

DOLLAR GENERAL

6923 MIDDLE VALLEY ROAD

HIXSON, TENNESSEE 37343



HERMAN WALLDORF COMMERCIAL, INC.

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TABLE OF CONTENTS

- Introduction & Contact
- Investment Highlights
- Financial Analysis
- Surrounding Area
- Location Overview
- Property Photos
- Maps
- Demographics

DOLLAR GENERAL

INTRODUCTION & CONTACT



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DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

CAP: 8.98% | NOI: \$52,099.42 | PRICE: \$580,000



ABOUT THE INVESTMENT

- ✓ Well-established Dollar General Store operating for 20+ years
- ✓ DG exercised a 5-year renewal that commenced 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 Additional Rent/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.

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

PROXIMITY

- ✓ United Grocery Outlet, 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
- ✓ New United Grocery Outlet, opened Spring of 2024 in adjacent space
- ✓ Zoned C-2

DOLLAR GENERAL

FINANCIAL ANALYSIS

CAP: 8.98% | NOI: \$52,099.42 | PRICE: \$580,000



PROPERTY DESCRIPTION	
Concept	Dollar General
Street Address	6923 Middle Valley Rd
City, State, Zip	Hixson, TN 37343
Year Built / Renovated	1979 / 1998
Date Opened	1998
Estimated Building Size (SF)	8,640
Estimated Lot Size (Acres)	2.5
THE OFFERING	
Price	\$580,000.00
CAP Rate	8.98%
Net Operating Income	\$52,099.42
Annual Rent	\$46,365.24
Annual Addtl Rent/CAM	\$7,384.20
Rent + Addtl Rent/CAM PSF	\$6.22
Price PSF	\$67.13
LEASE SUMMARY	
Property Type	Net Lease Dollar Store
Original Lease Term (years)	6
Renewal Options (years)	6
Lease Commencement	3/1/98
Lease Expiration	2/28/29
Lease Term Remaining	2.75 years
Rent/CAM Increases	7% at Renewal
Tenant Responsibilities	CAM, Taxes, Insurance, Repairs <\$500
Landlord Responsibilities	Landscape, Repairs >\$500
Renewal Options Remaining	One (1) Five (5) Year
Renewal Rent/CAM Increases	7%
Tenant CAM payments exceed actual expenses; no reconciliation required, with overages retained as additional rental income.	

RENT AND CAM SCHEDULE (Tenant Reimburses Landlord for Taxes and Insurance)							
Term	Lease Year	Year	Annual Rent	Annual CAM	Monthly Rent	Monthly CAM	Rent Escalation
5th Option (Current Term)	26	2025	\$46,365.24	\$7,383.00	\$3,863.77	\$615.25	
	27	2026	\$46,365.24	\$7,383.00	\$3,863.77	\$615.25	
	28	2027	\$46,365.24	\$7,383.00	\$3,863.77	\$615.25	
	29	2028	\$46,365.24	\$7,383.00	\$3,863.77	\$615.25	
	30	2029	\$49,610.81	\$7,899.81	\$4,134.23	\$615.25	
6th Option	31	2030	\$49,610.81	\$7,899.81	\$4,134.23	\$658.32	7%
	32	2031	\$49,610.81	\$7,899.81	\$4,134.23	\$658.32	
	33	2032	\$49,610.81	\$7,899.81	\$4,134.23	\$658.32	
	34	2033	\$49,610.81	\$7,899.81	\$4,134.23	\$658.32	
	35	2034	\$49,610.81	\$7,899.81	\$4,134.23	\$658.32	

INVESTMENT SUMMARY

Herman Walldorf Commercial is pleased to present this Dollar General located at 6923 Middle Valley Road, Hixson, TN. The site consists of roughly 8,725 square feet on an estimated 2.15 acre parcel of land. This Dollar General has been operating for 25 years and is subject to a net lease through February of 2029, in which Tenant pays CAM and reimburses Landlord for property taxes and insurance. The 5-year renewal option commenced on March 1, 2024 and expires February 28, 2029. Tenant has 1 additional 5-year option to renew with 7% increases.

DOLLAR GENERAL

SURROUNDING AREA



DOLLAR GENERAL

LOCATION OVERVIEW



The subject investment property is a Dollar General situated on Middle Valley Rd in Hixson, Tennessee, which experiences an average daily traffic count of approximately 14,000 vehicles. There are more than 45,000 residents residing within a 3-mile radius of the property and more than 95,000 individuals residing within a 5-mile radius. The average household income is \$81,000 within a 3-mile radius.

This Dollar General benefits from being well-positioned near several residential neighborhoods whose residents use the Middle Valley corridor to travel to and from work, shopping, medical appointments, or other errands, and pass the store on their way to another grocery/convenience/general store. Major national tenants in the immediate area and just a few miles southwest of the property in the Northgate Mall market are countless and help to drive traffic to this area. The mall itself is home to 54 stores and attracts just under 6,000,000 annual visitors. Hixson High School is just 2 miles south of the property and has just under 1,000 students grades 9-12 enrolled. Valleybrook Golf Course is 1.5 miles south of the property and is currently undergoing a huge transformation to offer more amenities to members and guests alike.

Hixson, Tennessee is an unincorporated community and neighborhood in the city of Chattanooga, Tennessee. It is a northern suburb of Chattanooga that has experienced tremendous growth over the last decade with many new restaurants, retailers, businesses, offices and shopping centers developed in the area. Nestled among Chattanooga, the Tennessee River, Chickamauga Lake, and Walden's Ridge, Hixson offers residents and guests many attractions including the Chickamauga Dam, Greenway Farms park, North Chickamauga Creek Conservancy and Chester Frost Park. The nearby Volkswagen Plant employs more than 5,000 employees.

Chattanooga is home to some of the state's largest employers including Tennessee Valley Authority (TVA), BlueCross BlueShield of Tennessee, McKee Foods Corporation, Unum, CIGNA Healthcare, and Volkswagen Chattanooga. The Chattanooga market is billed as a top destination for outdoor activities and has twice been named the "Best Town Ever" by Outside Magazine. Downtown Chattanooga is just a 20 minute drive from the subject property.

DOLLAR GENERAL

PROPERTY PHOTOS



DOLLAR GENERAL

AERIAL MAP



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DOLLAR GENERAL

DEMOGRAPHICS 5-MILE RADIUS

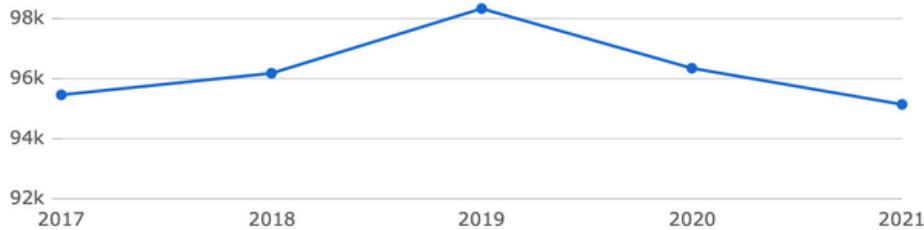


Population

95.1k

↓ -1%
Compared to 96.3k in 2020

0%
Compared to 95.4k in 2017



Age Demographics

41

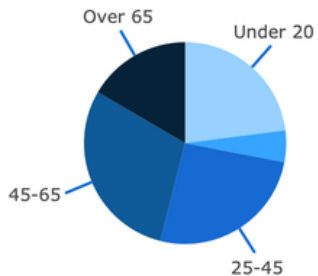
Median Age

45

2028 Estimate

↑ 9%

Growth Rate



Household Income

\$77.9k

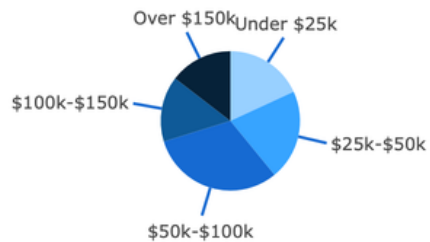
Median Income

\$88.1k

2028 Estimate

↑ 13%

Growth Rate



Number of Employees

77.8k

Top Employment Categories



Housing Occupancy Ratio

11:1

14:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

1:3

1:3 predicted by 2028

Renters

Homeowner

*Demographics data from crexi.com



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