

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
ALLONS, TENNESSEE



**SCHUCHERT**  
RETAIL GROUP



## EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY



LIST PRICE  
**\$976,056**



PROPERTY ADDRESS  
**150 CEDAR LN  
ALLONS, TN 38541**



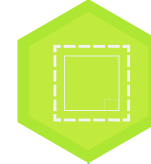
CAP RATE  
**7.15%**



ANNUAL RENT  
**\$69,788.04**



BUILDING SIZE  
**9,230 SQ. FT.**



LAND AREA  
**2.16 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE TERM REMAINING  
**6.75 YEARS**



LEASE EXPIRATION  
**02/28/2033**



RENEWAL OPTIONS  
**3 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**31 SPACES**



YEAR BUILT  
**2018**



PARCEL NUMBER  
**027 067.00**



TRAFFIC COUNTS  
**6,338 VPD**

# RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT PSF	% INCREASE	CAP RATE
Current - 02/28/2033	\$5,815.67	\$69,788.04	\$7.56		7.15%
1st Renewal Option 03/01/2033 - 02/28/2038	\$6,397.23	\$76,766.76	\$8.32	10%	7.87%
2nd Renewal Option 03/01/2038 - 02/28/2043	\$7,036.96	\$84,443.52	\$9.15	10%	8.65%
3rd Renewal Option 03/01/2043 - 02/28/2048	\$7,740.65	\$92,887.80	\$10.06	10%	9.52%

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 6.75 Years of Guaranteed Lease Term (Lease Exp: February 2033)
- 2018 Build-to-Suit Construction
- 9,230 SF Building | 2.16 Acre Parcel
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

## ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

## UPGRADED CONSTRUCTION:

- Brick Front Facade
- Wide Frontage
- Concrete Parking Lot

## DALE HOLLOW LAKE:

- Located 13 Miles from the Subject Property
- 27,700-Acre Reservoir Spanning 620 Miles
- Sought After for Houseboating, Trophy Smallmouth Bass Fishing, and Enjoying the Natural Scenery
- Attracts About 3 Million Visitors Each Year
- Features 15 Commercial Marinas Providing Boater Access and Rentals
- Consistently Ranked Among the Best Houseboating Lakes in the United States

## PROXIMITY FROM ALLONS, TENNESSEE:

- Cookeville, TN | 24 Miles
- Lebanon, TN | 75 Miles
- Gallatin, TN | 78 Miles
- Murfreesboro, TN | 92 Miles
- Nashville, TN | 105 Miles
- Knoxville, TN | 111 Miles
- Chattanooga, TN | 117 Miles
- Franklin, TN | 121 Miles

## TRADE AREA DEMOGRAPHICS:

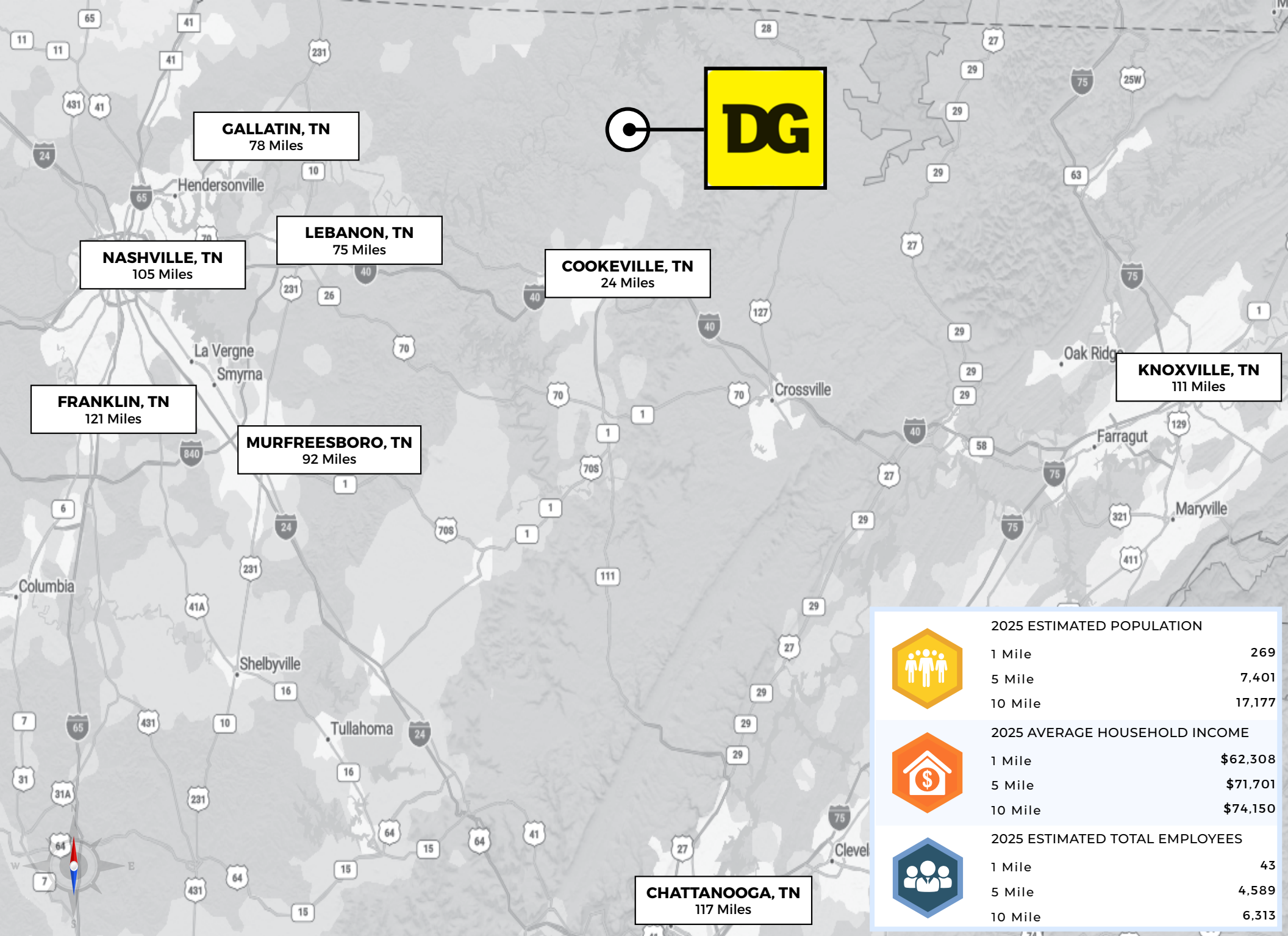
- 1-Mile Population = 269 Residents
- 1-Mile Average Household Income = \$62,308
- 5-Mile Population = 7,401 Residents
- 5-Mile Average Household Income = \$71,701
- 10-Mile Population = 17,177 Residents
- 10-Mile Average Household Income = \$74,150
- 15-Mile Population = 34,555 Residents
- 15-Mile Average Household Income = \$75,491

## TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List







2025 ESTIMATED POPULATION		
1 Mile		269
5 Mile		7,401
10 Mile		17,177
2025 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$62,308
5 Mile		\$71,701
10 Mile		\$74,150
2025 ESTIMATED TOTAL EMPLOYEES		
1 Mile		43
5 Mile		4,589
10 Mile		6,313

# AREA OVERVIEW



## ALLONS, TENNESSEE

Allons is an unincorporated community in Overton County, Tennessee, United States. The community ZIP code is 38541. It is concentrated along State Route 52 (Celina Highway) north of Livingston.



# AREA DEMOGRAPHICS



POPULATION	1 MILE	5 MILE	10 MILE	15 MILE
2025 Population	269	7,401	17,177	34,555
2030 Projected Population	271	7,491	17,693	35,884
2020 Census Population	276	7,322	16,324	32,862
Annual Growth Rate: 2025 to 2030	0.19%	0.24%	0.60%	0.77%



HOUSEHOLDS	1 MILE	5 MILE	10 MILE	15 MILE
2025 Households	109	3,093	7,174	14,473
2030 Projected Households	111	3,138	7,397	14,980
2020 Census Households	111	3,023	6,760	13,646
Annual Growth Rate: 2025 to 2030	0.28%	0.29%	0.62%	0.70%
Average Household Size	2.45	2.34	2.37	2.37



INCOME	1 MILE	5 MILE	10 MILE	15 MILE
2025 Average Household Income	\$62,308	\$71,701	\$74,150	\$75,491
2025 Median Household Income	\$39,163	\$42,424	\$48,584	\$50,986
2025 Per Capita Income	\$25,377	\$30,060	\$31,014	\$31,667



HOUSING	1 MILE	5 MILE	10 MILE	15 MILE
2025 Housing Units	109	3,093	7,174	14,473
2025 Owner-Occupied Units	81	2,110	5,367	11,009
2025 Renter Occupied Housing Units	28	984	1,807	3,465



PLACE OF WORK	1 MILE	5 MILE	10 MILE	15 MILE
2025 Businesses	6	452	626	1,013
2025 Employees	43	4,589	6,313	9,082

# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$23.14 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
20,959



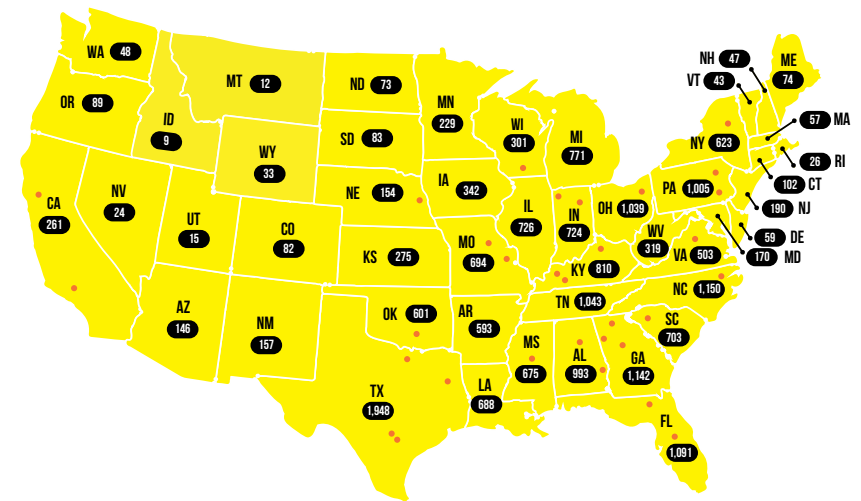
**NO. EMPLOYEES**  
194,000

## ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of February 27, 2026, the company's 20,959 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

**20,959 STORES** | **IN 48 STATES** | AS OF 02/27/2026

- STORES
- DISTRIBUTION CENTER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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