

FOR SALE DOLLAR GENERAL MARKET



REPRESENTATIVE PHOTO

108 Creek Street, Rocky Top, TN 37769



STEVE SAGMANI
Chief Executive Officer
248.833.6601
steve@exclusive-realty.com

EXCLUSIVE REALTY
2150 Franklin Road
Bloomfield Twp, MI 48302
248.406.4444
exclusive-realty.com

DISCLAIMER

CONFIDENTIALITY AND DISCLAIMER:

DISCLOSURE:

All materials and information received or derived from Exclusive Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Exclusive Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Exclusive Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Exclusive Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Exclusive Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

Sale Price

\$1,709,462

PROPERTY INFORMATION

Tenant:	Dollar General Market
Net Operating Income:	\$123,936
Cap Rate:	7.25%
Lease Type:	NN
Term Remaining:	7 Years
Lease Commencement Date:	03/15/2023
Lease Expiration Date:	03/31/2033
Option Periods:	5 (5) Year Options
Rent Increase:	10% in each Option
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Landlord Responsibility

BUILDING INFORMATION

Building Size	20,915 SF
Lot Size	1.98 Acres

RENOVATED IN 2023

108 Creek Street, Rocky Top, TN 37769

LOCATION INFORMATION

Building Name	Dollar General Market
Street Address	108 Creek Street
City, State, Zip	Rocky Top, TN 37769
County	Anderson



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present a NN Dollar General Market for sale in Rocky Top, Tennessee, a well-located daily-needs retail asset serving a growing residential corridor in Anderson County. Positioned along a traveled community thoroughfare with convenient access to local neighborhoods, schools, parks, and regional employers, this Dollar General Market benefits from steady shopper traffic and strong demand for groceries and essential goods. Rocky Top offers a blend of small-town charm, outdoor recreation, and proximity to Norris Lake and I-75, supporting consistent year-round consumer activity. The property's strategic trade-area location and dependable national tenant make it an attractive opportunity for investors seeking stable income in a resilient convenience-retail market.

PROPERTY HIGHLIGHTS

- Dollar General Market — expanded grocery and essentials format with strong consumer draw
- Renovated in 2023
- Located in a steady Anderson County trade area near residential neighborhoods and schools
- Tennessee is a No Income Tax State
- Convenient access to Norris Lake recreation, parks, and regional employment centers
- Positioned along a well-traveled local corridor with consistent daily traffic
- NN lease structure with a nationally recognized, investment-grade tenant
- Low-management asset in a stable, needs-based retail category suitable for long-term hold

108 Creek Street, Rocky Top, TN 37769

OFFERING SUMMARY

Net Operating Income	\$123,936
Cap Rate	7.25%
Lease Type	NN
Lease Start Date	03/15/2023
Lease Expiration Date	03/31/2033
Option Periods	5 (5) Year Options
Rental Increase	10% in each Option
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Landlord Responsibility
Lease Guarantee	Corporate

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,272	5,324	20,338
Total Population	5,279	12,962	49,059
Average HH Income	\$64,931	\$79,773	\$80,756



LOCATION SUMMARY



108 Creek Street, Rocky Top, TN 37769

LOCATION DESCRIPTION

Rocky Top, Tennessee presents an appealing retail investment opportunity anchored by its scenic location, strong regional access, and growing appeal as an outdoor-destination community. Situated just off Interstate 75 and within the Knoxville Metropolitan Statistical Area, Rocky Top benefits from visibility and traffic flow between Knoxville and destinations farther north, positioning retail properties near HWY exits for high accessibility and customer reach. The town's proximity to major natural attractions like Norris Lake and Norris Dam State Park draws both local residents and visitors for year-round recreation, boating, fishing, camping, and hiking—activities that generate consistent traffic and spending in retail, dining, and service sectors. Outdoor enthusiasts also flock to Windrock Park, the largest privately owned off-road trail system in the U.S., which attracts ATV and powersports tourism and supports specialty retail and hospitality demand.

Local amenities and community development further enhance Rocky Top's retail investment profile by combining small-town charm with expanding commercial potential. The city offers essential services, parks, quality schools, and a revitalizing downtown environment where opportunities exist for neighborhood-serving shops, restaurants, and mixed-use spaces with strong visibility and traffic counts. Available commercial properties—including freestanding retail sites leased to national tenants and Main Street buildings with flexible use options—illustrate the market's versatility and investor interest. Proximity to Norris Lake, the Appalachian foothills, and recreational attractions increases the area's draw beyond residents, appealing to tourists and weekend visitors whose patronage can support local retailers. Additionally, local zoning encourages commercial clustering and walkable business districts, providing a supportive framework for retail growth and diversified investment strategies.



TENANT PROFILE



TENANT HIGHLIGHTS

- 20,000+ Locations across 48 states and Mexico – serving more communities than any other U.S. retailer
- 170,000+ Employees Nationwide – supporting one of the most efficient retail networks in the country
- High Tenant Retention & Strong Rent Coverage – driven by consistent same-store sales and low overhead
- Named one of Forbes’ “America’s Best Employers by State” (2024)
- Ranked on the Forbes Global 2000 list of the world’s largest and most valuable companies (2024)
- Featured on Fortune’s “World’s Most Admired Companies” list (2020, 2022, 2023)
- Listed among the National Retail Federation’s Top 100 Retailers for market leadership and growth (2023)

108 Creek Street, Rocky Top, TN 37769

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$41 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

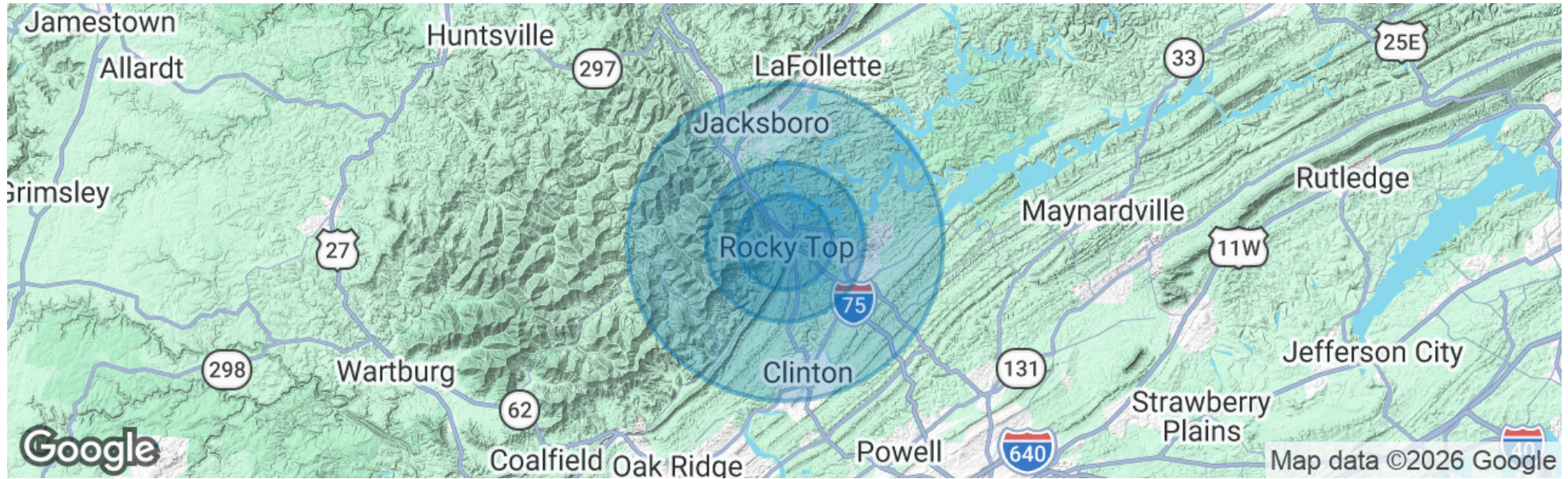
Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of 2025, Dollar General operates more than 20,000 stores across 48 states and Mexico, serving more communities than any other retailer in the United States.

The company has built a reputation as one of the most stable and profitable retailers in the nation, specializing in low-cost essentials that perform consistently through all economic cycles. Its lean operating model and disciplined growth strategy have positioned Dollar General as a dominant player in the discount retail sector and a top-tier tenant in the net-lease investment market.

Recognized on the Fortune 100 and included among Fortune’s “World’s Most Admired Companies,” Dollar General continues to deliver strong same-store sales, high rent coverage, and dependable corporate-backed leases that make it a preferred choice for income-focused investors.



DEMOGRAPHICS MAP & REPORT



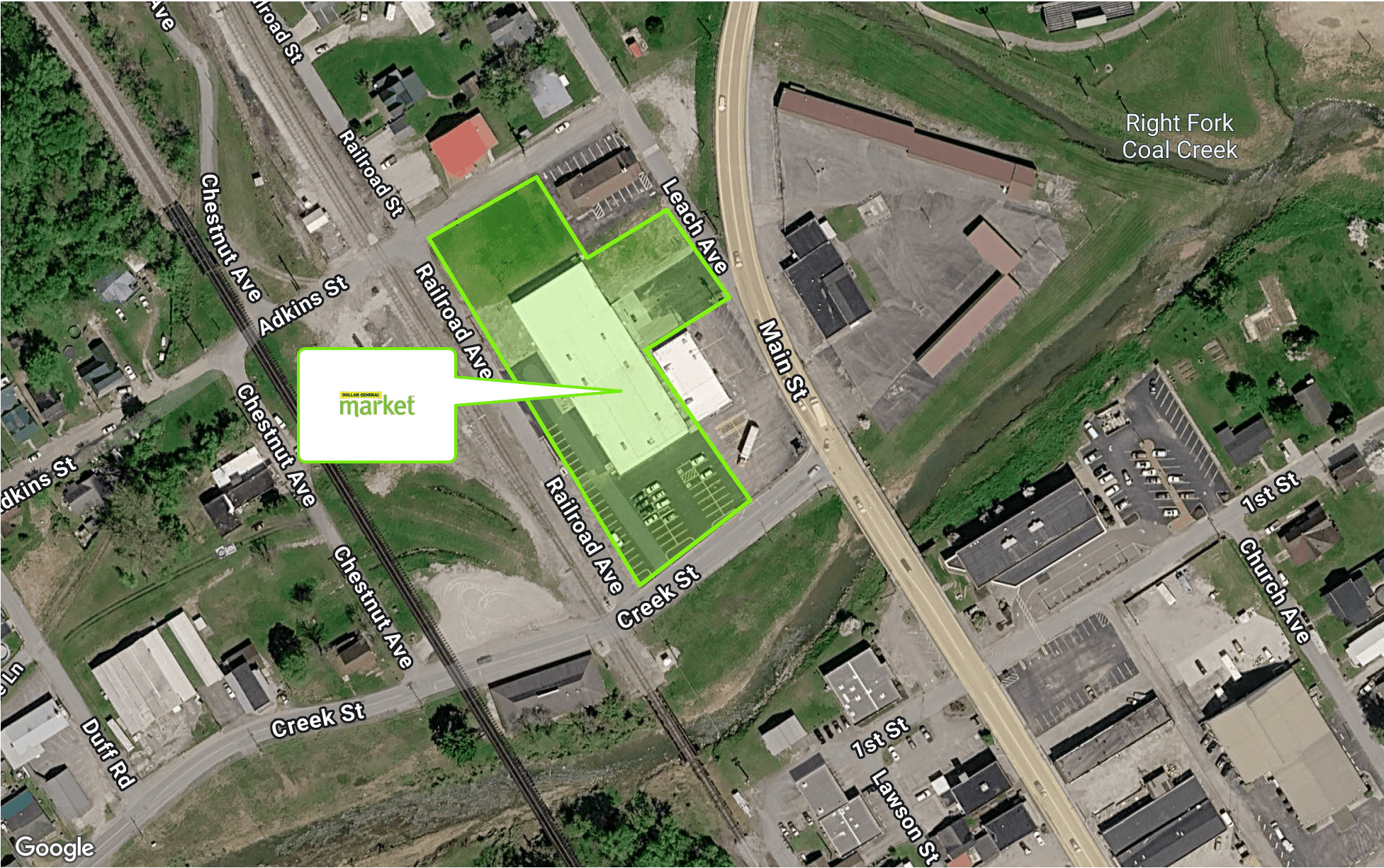
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,279	12,962	49,059
Average Age	43.0	43.7	43.9
Average Age (Male)	40.4	42.0	42.1
Average Age (Female)	45.0	45.0	45.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,272	5,324	20,338
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,931	\$79,773	\$80,756
Average House Value	\$252,587	\$267,534	\$237,988

2023 American Community Survey (ACS)



AERIAL MAP



108 Creek Street, Rocky Top, TN 37769



RETAILER MAP



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



STEVE SAGMANI

Chief Executive Officer

Direct: 248.833.6601 Cell: 248.819.8077
steve@exclusive-realty.com