
# DOLLAR GENERAL

8060 CLAY COUNTY HWY, MOSS, TN 38575

TRI OAK
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## CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.**



- **Absolute NNN Lease:** No landlord responsibilities
- **Investment Grade Tenant:** Corporate Guarantee (S&P Rating: BBB)
- **Positive Population Growth:** Population within the 1 and 3-mile trade areas has increased since 2020. Third-party demographic providers project continued growth.
- **Daily Traffic:** +/- 4,000 vehicles pass the site per day, giving great visibility to the store
- **Minimal Competition:** The nearest Dollar General locations are approximately 8 miles away from this property
- **Essential to Community:** Limited nearby grocery options, with the nearest full-service grocery approximately 7.5 miles away.
- **Income Tax Free State:** Tennessee has no income tax, resulting in a favorable tax environment for investors
- **Upside on Renewal**: First renewal option includes a 10% rental increase.

# 5 | OFFERING SUMMARY

| | |
|---|---|
| LIST PRICE: | $966,432 |
| CAP RATE: | 7.40% |

| | |
|---|---|
| NOI: | $71,516 |
| LEASE START: | 02/24/2016 |
| LEASE END: | 02/28/2031 |
| TERM REMAINING: | +/- 4.6 Years |
| OPTIONS: | 3, 5-year options |
| INCREASES: | 10% Every 5-Years & In Each Option |
| BUILDING SIZE: | +/- 9,100 SF |
| LOT SIZE: | +/- 1.77 Acres |
| YEAR BUILT: | 2016 |
| LEASE TYPE: | NNN |
| GUARANTOR: | Corporate |
| TENANCY: | Single-Tenant |
| OWNERSHIP: | Fee Simple |


| LEASE YEAR | ANNUAL RENT | RENT INCREASES |
|---|---|---|
| YEARS 1-15 | $71,516 | -- |
| OPTION 1 | $78,667.56 | 10.00% |
| OPTION 2 | $86,534.4 | 10.00% |
| OPTION 3 | $95,187.84 | 10.00% |

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DOLLAR GENERAL

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DOLLAR GENERAL®

| | |
|---|---|
| **Company:** | **Dollar General Corporation** |
| **Year Founded:** | **1939** |
| **Locations:** | **19,986+** |
| **Annual Sales (2025):** | **$42.7 Billion** |
| **Website:** | **www.dollargeneral.com** |
| **Headquarters:** | **Goodlettsville, TN** |
| **Guarantor:** | **Corporate** |

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. 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.
Learn more about Dollar General at www.dollargeneral.com.

# LOCATION INFORMATION


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## DEMOGRAPHICS

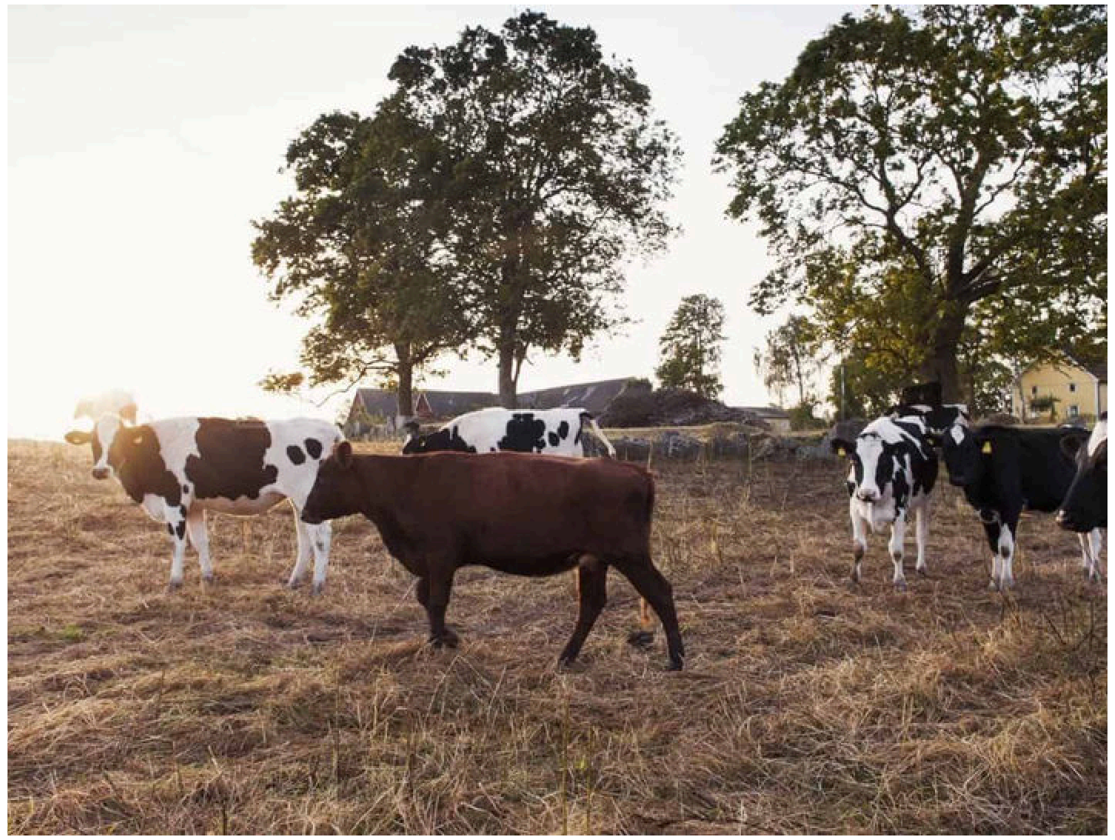
| | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| **POPULATION** | | | |
| 2026 Population | 146 | 1,207 | 1,983 |
| 2031 Projection | 149 | 1,230 | 2,008 |
| Annual Growth 2020-2026 | 1.50% | 0.17% | -0.76% |
| Annual Growth 2026-2031 | 0.41% | 0.38% | 0.25% |
| **HOUSEHOLDS** | | | |
| 2026 Households | 71 | 528 | 879 |
| 2031 Projection | 73 | 540 | 893 |
| **INCOME** | | | |
| AVG. Household Income | $67,036 | $69,716 | $72,509 |

**4,000+ VPD**

along Clay County Hwy


save a lot
SUBWAY
H&R BLOCK
Citizens Bank
DQ
Arby's
Pizza Hut
Domino's Pizza
Advance Auto Parts
TSC TRACTOR SUPPLY Co
Hardee's
SUBJECT PROPERTY
Jackson County Airport
Roaring River Park

# 9 | LOCATION OVERVIEW - Moss, TN



Moss is a small, unincorporated community in southern Clay County, Tennessee, located in the scenic Upper Cumberland region near the Kentucky state line. Surrounded by rolling farmland and wooded hills, Moss offers a quiet rural setting that reflects the area's agricultural heritage and close-knit community. Residents enjoy easy access to outdoor recreation, including Dale Hollow Lake and the Cumberland River, which are popular destinations for boating, fishing, camping, and other recreational activities. The community's peaceful character and natural surroundings make it an attractive location for those seeking a rural lifestyle while remaining within driving distance of regional service centers.

The economy of Moss is driven primarily by agriculture, forestry, and livestock production, with Clay County ranking among Tennessee's leading poultry-producing counties while beef cattle farming also plays a significant role. Timber and wood products remain important contributors to the local economy, complemented by tourism generated by nearby Dale Hollow Lake and the surrounding recreational amenities. Many residents also work in healthcare, education, retail, and small local businesses throughout Clay County, with Cumberland River Hospital and the Clay County School System serving as major employers. Together, agriculture, outdoor recreation, and local service industries provide the economic foundation for the Moss area while supporting its long-standing rural way of life.

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