

DOLLAR GENERAL[®]

3416 Montvale Rd, Maryville, TN 37803

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS[™]

Exclusively Listed By



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MATTHEWS™



Executive Summary

The Opportunity

Matthews™ is pleased to present the opportunity to acquire a Dollar General, strategically located at 3416 Montvale Rd., Maryville, TN 37803. Positioned along State Route 336 (Montvale Road), the property sits on a ±2.39-acre parcel and benefits from its location approximately 20 miles south of Knoxville. The site serves a strong surrounding population of approximately ±45,091 residents within a ±5-mile radius and ±112,396 residents within a ±10-mile radius, supporting long-term retail demand and tenant stability. The property features a 9,100-square-foot Dollar General store constructed in 2015 and benefits from an Absolute NNN lease structure with zero landlord responsibilities, providing a passive ownership structure.

The Dollar General recently demonstrated its long-term commitment to the location by exercising an early 10-year lease extension in September 2024. The store also ranks in the top 79th percentile nationwide and across Tennessee for customer foot traffic, according to AlphaMaps, supporting the strength of the location and continued consumer demand. The combination of a nationally recognized tenant, long-term lease commitment, passive NNN structure, strong demographics, and established customer traffic provides a compelling opportunity for investors seeking stable income and long-term value.





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Property Overview

Dollar General

3416 Montvale Rd, Maryville, TN 37803



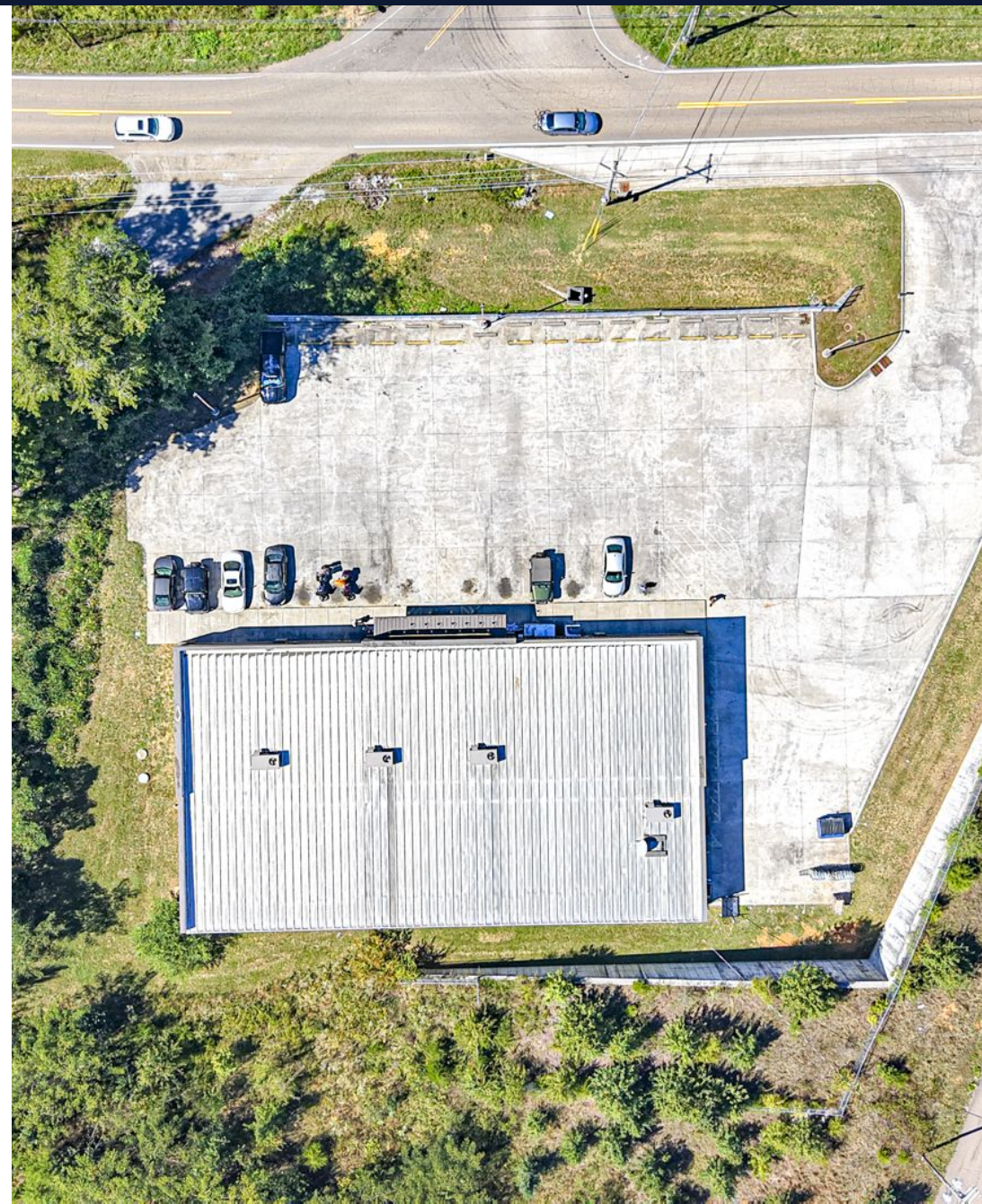
Investment Highlights

Property Highlights

- **Strong Demographics:** 45,091 residents within a 5-mile radius and 112,396 within a 10-mile radius
- **Absolute NNN Lease:** Zero Landlord Responsibilities
- **Strong Tenant Commitment:** Dollar General exercised an early, 10-year, lease extension in September 2024 showing their commitment to the location.
- **Knoxville MSA:** this store is located just 20 miles South of Knoxville, which is regularly classified as one of the fastest growing markets in the US
- **Strong Customer Foot Traffic:** the store ranks in the top 79th percentile nationwide and across Tennessee in terms of customer foot traffic (per AlphaMaps)

Tenant Highlights

- **Corporate Guarantee:** Dollar General maintains an investment-grade BBB credit rating from S&P, providing additional credit strength and security for investors.
- **National Footprint:** With 21,000+ stores nationwide, Dollar General has an established presence and broad customer base across the U.S.
- **Recession-Resistant Tenant:** Dollar General's focus on everyday essentials, including food, household supplies, health and beauty products, supports consistent consumer demand across economic cycles.
- **Passive NNN Structure:** The absolute NNN lease places property-level operating responsibilities on the tenant, providing a passive ownership structure with limited landlord obligations.





THE HOME DEPOT
SHERWIN WILLIAMS
IHOP
McDonald's
Arby's
POPEYES

CVS pharmacy®
Advance Auto Parts
BIG! LOTS
Walgreens

Foothills Mall
Publix
TJ-maxx
AMC
BJ's
Live Generously.

Maryville Commons
TARGET
HomeGoods®
STARBUCKS
Jersey Mike's
SUBS

Maryville Christian School
±350 Students

Foothills Plaza
Kroger
planet fitness
HOBBY LOBBY
HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices

Chelsea Village
±24 Units

Clover Hills
±40 Units

Country Meadows
±65 Units

Walmart Supercenter
ZAXBY'S
TACO BELL
McDonald's

DOLLAR GENERAL
Subject Property

Montvale Rd
± 4,690 VPD

Montvale Rd ± 4,690 VPD

**DOLLAR
GENERAL**



3416 Montvale Rd
Maryville, TN 37803

±9,100 SF
GLA

2015
Year Built

±4,690
Vehicles Per Day

Absolute NNN
Lease Type

\$132.80
Price Per SF



Representative Photo

Property Photos



Financial Overview

Dollar General

3416 Montvale Rd, Maryville, TN 37803



Financial Summary

\$1,208,481

List Price

7.25%

Cap Rate

\$127

Price Per SF

±2.39 AC

Lot Size

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	10 Years
Rent Commencement Date	-
Lease Expiration Date	9/30/2034
Term Remaining on Lease	±8.02Years
Increases	10%
Options	Six, 5-year options

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate	Increases
Current	\$7,301.17	\$87,614.04	7.25%	-
Option 1	\$8,031.29	\$96,375.44	7.97%	10%
Option 2	\$8,834.42	\$106,012.99	8.77%	10%
Option 3	\$9,717.86	\$116,614.29	9.65%	10%
Option 4	\$10,689.64	\$128,275.72	10.61%	10%
Option 5	\$11,758.61	\$141,103.29	11.68%	10%
Option 6	\$12,934.47	\$155,213.62	12.84%	10%



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Fee Simple

Employees
195,000+

Locations
21,148 stores

Credit Rating
BBB

Annual Revenue
\$42.7 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General is a leading discount retailer focused on providing everyday essentials at affordable prices and convenient locations. Founded in 1939 and headquartered in Goodlettsville, Tennessee, Dollar General operates more than 21,000 stores across the U.S. and Mexico, offering food, household essentials, health and beauty products, seasonal merchandise and other everyday goods.

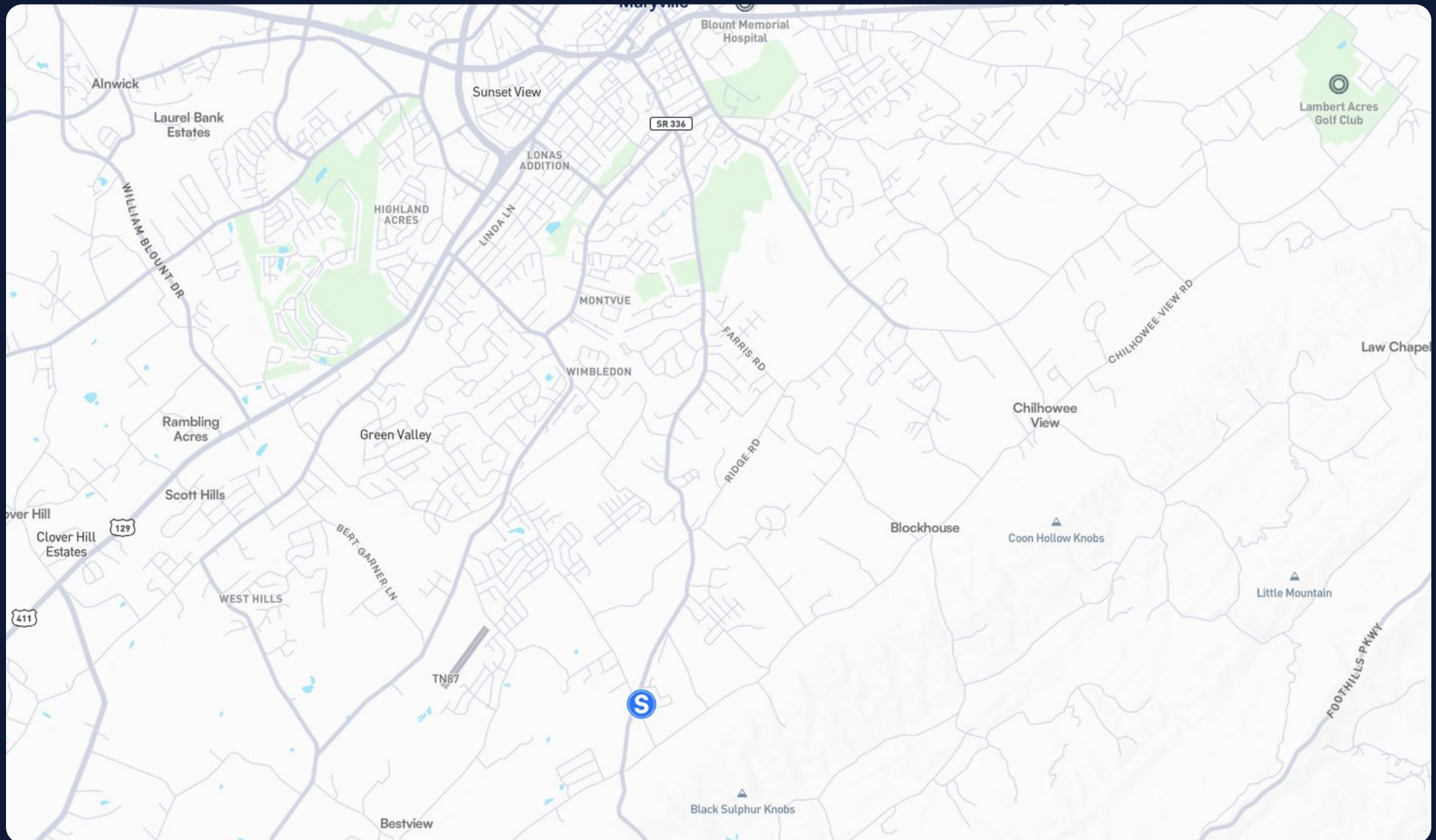
Why Invest in Dollar General?

- **Industry-Leading Scale:** Dollar General operates more than 21,000 stores across the U.S. and Mexico, providing significant national scale, brand recognition and an established customer base.
- **Proven Financial Performance:** Dollar General generated \$42.7 billion in net sales in fiscal 2025, representing 5.2% year-over-year growth, while same-store sales increased 3.0%.
- **Essential-Goods Business Model:** Dollar General focuses heavily on consumable products such as food, household supplies, health and beauty products and pet supplies, supporting recurring customer visits and demand across economic conditions.
- **Established Growth Platform:** Dollar General has continued expanding its store base, ending fiscal 2025 with 20,893 stores, up from 19,986 two years earlier, while continuing to invest in its existing stores and customer experience.

Market Overview

Dollar General

3416 Montvale Rd, Maryville, TN 37803



Maryville, TN

Market Demographics

±32,442

Total Population

\$81,963

Median HH Income

20,400+

Employed Population

3.5-4.2%

Retail Vacancy



Local Market Overview

Maryville serves as a key commercial center in Blount County and the greater Knoxville region, with a 2025 population of approximately 32,400 residents. The city has experienced continued population growth and benefits from its proximity to Knoxville and the Great Smoky Mountains.

The market has a strong household income base, with median household income of approximately \$82,000. Maryville also generated nearly \$1.0 billion in retail sales, highlighting its established retail presence and consumer spending base.

Maryville's retail environment is supported by a diverse mix of neighborhood-serving businesses and established commercial activity. The city's location within the Knoxville region, growing population base and strong consumer spending contribute to continued demand for retail and essential services.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,276	15,793	45,536
Current Year Estimate	1,245	15,707	44,939
2020 Census	1,187	15,437	43,317
Growth Current Year-Five-Year	2.49%	0.55%	1.33%
Growth 2020-Current Year	4.93%	1.75%	3.74%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	548	6,408	18,477
Current Year Estimate	536	6,407	18,361
2020 Census	472	6,010	17,044
Growth Current Year-Five-Year	2.16%	0.03%	0.63%
Growth 2020-Current Year	13.66%	6.59%	7.73%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$114,979	\$132,054	\$118,347

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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 3416 MONTVALE RD, Maryville, TN, 37803 ("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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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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