DOLLAR GENERAL

10334 US-70 | Crab Orchard, TN 37723

OFFERING MEMORANDUM

LINEBERRY REAL ESTATE
INVESTMENT SALES | DEVELOPMENT | MANAGEMENT

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EXECUTIVE SUMMARY

LOCATION

» **10334 US-70 | Crab Orchard, TN 37723**

Single-tenant Dollar General on an absolute NNN lease, positioned along US-70 with freeway visibility from Interstate 40 midway between Nashville and Knoxville. The 9,026 square foot store sits on 1.34 acres and is corporately guaranteed by Dollar General Corporation (NYSE: DG), with approximately seven and a half years remaining on the original fifteen-year term and five 5-year renewal options to follow. With the nearest competing dollar store more than eleven miles away, the property serves an underserved rural trade area as its dominant convenience retail option.

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease:** Tenant is responsible for roof, structure, and all operating expenses, delivering fully passive ownership with no landlord management obligations.
- **Corporate Guarantee:** Lease is guaranteed by Dollar General Corporation (NYSE: DG), a publicly traded, investment-grade retailer headquartered in Goodlettsville, Tennessee.
- **Term Remaining:** Approximately 7.5 years remain on the original 15-year term, which commenced February 2019 and runs through February 2034.
- **Built-In Rent Growth:** Five 5-year renewal options, each carrying a 10% rent increase, extending income escalation under the same corporate guarantee.
- **Current Return:** $999,000 purchase price against $73,392 in net operating income produces a 7.35% cap rate.

LOCATION & MARKET HIGHLIGHTS

- **Interstate 40 Visibility:** Freeway exposure along the primary east-west corridor linking Nashville and Knoxville, with US-70 frontage and direct access to the interchange serving Crab Orchard.
- **Anchor Employer Across the Road:** Situated directly opposite the largest limestone mine in Tennessee, operated by Lhoist North America, providing a stable local employment base.
- **Recreation Draw:** Minutes from Cumberland Mountain State Park and its roughly 300,000 annual visitors, within the Upper Cumberland region's sixteen state parks.

TENANT OVERVIEW

Dollar General Corporation (NYSE: DG) is the largest small-box discount retailer in the United States, operating 20,942 stores across 48 states as of February 2026. The company serves its customers through small neighborhood stores and a carefully edited assortment of everyday consumables, offering national brands including Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, and Nabisco alongside private-label lines at everyday low prices.

Founded in 1939 and headquartered in Goodlettsville, Tennessee, Dollar General reported net sales of $42.7 billion in fiscal 2025, a 5.2% increase over the prior year. The company continues to expand its rural footprint, with 450 new U.S. stores planned for fiscal 2026 and roughly 11,000 additional sites identified for future development. Dollar General carries investment-grade credit ratings of BBB from Standard & Poor's and Baa3 from Moody's.

STAT BLOCKS

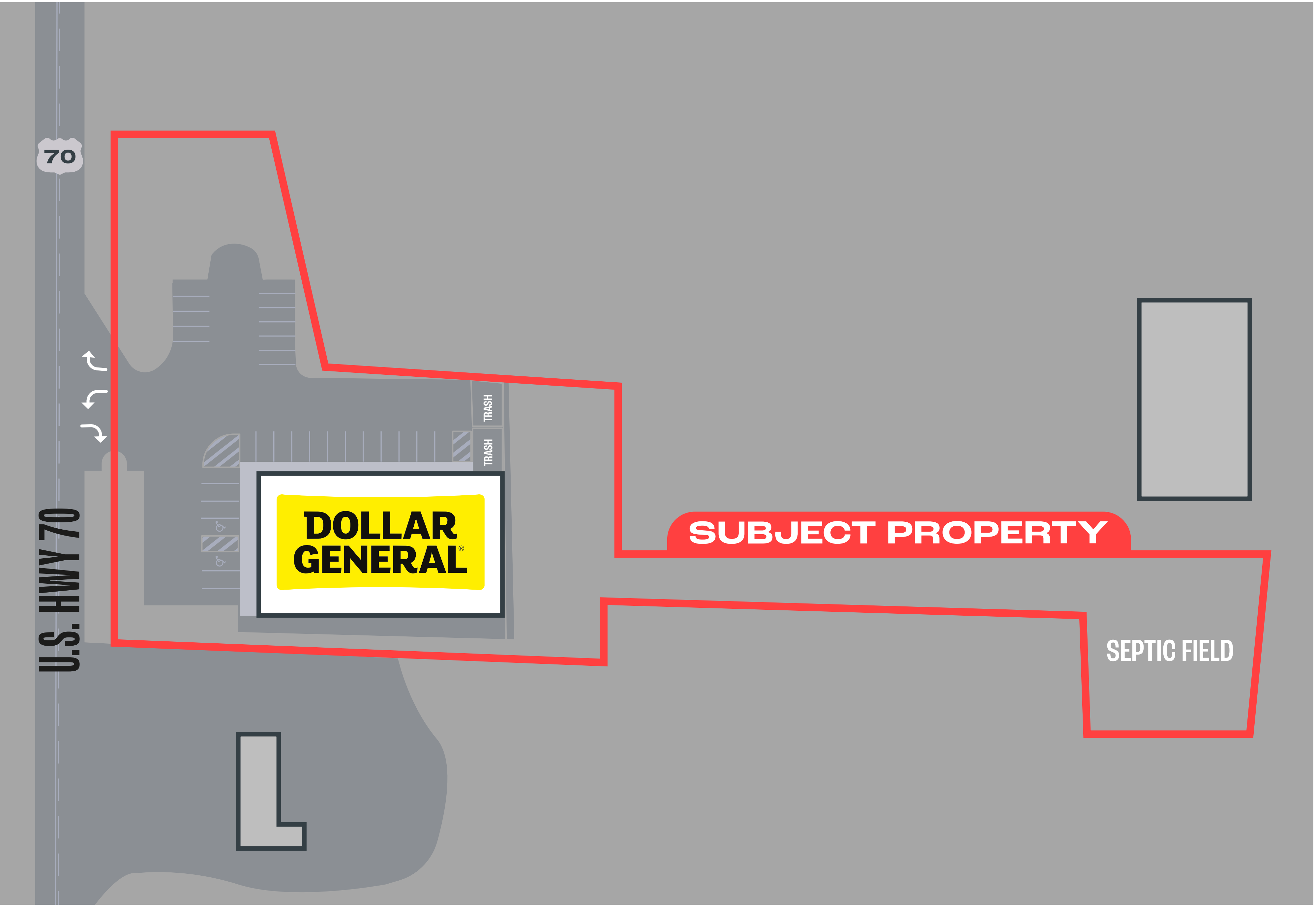
TENANT TRADE NAME	20,942 STORES
GEOGRAPHIC FOOTPRINT	48 STATES
NET SALES	$42.7 BILLION FY2025 NET SALES
CITY, ST	GOODLETTSVILLE, TN
CREDIT RATING	NYSE: DG · BBB (S&P)
MOODY'S RATING	Baa3 (MOODY'S)
YEAR	FOUNDED 1939
COMPANY PROFILE	COUNTRY'S LARGEST SMALL-BOX DISCOUNT RETAILER

SIDEBAR

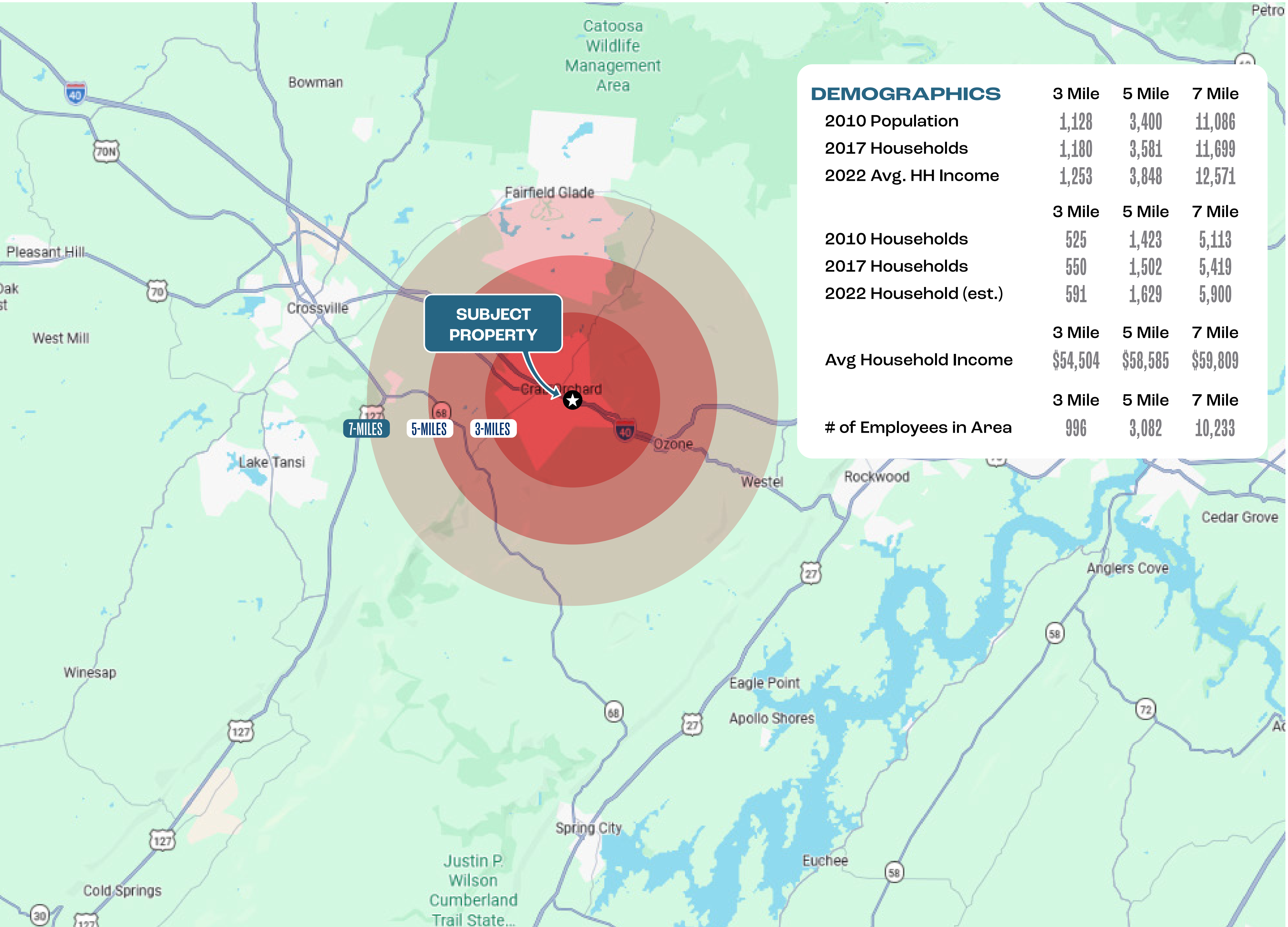
OWNERSHIP	Public
TENANT	Corporate
WEB SITE	www.dollargeneral.com

MARKET AERIAL

SITE PLAN


70
U.S. HWY 70
TRASH
TRASH
DOLLAR GENERAL
SUBJECT PROPERTY
SEPTIC FIELD

REGIONAL MAP & DEMOGRAPHICS



DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
2010 Population	1,128	3,400	11,086
2017 Households	1,180	3,581	11,699
2022 Avg. HH Income	1,253	3,848	12,571
	3 Mile	5 Mile	7 Mile
2010 Households	525	1,423	5,113
2017 Households	550	1,502	5,419
2022 Household (est.)	591	1,629	5,900
	3 Mile	5 Mile	7 Mile
Avg Household Income	$54,504	$58,585	$59,809
	3 Mile	5 Mile	7 Mile
# of Employees in Area	996	3,082	10,233

FINANCIAL OVERVIEW

PRICE	$999,000
CAP RATE	7.35%
NOI	$73,392
PRICE PER SQUARE FOOT	$110.68
RENT PER SQUARE FOOT	$8.13
GROSS LEASEABLE AREA	9,026 SF
APPROXIMATE LOT SIZE	1.34 ± Acres
YEAR BUILT	2019

LEASE SUMMARY

TENANT	Dollar General Corporation
GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL TERM	15 Years
RENT COMMENCEMENT	February 15, 2019
LEASE EXPIRATION	February 2034
TERM REMAINING	± 7.5 Years
INCREASES	10% at Each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
OPTION TO PURCHASE	None
ROFR	None

BASE RENT SCHEDULE

Term	Monthly	Annual	Yield on Price
Years 1–15 (current)	$6,116	$73,392	7.35%
Option 1	$6,727	$80,724	8.08%
Option 2	$7,400	$88,800	8.89%
Option 3	$8,140	$97,680	9.78%
Option 4	$8,954	$107,448	10.76%
Option 5	$9,849	$118,188	11.83%

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