



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

*****5% INITIAL TERM RENT INCREASES EVERY 5 YEARS*****



REPRESENTATIVE PHOTO

DOLLAR GENERAL | TELlico PLAINS, TN

FOR SALE // \$2,229,443 // 6.1% CAP RATE //
RETAIL PROPERTY

PRESENTED BY //

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DISCLAIMER



DISCLAIMER / TERMS OF USE FOR OFFERING MEMORANDUM & OWNER-AGENCY DISCLOSURE

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

IMPORTANT DISCLOSURE: An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC and the owner of the property located at 12314 New Highway 68, Tellico Plains, TN 37385 (the "Subject Property"). The Associate Broker has an ownership interest in the Subject Property and other business with the Manager of the ownership entity.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$2,229,443
NET OPERATING INCOME:	\$135,996
YR1 CAP RATE:	6.1%
YEAR BUILT:	2026
BUILDING SIZE:	9,002 SF
LOT SIZE:	2 Acres
PRICE PER FOOT SALE PRICE:	\$241.72
PROPERTY ADDRESS	12314 New Highway 68
CITY, STATE, ZIP:	Tellico Plains, TN 37385
3 MILE POPULATION:	1,248

PROPERTY HIGHLIGHTS

- NNN Single Tenant Investment Opportunity
- Corner Entrance Dollar General
- 15-Year Lease with Five (5), Five (5) Year Options
- 5% Increases Every 5 Years During Primary Term & Renewal Options
- Corporate Guarantee by Dollar General Corporation
- The property is ideally located at the corner of New Highway 68 and Hot Water Road
- The property sits next to the Coker Creek School and is just south of the main town center of Tellico Plains
- Tellico Plains is often called the "Small Town with a Big Backyard," as it sits on the edge of the Cherokee National Forest with some of the most beautiful wilderness in the Eastern United States
- The property is close to Coker Creek, most famous for its Gold Rush, which occurred in the early 1830s—nearly 20 years before the California 49ers
- Tellico Plains is part of Monroe County, TN
- Monroe County has an economy characterized by a strong industrial core—particularly in advanced manufacturing
- Monroe County is often called the "Boating Capital" for its marine manufacturing. The county is home to major brands like MasterCraft, Yamaha Jet Boats, and HCB Center Console Yachts.
- As the gateway to the Cherohala Skyway and the Cherokee National Forest, the county draws significant revenue from motorcycle tourism, hiking, and fishing, particularly in Tellico Plains.
- Sources: Google Gemini

LEASE SUMMARY

TENANT:	Dolgenercorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$135,996
RENT PSF:	\$15.11
BLDG. DELIVERY DATE:	Est. April 2026
RENT COMM. DATE:	TBD
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	5% every 5 years
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



East Elevation



LOCATION INFORMATION

BUILDING NAME	Dollar General Tellico Plains, TN
STREET ADDRESS	12314 New Highway 68
CITY, STATE, ZIP	Tellico Plains, TN 37385
COUNTY	Monroe

BUILDING INFORMATION

NOI	\$135,996.00
CAP RATE	6.1%
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2026
FRAMING	Metal



FOR SALE // RETAIL PROPERTY

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TENANT PROFILE



DOLLAR GENERAL®

pop shelf **DOLLAR GENERAL** **market™**

COMPANY HIGHLIGHTS

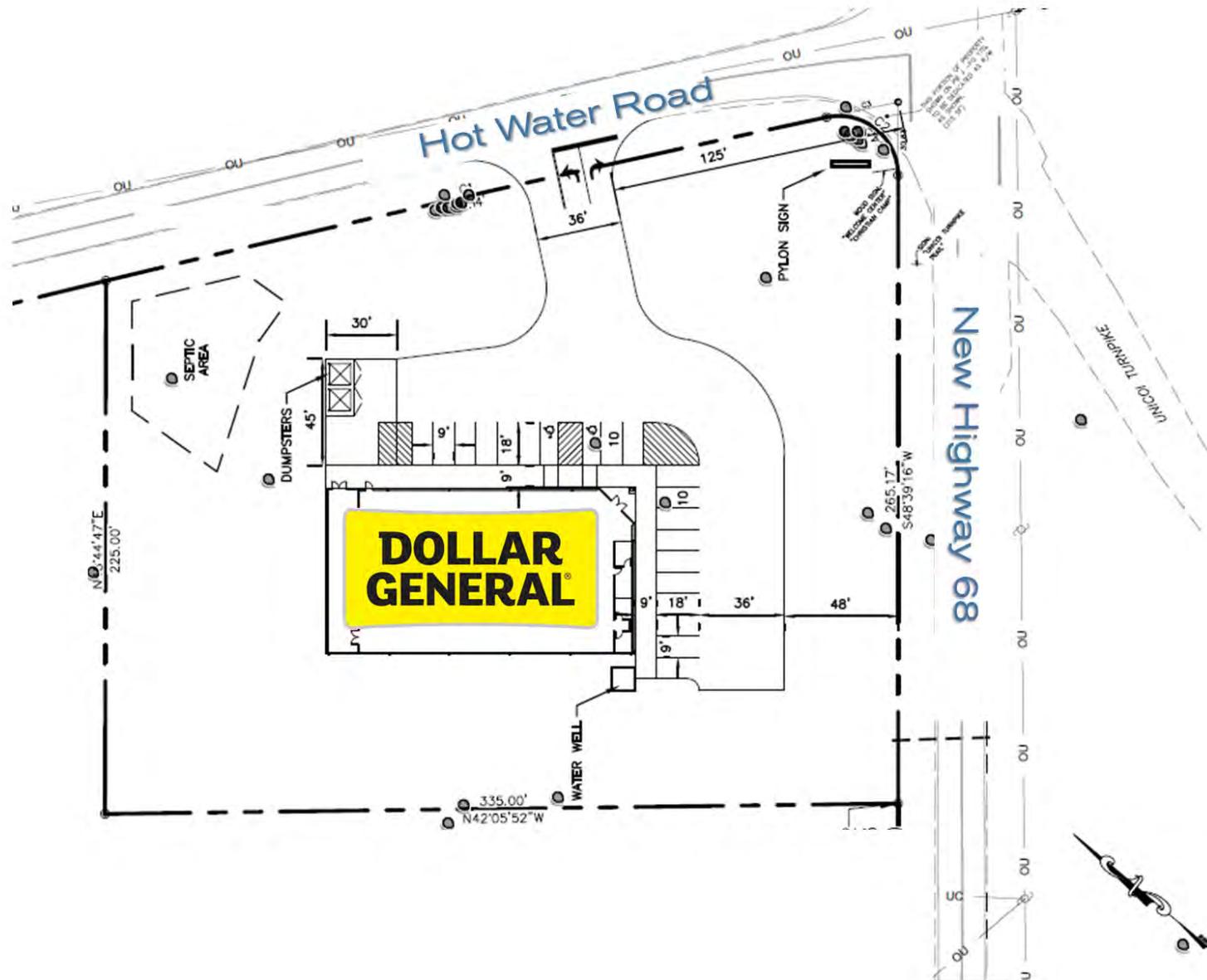
- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3%** to **\$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

RENT SCHEDULE

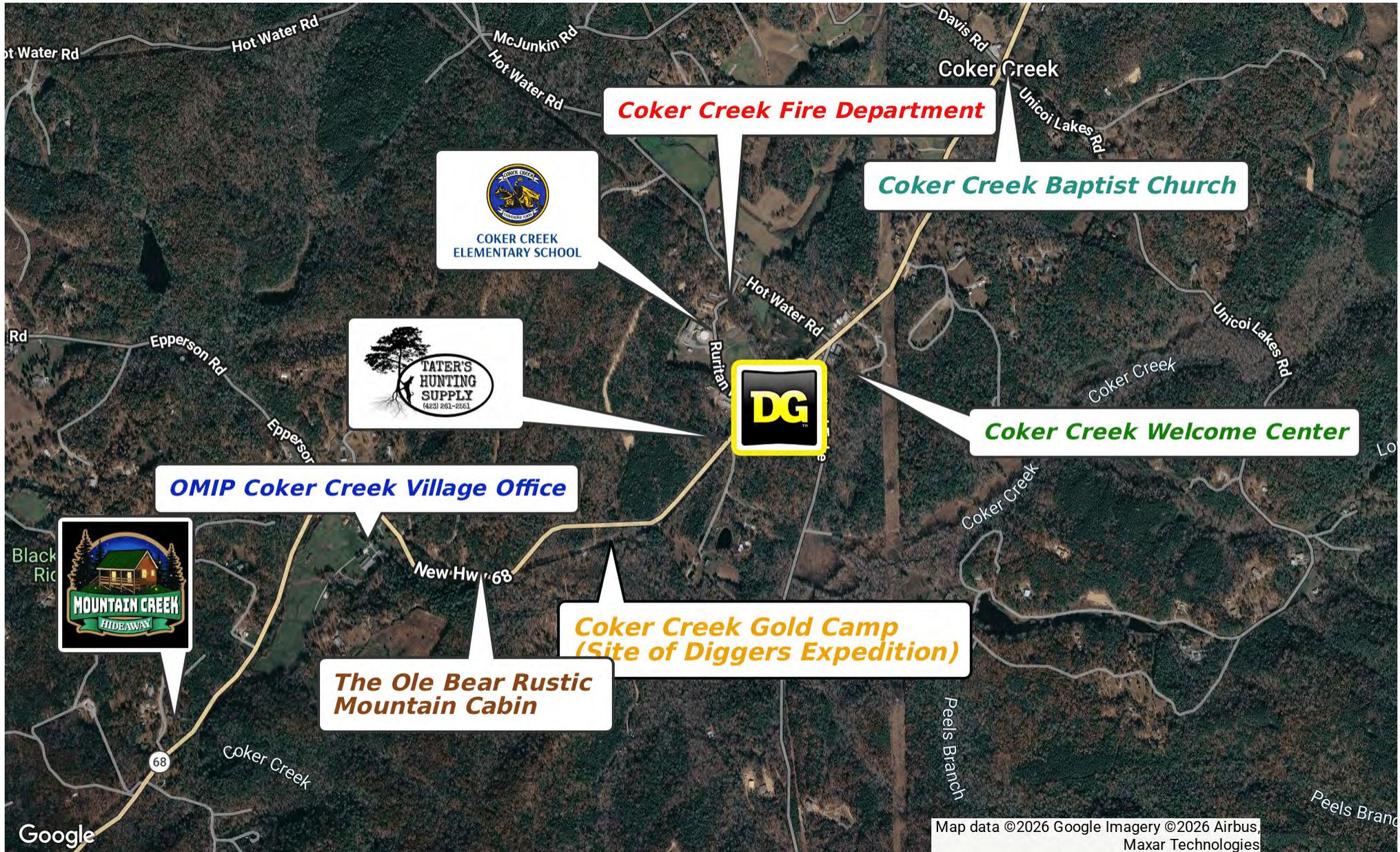
LEASE YEAR	ANNUAL RENT	INCREASE
1 - 5	\$135,996	5%
6 - 10	\$142,800	5%
11 - 15	\$149,940	5%
OPTION 1	\$157,428	5%
OPTION 2	\$165,300	5%
OPTION 3	\$173,568	5%
OPTION 4	\$182,244	5%
OPTION 5	\$191,364	5%



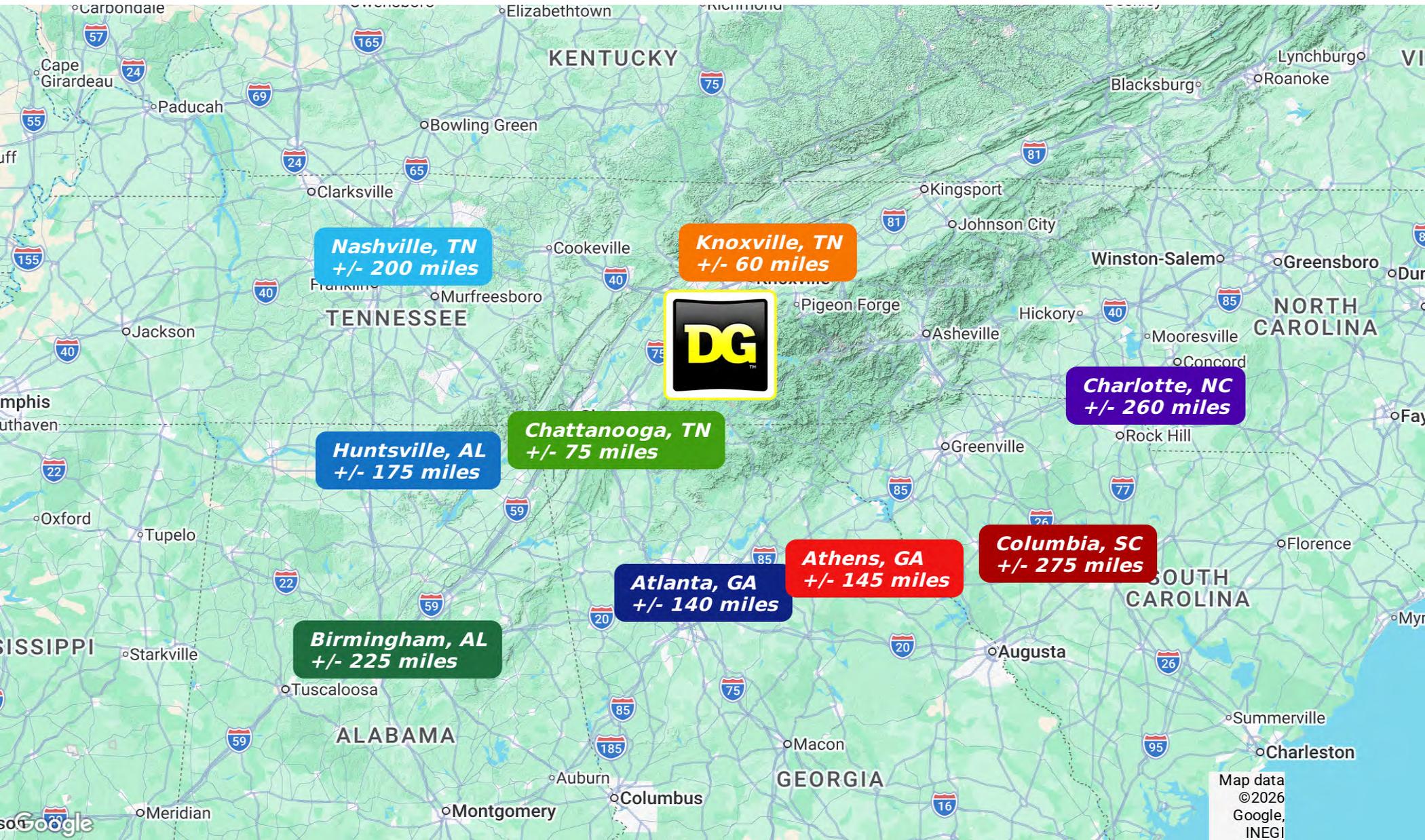
SITE PLANS



AERIAL MAP



REGIONAL MAP



Map data
© 2026
Google,
INEGI

TELLICO PLAINS, TN



ABOUT TELLICO PLAINS, TN (& COKER CREEK)

- Tellico Plains is often called the "Small Town with a Big Backyard," since it is located at the edge of the Cherokee National Forest
- Tellico Plains is the eastern terminus of the Trans America Trail, a famous off-road route that crosses the entire U.S.
- It was the site of the town "Great Tellico," one of the most important Cherokee settlements in the 18th century
- Known as the starting point of the Cherochala Skyway, a 43-mile National Scenic Byway that connects Tellico Plains to Robbinsville, NC (a "bucket list" drive for motorcyclists and sports car enthusiasts)
- The historic center is charming and walkable, featuring local gear shops, outfitters, and small cafes like the Iron Works Grille and Tellico Grains Bakery
- Home to Bald River Falls, a stunning 90-foot waterfall that you can see from your car or the excellent hiking trails around it
- The Tellico River is famous among anglers for its world-class trout fishing and popular with kayakers looking for spirited rapids
- **Coker Creek TN:**
- Coker Creek is most famous for its Gold Rush, which occurred in the early 1830s—nearly 20 years before the California 49ers.
- You can still pan for gold today. While much of the creek is on private property, there are designated spots (like the Coker Creek Welcome Center or local campgrounds)
- Coker Creek Falls has a series of cascading falls and deep pools
- Buck Bald is a "bald" mountain top offering a stunning 360-degree view of the mountains in Tennessee, North Carolina, and Georgia
- *Sources: Google Gemini*

MONROE COUNTY, TN



ABOUT MONROE COUNTY, TN

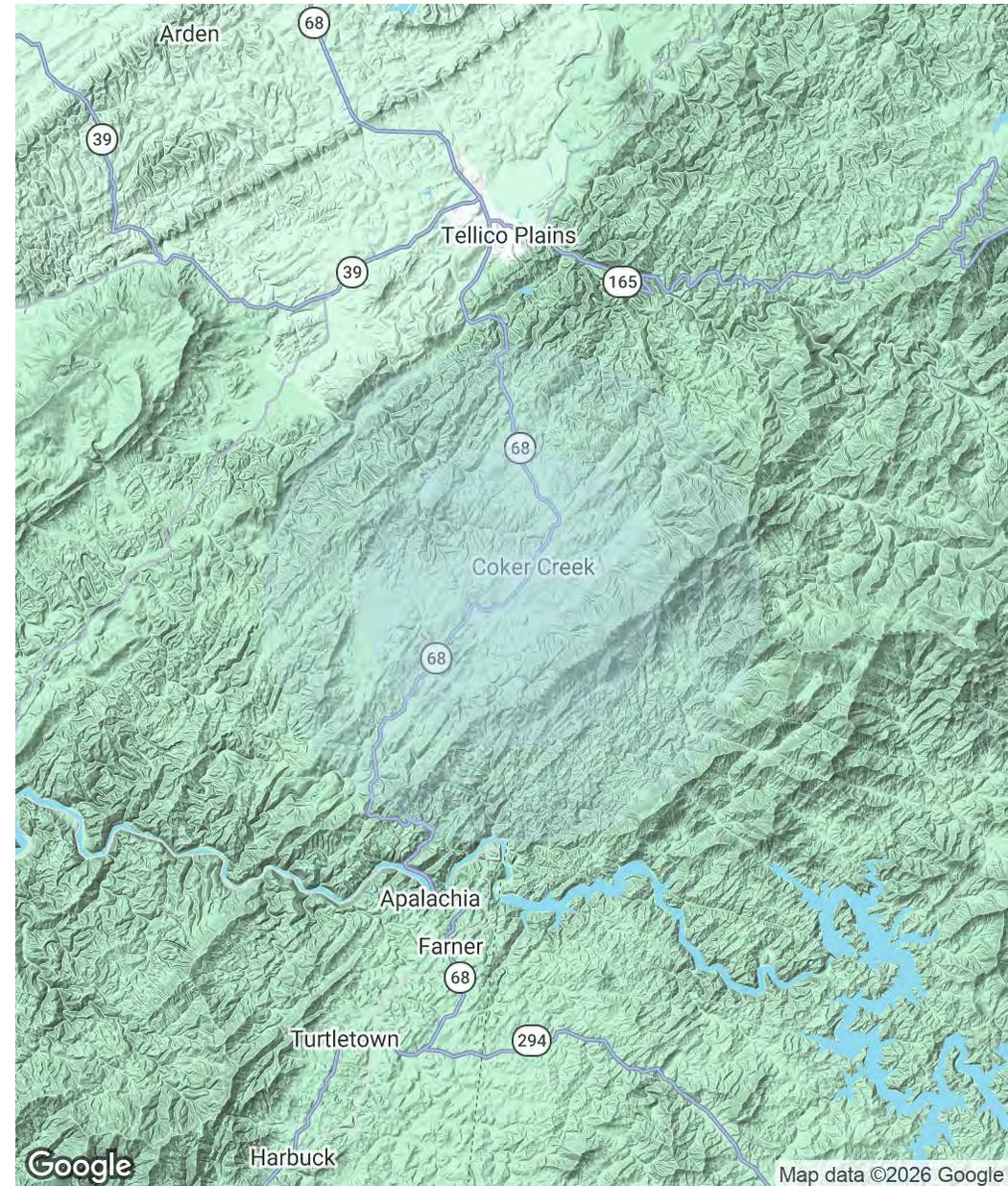
- Monroe County, Tennessee, has an economy characterized by a strong industrial core—particularly in advanced manufacturing—balanced against a significant outdoor tourism sector and a traditional agricultural base.
- Strategically located between Knoxville and Chattanooga on the Interstate 75 corridor, the county has carved out a niche as a global leader in high-end boat manufacturing.
- Often called the "Boating Capital," Monroe County is strong in Marine Manufacturing and is home to major brands like MasterCraft, Yamaha Jet Boats, and HCB Center Console Yachts.
- The proximity to Tellico Lake allows these companies to test and manufacture luxury performance boats locally.
- The county is a vital link in the Southern automotive corridor. Major employers like Carlex Glass produce thousands of pieces of original equipment glass daily for brands like Ford, Nissan, and Subaru.
- Continued investment in the Monroe County Airport and rail access in Vonore is expected to fuel industrial expansion through 2026.
- While shrinking as a percentage of total GDP, agriculture remains a cultural and economic staple.
- Benton's Country Hams is a world-renowned example of a local agricultural business that has gained international "gourmet" status.
- As the gateway to the Cherohala Skyway and the Cherokee National Forest, the county draws significant revenue from motorcycle tourism, hiking, and fishing, particularly in Tellico Plains.
- *Sources: Google Gemini*

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	184	992	1,629
AVERAGE AGE	48	48	48
AVERAGE AGE (MALE)	47	47	47
AVERAGE AGE (FEMALE)	49	49	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	78	422	694
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$65,677	\$65,816	\$65,439
AVERAGE HOUSE VALUE	\$247,605	\$248,772	\$244,664

Demographics data derived from AlphaMap





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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.