

1207 S MERIDIAN ST
Greenfield, TN 38230



OFFERING SUMMARY

Sale Price:	\$1,034,482
Cap Rate:	7.25%
NOI:	\$75,000
Year Built:	1999
Building Size:	16,500 SF
Price / SF:	\$62.70

PROPERTY OVERVIEW

Dollar General For Sale – Greenfield, TN. Exceptional investment opportunity! This 16,500 sq. ft. Dollar General is perfectly situated on a 1.60-acre lot just south of downtown Greenfield. Boasting a solid Net Operating Income (NOI) of \$75,000, this property is set to deliver even greater returns with a 10% rent increase scheduled for 2026.

PROPERTY HIGHLIGHTS

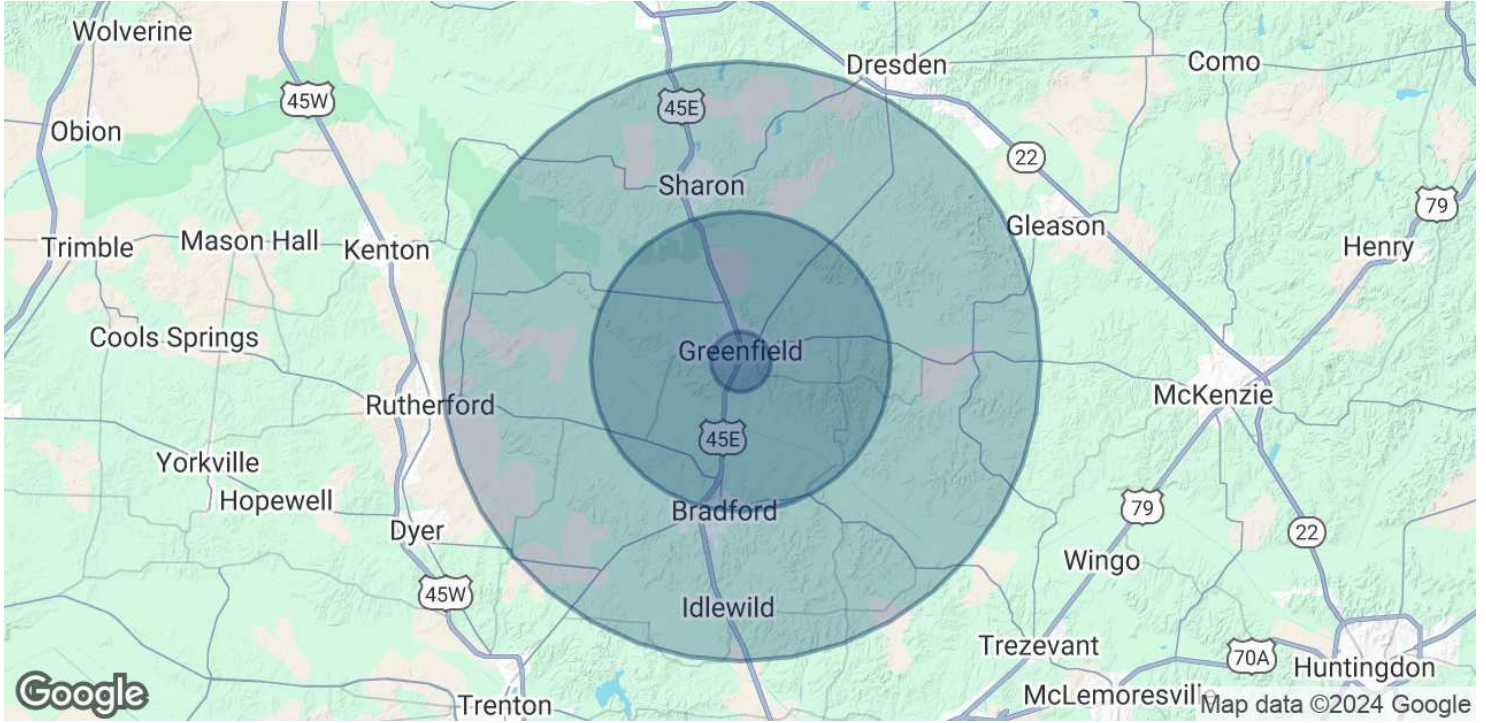
- 16,500 SF free-standing building
- Prime location in Greenfield
- Priced well below replacement cost
- Rent is below market rate

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,545	3,793	12,432
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	667	1,634	5,261
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$61,442	\$63,383	\$68,222
Average House Value	\$150,406	\$158,667	\$165,272

Demographics data derived from AlphaMap

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WALTER KELLEY

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DISCLAIMER*

Walter Kelley, an owner of the property located at 1207 S Meridian St, Greenfield, TN, is also serving as the acting broker for this transaction.

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