



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

*****5% INITIAL TERM RENT INCREASES EVERY 5 YEARS*****



REPRESENTATIVE PHOTO

DOLLAR GENERAL | MADISONVILLE, TN

FOR SALE // \$2,333,339 // 6.15% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDU & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 5470 New Highway 68, Madisonville, TN 37354 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,333,339
NET OPERATING INCOME:	\$143,500
YR1 CAP RATE:	6.15%
YEAR BUILT:	2025
BUILDING SIZE:	9,002 SF
LOT SIZE:	2.04 Acres
PRICE PER FOOT SALE PRICE:	\$259.20
PROPERTY ADDRESS	5470 New Highway 68
CITY, STATE, ZIP:	Madisonville, TN 37354
3 MILE POPULATION:	5,590

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- Corner Entrance Dollar General
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- The property is located along New Highway 68, a key route in and out of Madisonville.
- Madisonville is in the southeastern part of Tennessee and is situated between Knoxville, TN (+/- 45-miles) and Chattanooga, TN (+/- 75-miles).
- The economy is characterized by a mix of industries, with a particular focus on manufacturing, retail, and healthcare
- The area is known for specialty shops like Benton's Smoky Mountain Country Hams. There is also a local vineyard, Tsali Notch Vineyard, which is known for its muscadine grapes.
- Madisonville offers a mix of local attractions such as The Lost Sea Adventure (America's largest underground lake) and Kefauver Park.
- Sources: VisitMadisonvilleTn.com; Wikipedia; Google Gemini

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$143,500.32
RENT PSF:	\$15.94
BLDG. DELIVERY DATE:	Est. October 2025
RENT COMM. DATE:	October 30, 2025
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation
DBA:	Dollar General



TENANT PROFILE



DOLLAR GENERAL®

pop
shelf® market™

DOLLAR GENERAL

COMPANY HIGHLIGHTS

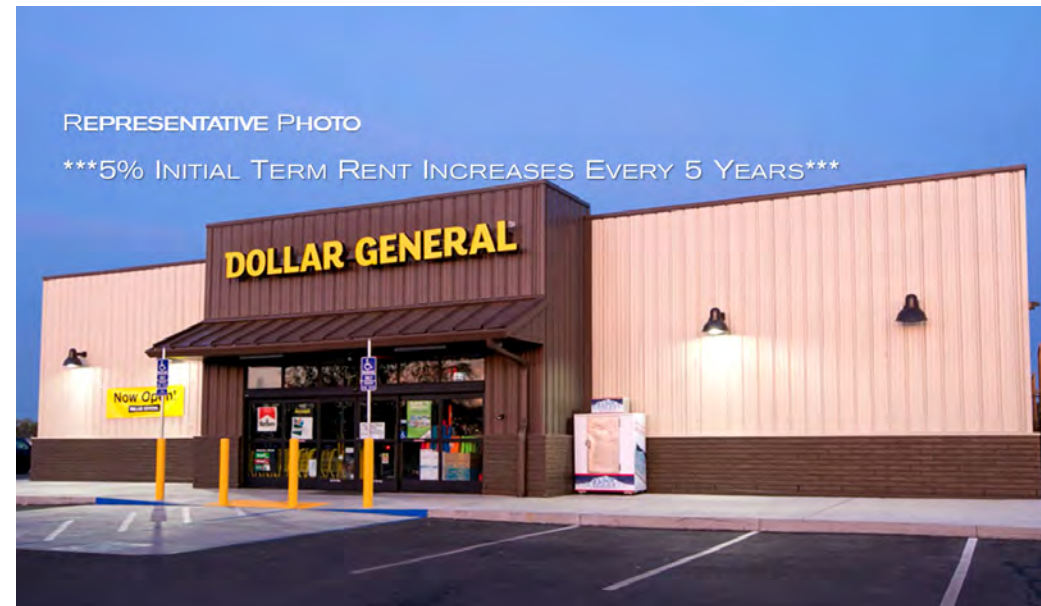
- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3% to \$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	\$143,500	5%
6 - 10	\$150,675	5%
11 - 15	\$158,209	5%
OPTION 1	\$166,120	5%
OPTION 2	\$174,426	5%
OPTION 3	\$183,147	5%
OPTION 4	\$192,304	5%
OPTION 5	\$201,919	5%

REPRESENTATIVE PHOTO

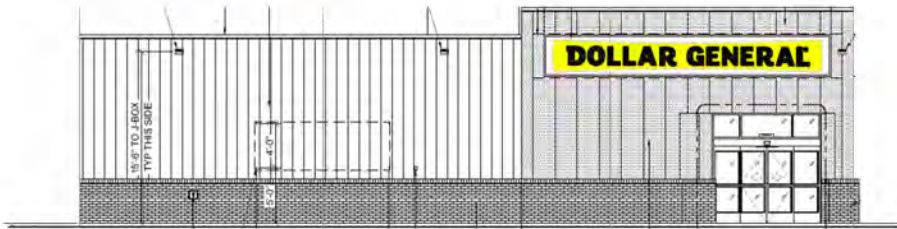
5% INITIAL TERM RENT INCREASES EVERY 5 YEARS



COMPLETE HIGHLIGHTS



Front Elevation



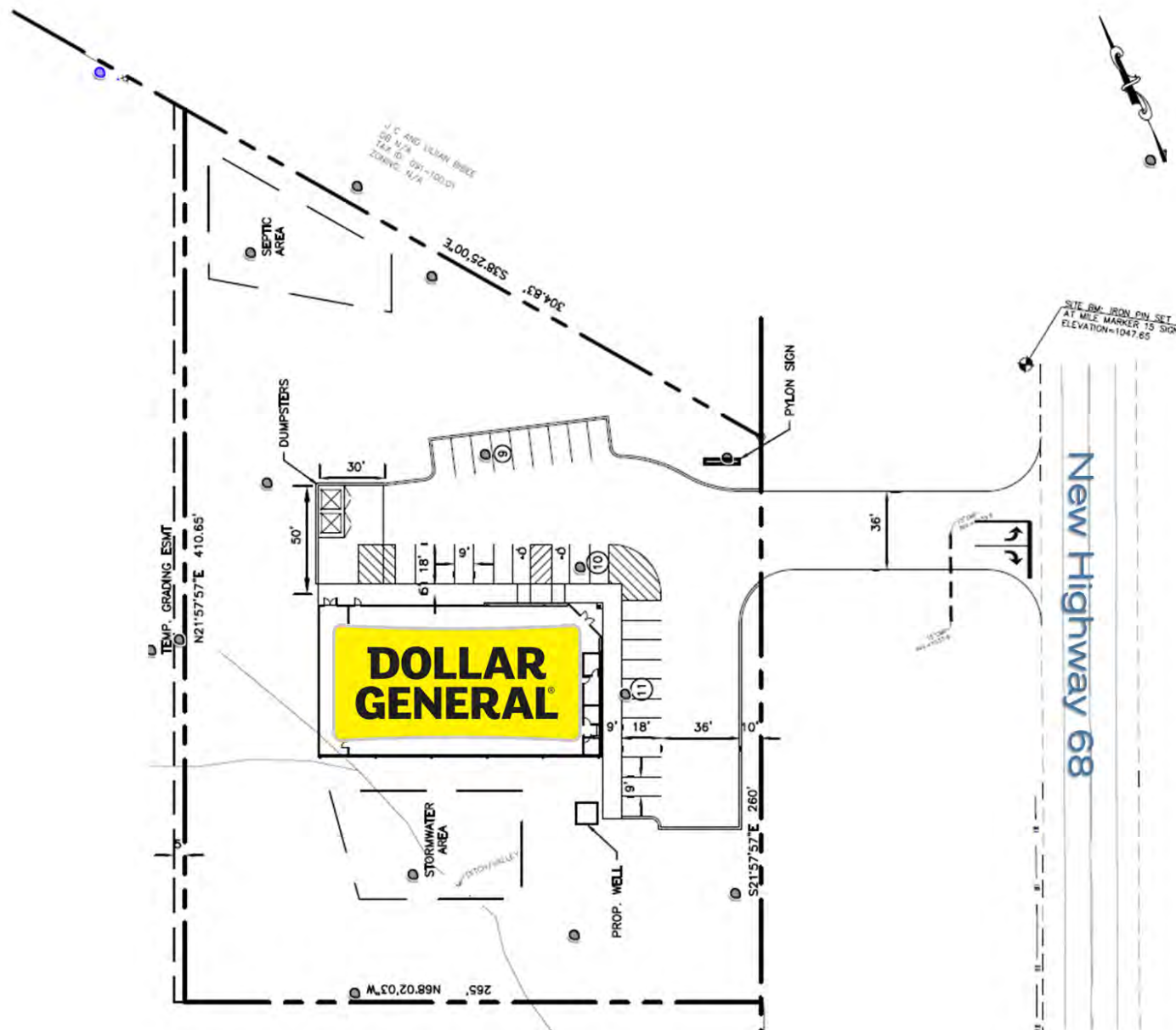
LOCATION INFORMATION

BUILDING NAME	Dollar General Madisonville, TN
STREET ADDRESS	5470 New Highway 68
CITY, STATE, ZIP	Madisonville, TN 37354
COUNTY	Monroe

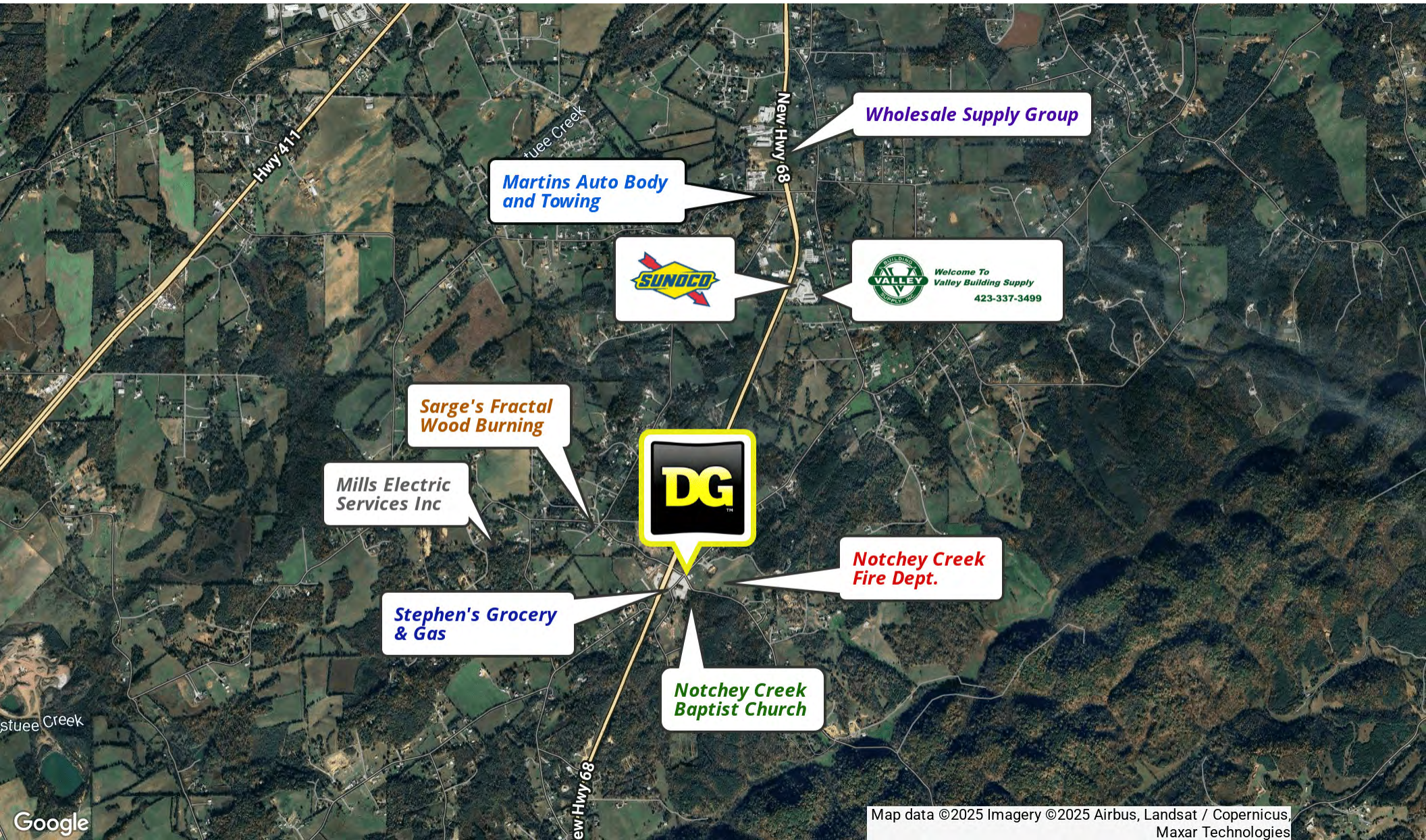
BUILDING INFORMATION

NOI	\$143,500.32
CAP RATE	6.15%
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2025
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof

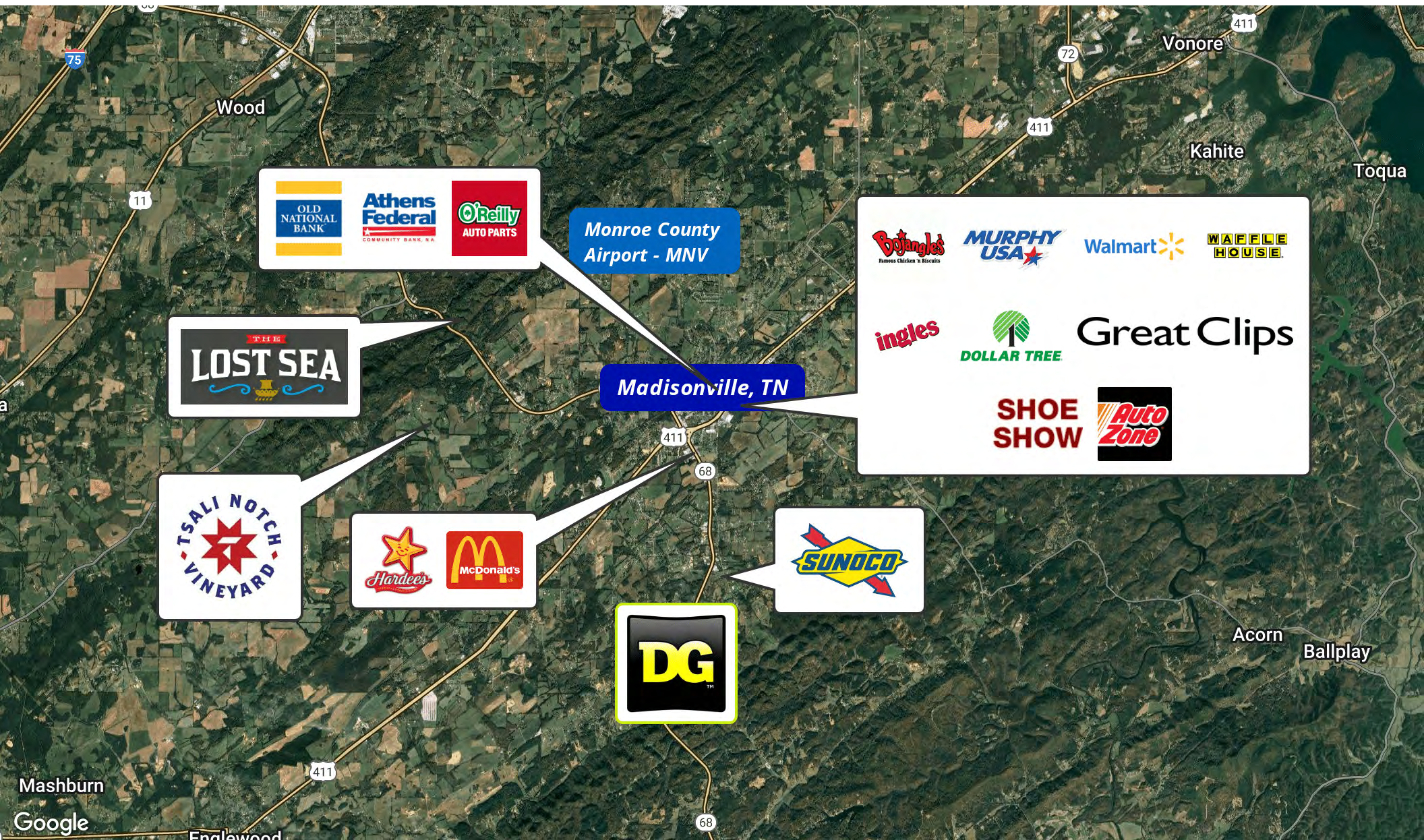
SITE PLANS



AERIAL MAP



LOCATION MAP



REGIONAL MAP



MADISONVILLE, TN



MADISONVILLE, TN

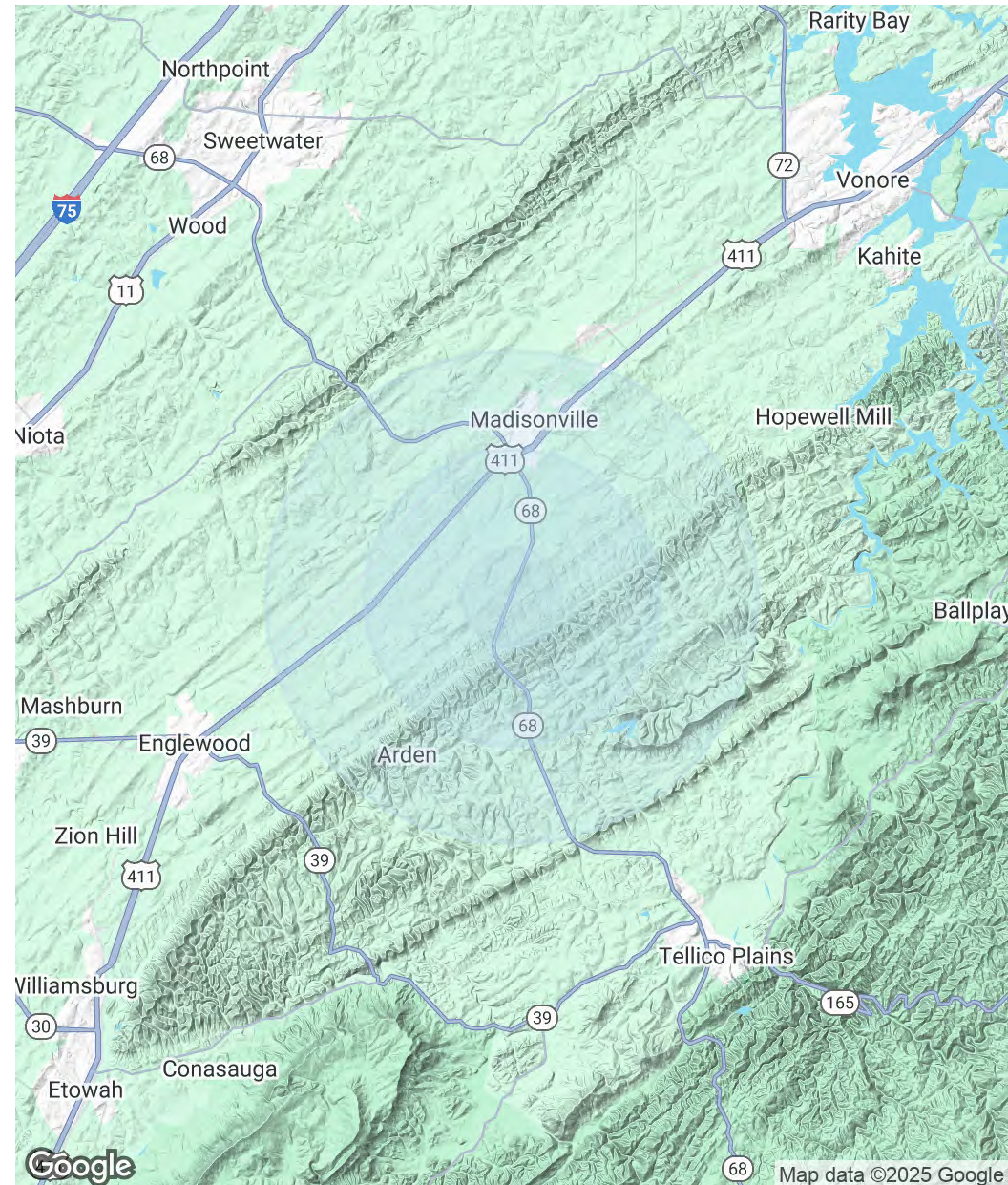
- Madisonville is in the southeastern part of Tennessee and serves as the county seat of Monroe County.
- Its position is central to the county, and it's situated in a valley between the Appalachian Mountains to the east and the Cumberland Plateau to the west.
- The city was founded in the early 1820s as "Tellico" and was renamed Madisonville in 1830 in honor of U.S. President James Madison.
- The city is situated along U.S. Route 411 and Tennessee State Route 68, which intersect near the center of town. Madisonville is situated between Knoxville, TN (+/- 45-miles) and Chattanooga, TN (+/- 75-miles).
- Located nearby, The Lost Sea Adventure is a major attraction featuring America's largest underground lake. The Lost Sea is part of an extensive and historic cave system called Craighead Caverns.
- The Unicoi Mountains, part of the larger Appalachian chain, are a prominent natural feature rising to the southeast of the city.
- The area is also close to the Cherokee National Forest and Tellico Lake.
- A significant portion of the city's economy is driven by manufacturing. The broader Monroe County area is known for its strong industrial base, particularly in the automotive and marine industries. Major companies like JTEKT Automotive, MasterCraft, and Yamaha have a presence in the county, leveraging the regional workforce and infrastructure.
- Benton's Smoky Mountain Country Hams in Madisonville has grown from a small family operation into a nationally recognized brand, famous for its cured ham and bacon.
- Tsali Notch Vineyard is a local vineyard that specializes in muscadine grapes, contributing to the region's agribusiness.
- Sources: thelostsea.com; bentonscountryham.com; tsalinotch.com; VisitMadisonvilleTn.com; Wikipedia; Google Gemini

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	709	5,590	14,442
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	40	40
AVERAGE AGE (FEMALE)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	270	2,205	5,782
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$63,046	\$60,835	\$62,472
AVERAGE HOUSE VALUE	\$176,984	\$185,952	\$205,215

Demographics data derived from AlphaMap





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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.