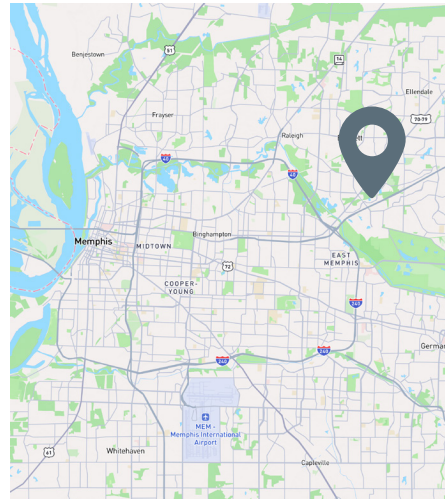




Absolute NNN Dollar General

5930 SUMMER AVENUE, MEMPHIS, TENNESSEE 38134

Flocke and Avoyer is pleased to present this Absolute NNN Dollar General For Sale in Memphis, Tennessee.



LOCATION

This Dollar General is located in a strong urban location in Memphis, TN. The Subject Property is surrounded by national retailers and restaurants. It is only ± 0.7 -mile from the I-40 interchange. The Summer Ave. Dollar General enjoys strong traffic counts around the site: **24,781 ADT at Store; $\pm 33,006$ ADT at intersection; $\pm 144,813$ ADT on I-40.**

INVESTMENT SUMMARY

Offering Price	\$1,485,985
Net Operating Income	\$96,589
Offering Cap Rate	6.50%
Year Built	2019
Building Size	7,489 SF
Lot Size	1.6 Acres
Property Address	5930 Summer Avenue
City, State, Zip	Memphis, TN 38134

LEASE SUMMARY

Tenant	Dolgencorp, LLC d/b/a Dollar General
Lease Type	NNN
Primary Lease Term	15-Year
Term Remaining	10.25 Years
Annual Rent	\$96,589.56
Rent Comm. Date	October 30, 2019
Renewal Options	Five (5), Five (5) Year Options
Rent Bumps	10% Increase Per Option
Lease Guarantor	Dollar General Corporation



Complete Highlights

LOCATION INFORMATION

Building Name	Brand-New Dollar General Memphis, TN
Street Address	5930 Summer Avenue
City, State, Zip	Memphis, TN 38134
County	Shelby
Signal Intersection	No
Market Type	Large
Nearest Highway	I-40
Nearest Airport	Memphis International Airport

BUILDING INFORMATION

NOI	\$96,589.56
Cap Rate	6.50%
Occupancy	100%
Tenancy	Single
Number of Floors	1
Year Built	2019
Construction Status	Existing
Framing	Metal
Condition	Excellent
Roof	Standing Seam Metal Roof - Galvalume Finish
Free Standing	Yes



TACO BELL SONIC Auto Zone

Starbucks McDonald's Walmart

KANGAROO EXPRESS CONVENIENCE STORES

DOLLAR GENERAL

SHONEY'S CAPTAIN D'S Ruby Tuesday IHOP

Krystal

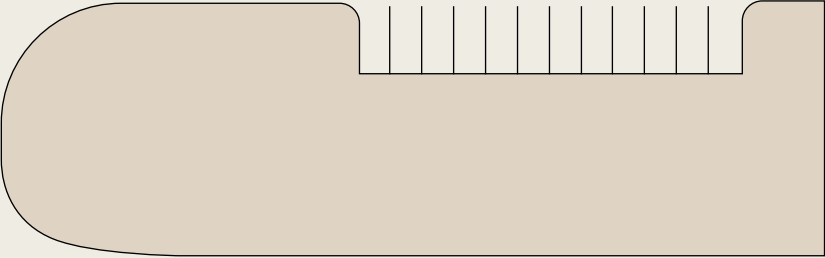
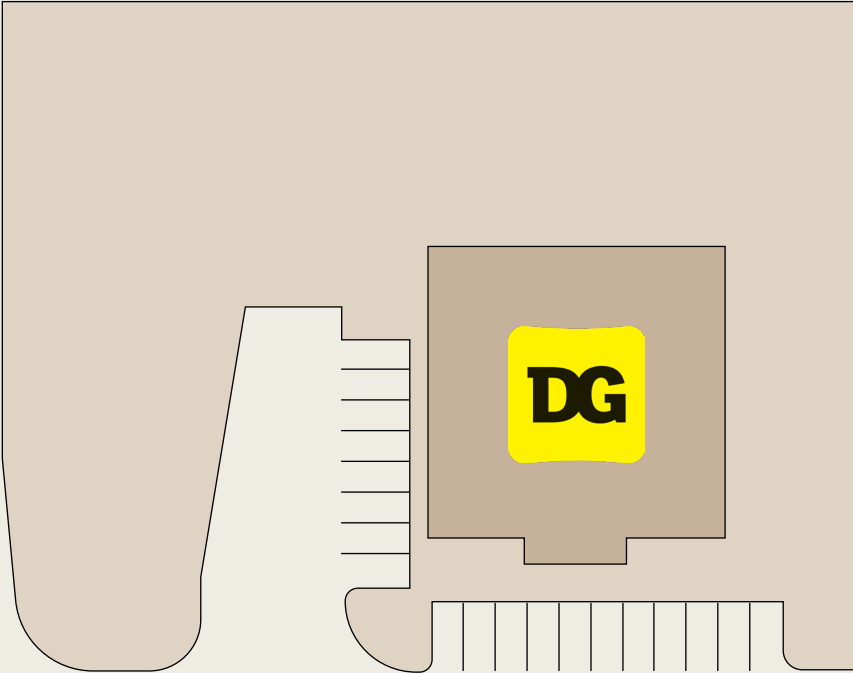
DUNKIN'

Methodist Le Bonheur Healthcare

Bass Pro Shops TOPS BAR-B-Q POPEYES PIZZA HUT

Days Inn

Site Plan



SUMMER AVENUE



Tenant Profile

DOLLAR GENERAL CORPORATION

Dollar General Corporation headquartered in Goodlettsville, TN, is the largest “small box” discount retailer in the United States. Established in 1939, the BBB S&P rated company operates over 19,000 stores in 47 states, employing more than 173,000 people. Originally focused on rural and suburban markets, Dollar General is now expanding into more densely populated areas. The company offers a wide range of merchandise, in addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Dollar General’s strategy is to provide a hassle-free shopping experience with a curated selection of popular brands in retail and consumer products.

3.2% Increase

SAME STORE SALES 2023

\$30.6 Billion

IN SALES

85 Years

IN BUSINESS

641

NEW STORES OPENED IN 2023

Demographics



POPULATION

1 mile 7,703
3 miles 68,976
5 miles 186,779



AVERAGE HOUSEHOLD INCOME

1 mile \$55,227
3 miles \$79,667
5 miles \$109,164



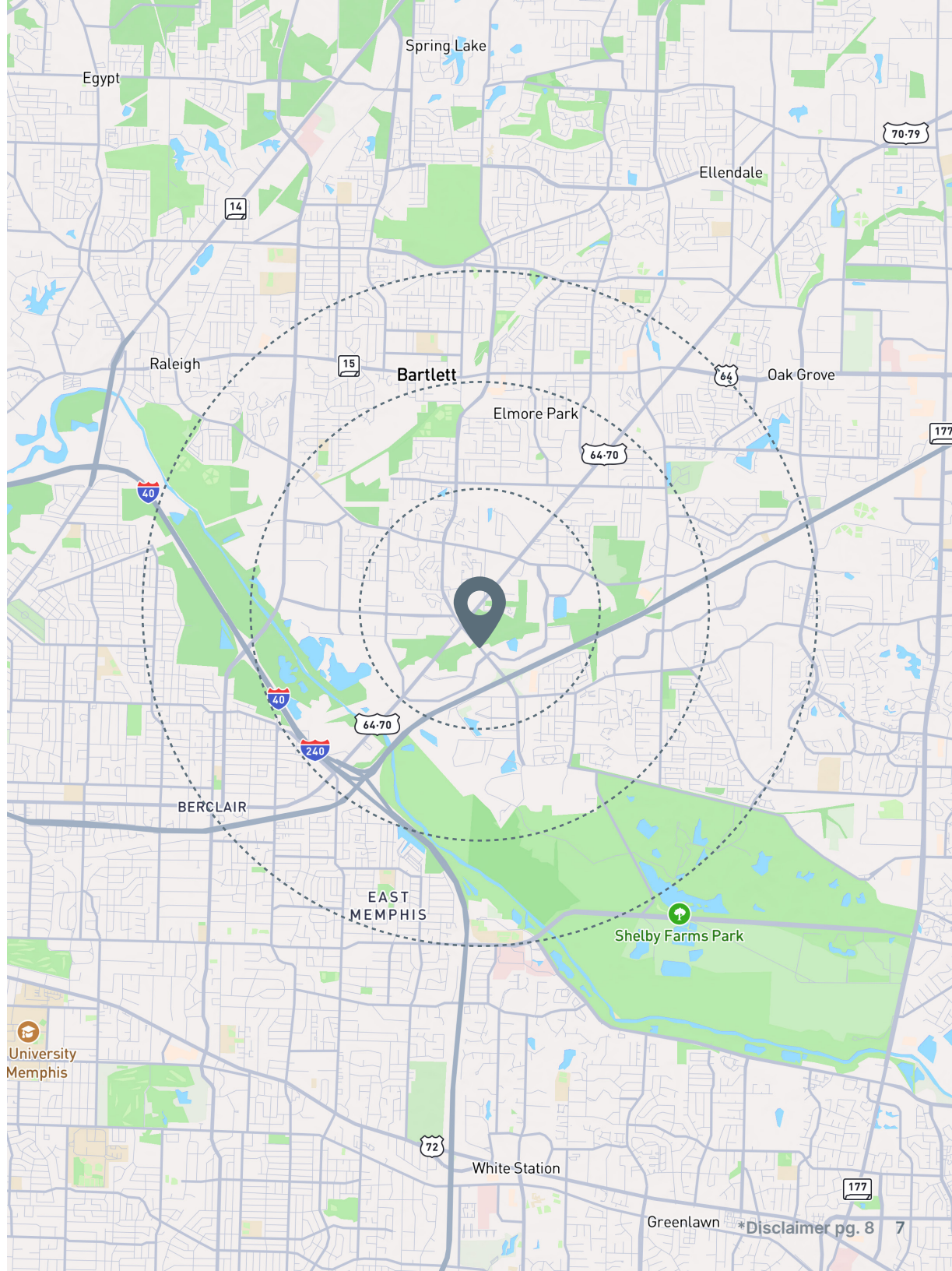
DAYTIME POPULATION

1 mile 8,923
3 miles 57,467
5 miles 163,153



AVERAGE DAILY TRAFFIC

Summer Avenue 24,781
I-40 144,813



Disclaimer

This Offering has been prepared by FA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

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so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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