

DOLLAR GENERAL

6923 MIDDLE VALLEY ROAD
HIXSON, TENNESSEE 37343



CAP RATE: 7.4%

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- ✓ DG EXERCISED 5-YEAR RENEWAL IN MARCH, 2024
- ✓ RENT AND CAM INCREASED 7% AT LAST RENEWAL
- ✓ NOI: \$52,099.44
- ✓ ADDTL 5-YEAR OPTION TO RENEW IN 2029 WITH 7% INCREASE IN RENT AND CAM
- ✓ ROOF REPLACED IN 2019 WITH NEW 20-YEAR ROOF
- ✓ PROVEN LOCATION WITH 20+ YEARS OF OPERATING HISTORY
- ✓ NEW UNITED GROCERY OUTLET OPENED IN ADJACENT SPACE IN SPRING 2024
- ✓ \$700,000

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INVESTMENT HIGHLIGHTS

6.8% CAP RATE | \$763,000



RECENT IMPROVEMENTS:

- New 20-year roof in 2019
- New exterior paint in 2020
- New ceiling tiles throughout interior in 2020
- Both HVAC units rebuilt in 2020 and 2021
- Parking Lot resurfaced and paved in 2021

LEASE SPECS:

- Well-established Dollar General Store operating for 20+ years
- DG exercised a 5-year renewal in March of 2024 with 7% increases in rent and CAM.
- Tenant reimburses Landlord for property taxes and insurance.
- Annual Rent: \$46,365.24
- Annual CAM: \$7,384.20
- DG has one additional option to renew for another 5-year period in 2029 with a 7% increase in rent and CAM.
- Tenant CAM payments exceed actual expenses; no reconciliation required, with overages retained by landlord as additional rental income.

PROXIMITY:

- Circle K Gas station and two small strip centers immediately adjacent to the the property
- Hixson High School approximately 2 miles south of the property
- Countless national retailers just 3.5 miles away in the Northgate Mall area
- Downtown Chattanooga only a 20 minute drive from the site
- Highways 153 and 27 are within 5 miles
- Approximately 14,000 vehicles per day on Middle Valley Road

PROPERTY SPECS:

- 8,725 square feet
- 2.15 acres
- Adjacent space is home to a new United Grocery Outlet, opened Spring 2024
- Zoned C-2

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