	Annual Rent at Increase		
Suite 100	Verizon	5,000 SF	33.33%	11/23/2010	12/31/2030	$85,000	$7,083	$17.00	1/1/2031	$93,500.04	2x5	NNN
Suite 200	Dollar Tree	10,000 SF	66.67%	7/15/2003	8/31/2033	$85,000	$7,083	$8.50	9/1/2028	$95,000.00	2x5	NNN
	2 Suites	**15,000 SF**	**100.00%**			**$170,000**	**$14,167**	**$11.33 PSF**				
	0 Suites	**0 SF**	**0.00%**			**$0**	**$0**	**$0.00 PSF**				
	2 Suites	**15,000 SF**	**100.00%**			**$170,000**	**$14,167**	**$11.33 PSF**				

**Landlord responsible for roof & structure along with the management fee

TENANT OVERVIEW

Year Founded
1986

Headquarters
Chesapeake, VA

Ownership Status
Publicly Traded

Employees
150,000+

Locations
16,000+

Credit Rating
BBB

Annual Revenue
$17.58 B

DOLLAR TREE®

Tenant Overview
Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, Virginia, is one of North America's most prominent value retailers—renowned for its compelling "thrill-of-the-hunt" shopping experience and everyday low pricing. A member of the S&P 500, Dollar Tree delivers consistent accessibility and convenience to a broad demographic base, especially in suburban markets. Founded in 1986 (originating from the "Only $1.00" concept), the company has solidified its brand strength through disciplined expansion, strategic acquisitions, and a reputation for operational reliability.

Why Invest in Dollar Tree?

- Public, Investment-Grade Tenant: S&P 500 company with a BBB credit rating and strong financial transparency.
- Massive Retail Footprint: Operates over 16,000 stores with deep market penetration across North America.
- Economic Resilience: Value-driven model performs well in all economic cycles.
- Growth Through Store Modernization: "3.0" format rollout expands appeal and drives higher sales.
- Consistent Revenue Growth: FY 2025 revenue up 4.75% to $17.58 billion.

TENANT OVERVIEW

Year Founded	1983
Headquarters	New York, NY
Ownership Status	Publicly Traded
Employees	100,000+
Locations	1,500+
Credit Rating	BBB+
Annual Revenue	$134 billion

Tenant Overview

Verizon Communications Inc. is one of the world's leading providers of technology and communications services. Headquartered in New York City, Verizon operates America's most reliable wireless network and one of the largest fiber-optic networks in the U.S. The company serves consumers, businesses, and government entities with wireless communications, broadband, and advanced technology solutions, reaching over 140 million wireless retail connections and millions of broadband subscribers nationwide.

Why Invest in Verizon?

- Financial Strength & Scale: Consistently generates strong cash flows, with annual revenues exceeding $130 billion, supporting dividends and ongoing investments in network expansion.
- Market Leadership: Verizon is a top U.S. wireless carrier with significant market share, widely recognized for network reliability, speed, and customer satisfaction.
- Strong Credit & Stability: Investment-grade credit ratings (BBB+/Baa1) reflect strong financial stability and resilience in a competitive telecom market.
- 5G Leadership & Innovation: A pioneer in 5G technology rollout, Verizon continues to expand ultra-wideband coverage, driving opportunities in consumer and enterprise markets.
- Diversified Growth: Expanding beyond wireless into broadband, media, and enterprise services, offering multiple revenue streams and long-term growth potential.
- Brand Strength: Verizon is a globally recognized brand, trusted by consumers, businesses, and government agencies for mission-critical communication and technology services.

MARKET OVERVIEW

DAYTON, TN

Market Demographics

7,625
Total Population

$49,719
Median HH Income

3,302
Employed Population

3.5%
Regional Retail Vacancy

Local Market Overview

Dayton, Tennessee serves as the commercial and economic center of Rhea County, offering a strategic location between the larger employment centers of Chattanooga and Knoxville. Positioned along the Tennessee River and surrounded by East Tennessee's recreational assets, the community combines small-market accessibility with a stable regional employment base. Dayton benefits from a diversified economy anchored by manufacturing, education, energy, retail, and public-sector employment, supporting consistent local consumer activity.

The city's affordability and relatively short commute times contribute to its appeal for residents and employers. Manufacturing remains the area's largest employment sector, while Bryan College provides an additional educational and institutional presence within the community. Dayton also benefits from regional highway access and proximity to Chattanooga Metropolitan Airport, connecting the market to broader commercial, logistics, and population centers. The area's combination of established employers, attainable housing, outdoor recreation, and regional connectivity supports Dayton's role as an important service and retail destination for the surrounding Rhea County area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	701	8,205	16,701
Current Year Estimate	677	7,853	16,018
2020 Census	657	7,816	15,480
Growth Current Year-Five-Year	3.47%	4.49%	4.27%
Growth 2020-Current Year	3.12%	0.47%	3.48%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	283	3,235	6,508
Current Year Estimate	276	3,138	6,318
2020 Census	256	3,037	6,099
Growth Current Year-Five-Year	2.62%	3.09%	3.02%
Growth 2020-Current Year	7.99%	3.33%	3.58%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$130,263	$100,723	$87,301

DAYTON, TN

Economic Drivers

Dayton benefits from a diverse and growing local economy, anchored by manufacturing, healthcare, education, retail, and services. Major employers and continued industrial investment provide a stable employment base and support demand for commercial real estate.

The city's strategic location near Chattanooga, along U.S. Highway 27 and with access to I-75, the Tennessee River, and regional rail infrastructure, strengthens its connectivity and distribution potential. Tourism and outdoor recreation also contribute to the local economy through access to Chickamauga Lake and the Tennessee River.

Primary Industries

- Manufacturing
- Healthcare
- Education
- Retail & Services

Top Employers

- La-Z-Boy
- Tennessee Valley Authority
- Rhea County School District

Key Infrastructure

- U.S. Highway 27 – Major north-south corridor connecting Dayton with Chattanooga and regional markets.
- Norfolk Southern Railway – Provides important rail connectivity for industrial and commercial activity.
- Tennessee River – Supports regional transportation, recreation, and economic activity.

Projects

- Nokian Tyres' $174M expansion and distribution investment; continued SR 30 improvements; expansion of local workforce-training infrastructure.

CHATTANOOGA, TN

Economic Drivers

Chattanooga benefits from a diversified economy anchored by advanced manufacturing, healthcare, insurance, logistics, education, and technology. Major employers such as Volkswagen, BlueCross BlueShield of Tennessee, and Erlanger Health System support a broad employment base and continued regional investment.

The city's strategic location at the intersection of I-24, I-75, and I-59, along with U.S. Highway 27 and regional rail and air transportation, supports its role as a major logistics and distribution hub. Its proximity to Atlanta, Nashville, and Birmingham further strengthens connectivity to major markets.

Primary Industries

- Manufacturing
- Healthcare & Life Sciences
- Logistics & Transportation

Top Employers

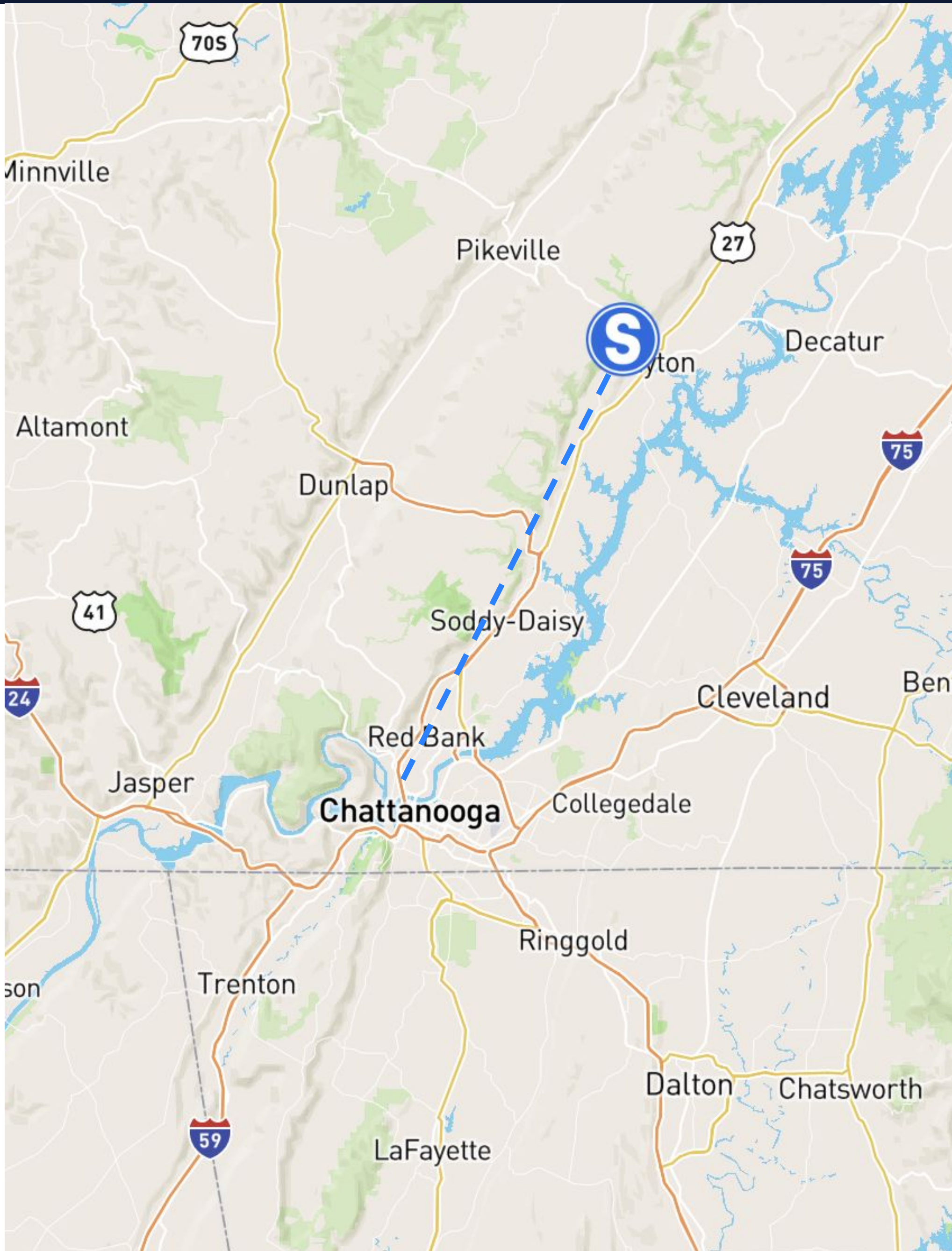
- BlueCross BlueShield of Tennessee
- Erlanger Health System
- Volkswagen Chattanooga

Key Infrastructure

- I-24 / I-75 / I-59 – Major interstate corridors connecting Chattanooga to key Southeast markets.
- U.S. Highway 27 – Major north-south corridor supporting regional commercial activity.
- Chattanooga Metropolitan Airport – Provides regional passenger and cargo connectivity.

Projects

- The Bend – 120-acre riverfront mixed-use redevelopment with new infrastructure, residential, retail, and commercial space.
- North River Commerce Center – Expanding Class A industrial development with additional buildings planned following completed infrastructure improvements.



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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 240 Sam Walton Dr, Dayton, TN, 37321 (“Property”). 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

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

Retail OM Template