FOR SALE

OFFERING MEMORANDUM

DOLLAR GENERAL | NN LEASE

8021 AUSTIN PEAY HIGHWAY
MILLINGTON, TN 38053

JEREMIAH BARON & CO
COMMERCIAL REAL ESTATE

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TABLE OF CONTENTS

Dollar General
8021 Austin Peay Highway, Millington, TN

CONTACT INFORMATION

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EXECUTIVE SUMMARY

Presenting an opportunity to acquire a single-tenant **Dollar General** property located at 8021 Austin Peay Highway in Millington, TN. The asset is secured by a 15-year double net (NN) lease with five (5) year renewal options, providing long-term stability and consistent cash flow.

The property consists of a 9,238 square foot building situated on a 3.24-acre parcel, well positioned in a rural corridor of Tennessee. Neighboring tenants include Subway and a Shell gas station, further driving local and commuter traffic to the site.

This investment features a 6.25% capitalization rate, making it a strong opportunity for investors seeking passive income backed by a nationally recognized credit tenant.

INVESTMENT OVERVIEW

PRICE	$1,350,000.00
CAP RATE	6.25%
NOI	$84,443.76
BUILDING SIZE	9,238 SF
BUILDING TYPE	Retail
ACREAGE	3.24 AC
FRONTAGE	532′
TRAFFIC COUNT	8,400 AADT
YEAR BUILT	2013
CONSTRUCTION TYPE	Commercial
ZONING	CMU-2
LAND USE	Retail
PARCEL ID	D0-117-0-0360

Property Highlights

- **Long-Term Stability** 15-Year Initial Term + (5) Five-Year Renewal Options
- **Passive Investment** Double Net (NN) Lease Structure
- **Attractive Return** 6.25% Cap Rate
- **Strong Location** 9,348 SF on 3.24 Acres Along Austin Peay Highway
- **Complementary Neighbors** Subway & Shell Gas Station

SITE SORROUNDINGS

DOLLAR GENERAL TENANT OVERVIEW

Founded in 1939, **Dollar General Corporation** is a leading American discount retailer with a mission to serve others by making shopping simple, affordable, and convenient. The company operates more than **20,000 stores across 48 states**, offering everyday essentials including food, household products, apparel, seasonal items, and more.

Dollar General has positioned itself as a staple in both rural and suburban communities, providing convenient access to low-cost necessities and often serving as the primary retail destination in underserved markets.

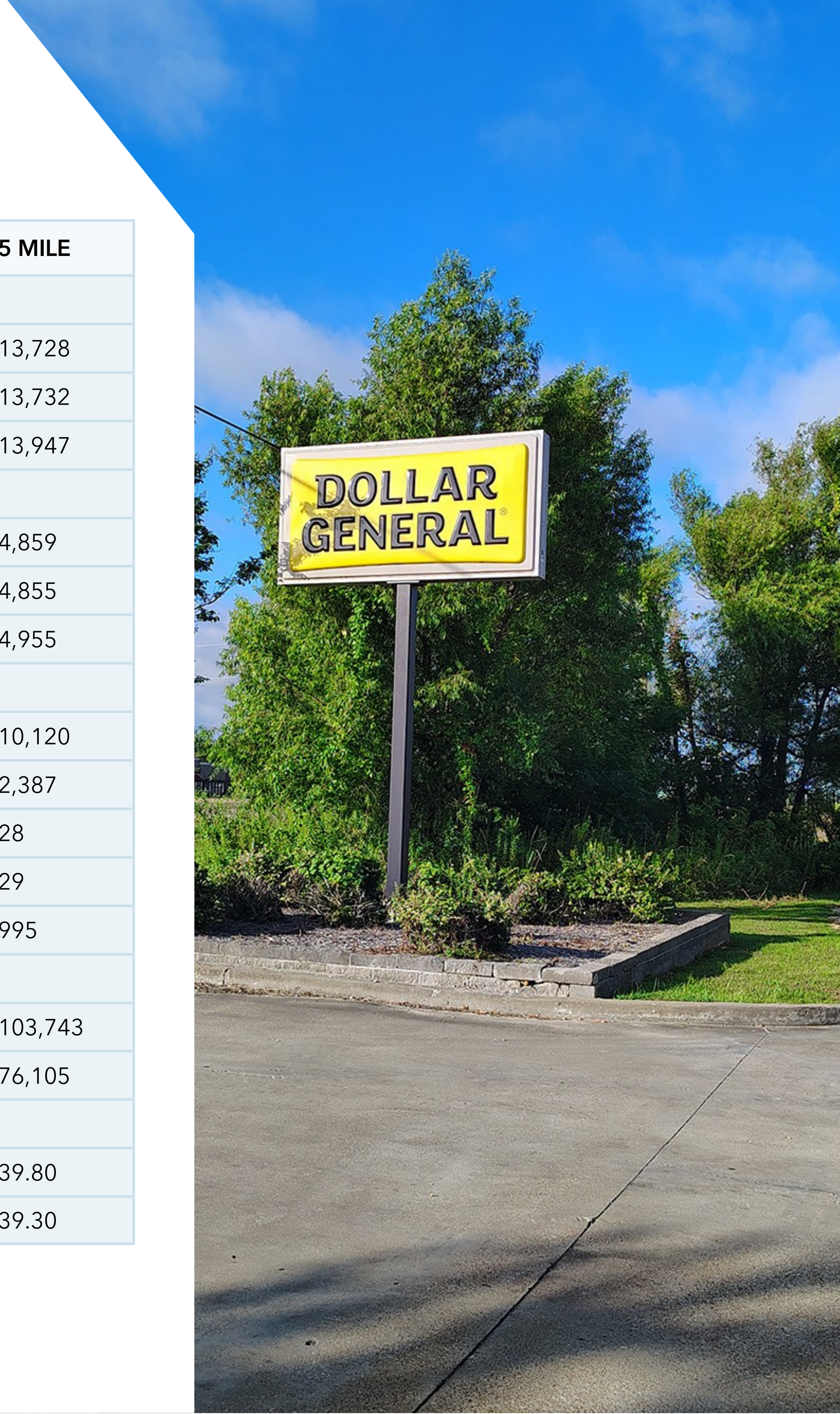
As a publicly traded Fortune 500 company (NYSE: DG), Dollar General continues to demonstrate strong financial performance, consistent growth, and long-term stability. Its resilient business model is supported by its ability to thrive in diverse economic environments, with an emphasis on cost efficiency and broad consumer appeal.

AERIAL VIEW

PROPERTY PHOTOS

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	306	3,213	13,728
2029 Projected Population	300	3,163	13,732
2020 Census Population	324	3,313	13,947
2024 Estimated Households	112	1,182	4,859
2029 Projected Households	109	1,162	4,855
2020 Census Households	119	1,223	4,955
2024 Estimated White	256	2,415	10,120
2024 Estimated Black or African American	33	568	2,387
2024 Estimated Hawaiian & Pacific Islander	0	2	28
2024 Estimated American Indian or Native Alaskan	0	3	29
2024 Estimated Other Races	15	201	995
2024 Estimated Average Household Income	112,661	101,734	103,743
2024 Estimated Median Household Income	83,333	71,066	76,105
Median Age	49.40	45.40	39.80
Average Age	45.20	43	39.30



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Dollar General

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Millington, TN 38053

$1,350,000

PURCHASE PRICE

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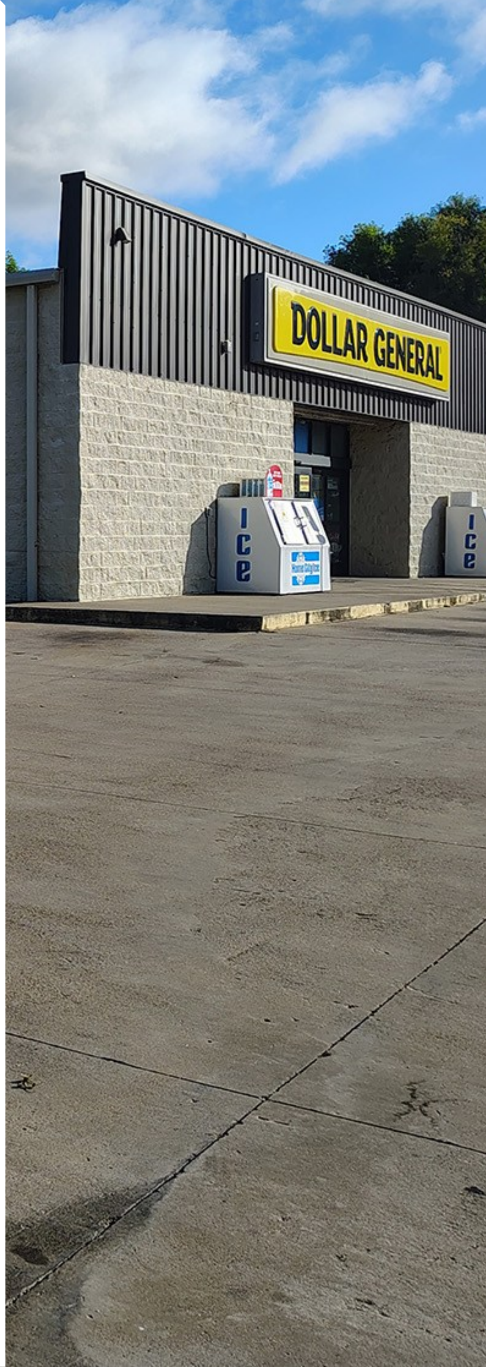

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