

7592 Highway 63
Speedwell, TN 37870

OFFERING MEMORANDUM

NAI Cressy
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

NAI Capital
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Legal questions should be discussed by the party with an attorney. Tax questions should be

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Property Overview

This is an attractive, freestanding, Dollar General site on a large lot of approximately 1.35 acres. The lease has approximately 6+ years remaining and is Double Net (NN) with minimal Landlord responsibilities (limited to just roof and structure). This store has been servicing the Speedwell and adjacent communities with essential goods since 2016. This solid investment is being offered at an 8.00% Cap Rate, providing a Buyer with an attractive, stabilized income stream.

Location Overview

Speedwell, Tennessee is a small unincorporated community located in Claiborne County, in the northeastern part of the state. Approximately 55 miles from Knoxville, it is near the Cumberland Gap, a historic mountain pass that played a significant role in early American westward expansion.

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7592 HIGHWAY 63

SPEEDWELL, TENNESSEE 37870

OFFERING SUMMARY

Sale Price:	\$1,271,000
Building Size:	9,100 SF
Lot Size:	1.35 Acres

Property Highlights

- Build-to-suit, classic Dollar General
- Five (5) 5-Year Options with a 10% increase at each option period
- Dollar General Corporate Guarantee (NYSE: DG)
- Close to Cumberland Gap National Historical Park and the Powell River
- Approximately 6+ years remaining on the lease term, expiration date is April 2, 2031
- Tennessee is an income tax-free state
- Stable income with a National Investment Credit Tenant

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Sale Price

\$1,271,000

LOCATION INFORMATION

Street Address	7592 Highway 63
City, State, Zip	Speedwell, TN 37870
County	Claiborne

BUILDING INFORMATION

Building Size	9,100 SF
NOI	\$101,690.28
Cap Rate	8.00%
Number of Floors	1
Year Built	2016

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	1.35 Acres
APN #	089 02104
Traffic Count	4,100 VPD
Traffic Count Street	TN-63

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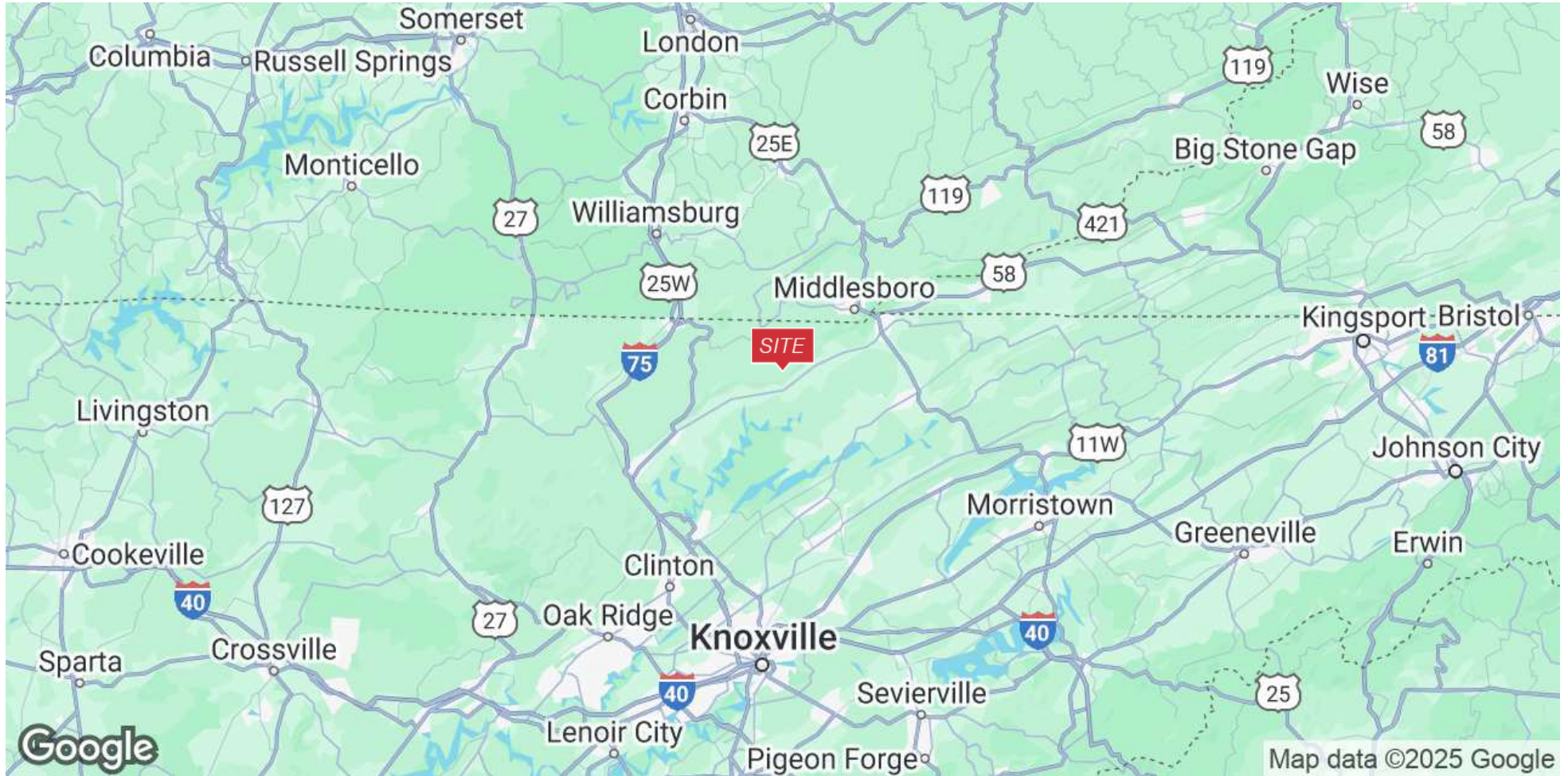
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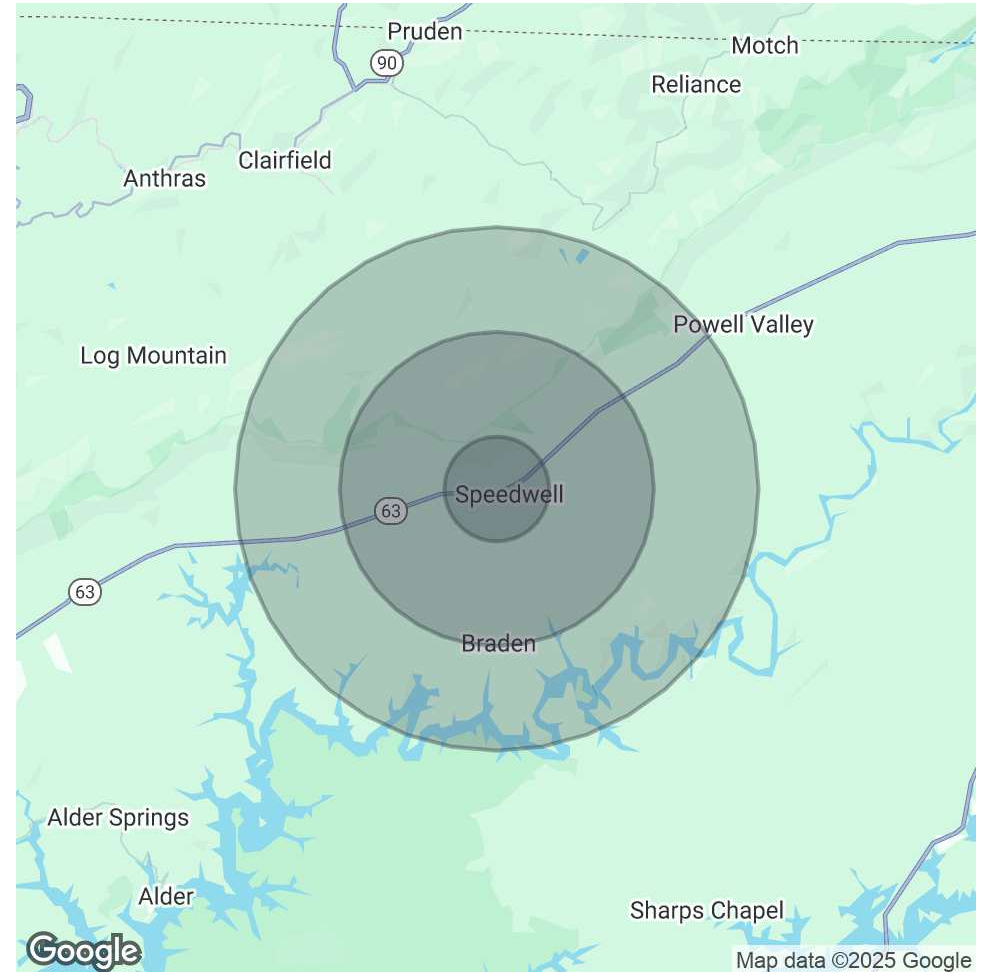
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	204	1,203	2,643

Demographics data derived from AlphaMap



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