

OFFERING MEMORANDUM



DOLLAR GENERAL
CAMDEN, TENNESSEE



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman
A Licensed Tennessee Broker #343837



S SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:

JOE SCHUCHERT, CCIM

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

JIM SCHUCHERT, CCIM

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

BRIAN BROCKMAN

Bang Realty-Tennessee, Inc.

bor@bangrealty.com

D 513.898.1551

TN License #343837



INVESTMENT SUMMARY



LIST PRICE
\$989,028



PROPERTY ADDRESS
**380 LODGE RD
CAMDEN, TN 38320**



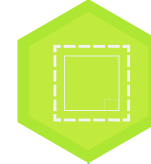
CAP RATE
7.00%



ANNUAL RENT
\$69,231.96



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.92 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
8.25 YEARS



LEASE EXPIRATION
07/31/2034



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
31 SPACES



YEAR BUILT
2019



PARCEL NUMBER
0.71-017.01



YEAR REMODELED
2025

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 8.25 Years of Guaranteed Lease Term Remaining (Lease Exp: 07/31/2034)
- 2019 Build to Suit Construction
- 9,100 SF Building on 1.92 Acre Parcel
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

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

RECENT STORE REMODEL - MAY 2025:

- In May 2025, Subject Property Underwent a Significant Remodel at the Sole Cost and Expense of Dollar General

PROXIMITY FROM CAMDEN, TN:

- Clarksville, TN | 65 Miles
- Franklin, TN | 79 Miles
- Nashville, TN | 94 Miles
- Goodlettsville, TN | 105 Miles
- Chattanooga, TN | 221 Miles
- Knoxville, TN | 272 Miles

NATHAN BEDFORD FOREST STATE PARK:

- Located 3 Miles from the Subject Property
- Annual Visitors In Excess of 750,000+
- Spanning Over 2,500 Acres
- Approximately 30 Miles of Hiking Trails

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 425 Residents | \$72,804 Average Household Income
- 3-Mile: 1,678 Residents | \$72,411 Average Household Income
- 5-Mile: 6,163 Residents | \$73,921 Average Household Income
- 7-Mile: 11,427 Residents | \$78,244 Average Household Income
- 10-Mile: 15,351 Residents | \$77,401 Average Household Income
- 15-Mile: 30,883 Residents | \$74,855 Average Household Income

TENANT:

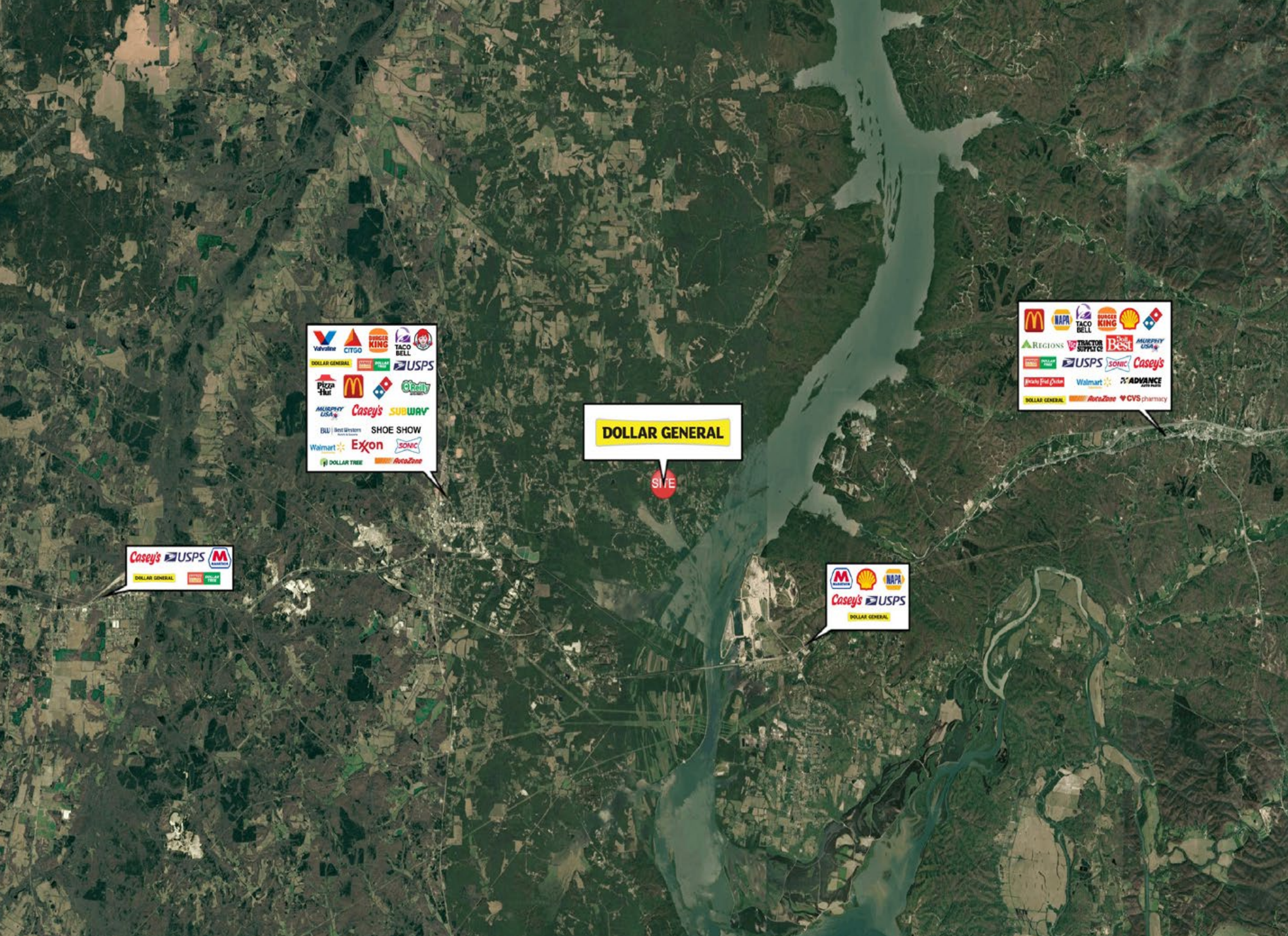
- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List (2024)
- 20,959 Stores in 48 States











Valvoline CITGO BURGER KING TACO BELL
 DOLLAR GENERAL Dollar Tree USPS
 Pizza Hut McDonald's Dunkin' Donuts Clavin's
 Murphy USA Casey's SUBWAY
 Dunkin' Donuts Best Western SHOE SHOW
 Walmart Exon SONIC
 DOLLAR TREE AutoZone

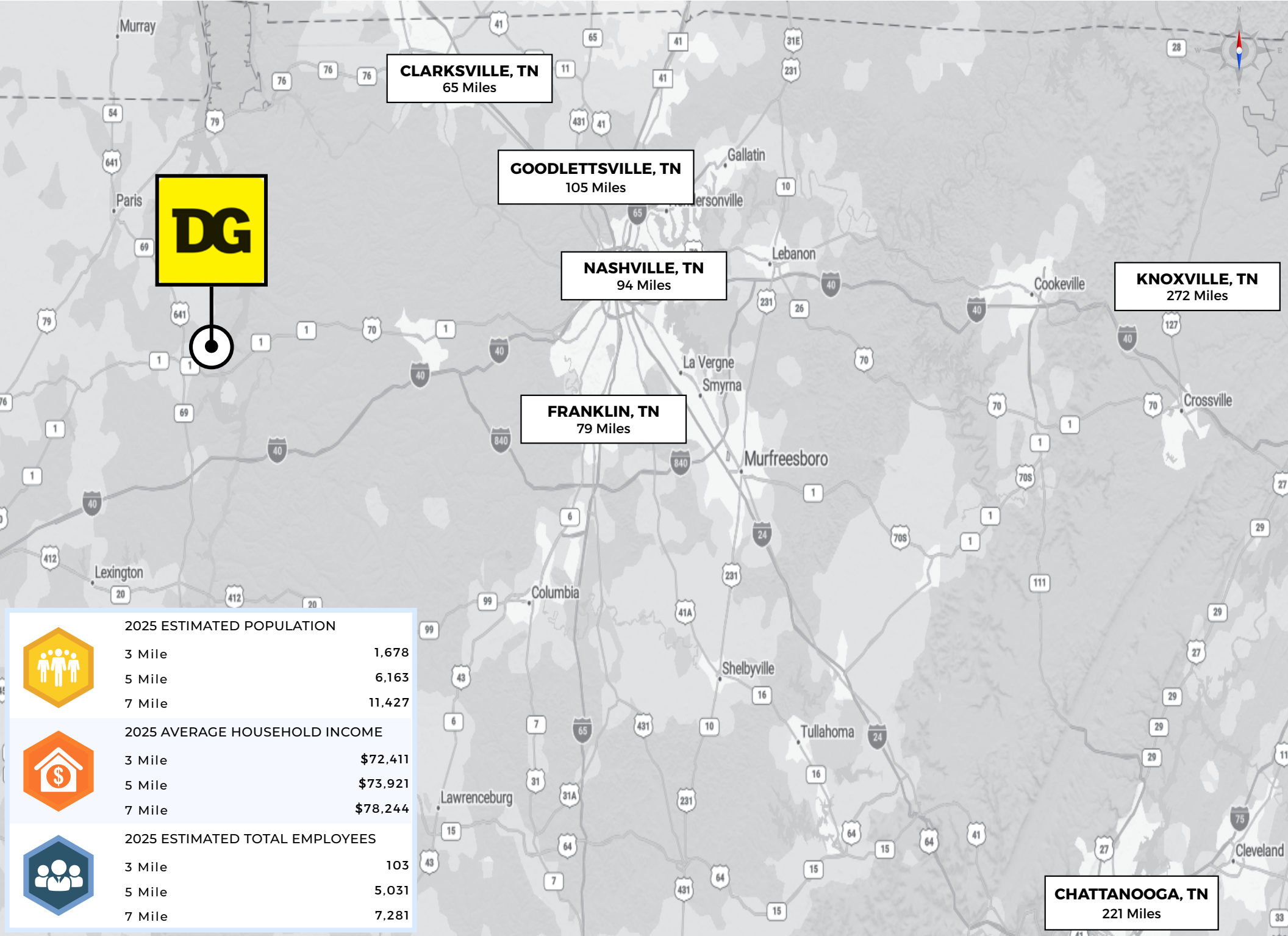
DOLLAR GENERAL




SITE

McDonald's NAPA TACO BELL BURGER KING Shell Dunkin' Donuts
 REGIONS TRACTOR SUPPLY CO. Murphy USA
 Dollar Tree USPS SONIC Casey's
 Dunkin' Donuts Walmart ADVANCE AUTO PARTS
 DOLLAR GENERAL AutoZone CVS pharmacy

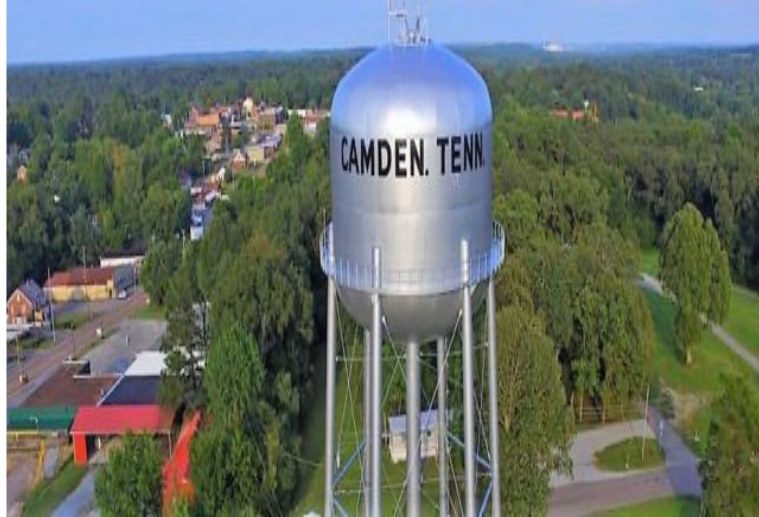
Casey's USPS M
 DOLLAR GENERAL Dollar Tree

M Shell NAPA
 Casey's USPS
 DOLLAR GENERAL



2025 ESTIMATED POPULATION		
	3 Mile	1,678
	5 Mile	6,163
	7 Mile	11,427
2025 AVERAGE HOUSEHOLD INCOME		
	3 Mile	\$72,411
	5 Mile	\$73,921
	7 Mile	\$78,244
2025 ESTIMATED TOTAL EMPLOYEES		
	3 Mile	103
	5 Mile	5,031
	7 Mile	7,281

AREA OVERVIEW



CAMDEN, TENNESSEE

The city is situated along Cypress Creek, near the creek's modern confluence with the Kentucky Lake impoundment of the Tennessee River. The area is characterized by low hills to the north and west and wetlands to the east, the latter of which is largely protected by the Camden Wildlife Management Area. Camden is centered around the junction of U.S. Route 70, which connects Camden to Nashville to the east and Memphis to the west, and Tennessee State Route 191, which connects Camden to Eva and Nathan Bedford Forrest State Park to the northeast and Interstate 40 to the southeast. Camden and Benton County's main economic base is tourism and farming with Camden serving as a bedroom community for the Tennessee Valley Authority facility and the DuPont titanium dioxide production plant in New Johnsonville, TN, five miles to the east and on the other side of Kentucky Lake. Pearls, both farmed and harvested in the wild, have been a staple of Benton County for years. The Tennessee River Freshwater Pearl Farm is the only one of its kind in North America. Birdsong Resort, Marina and Lakeside RV and Tent Campgrounds offers tours of the farm and museum daily located off Interstate 40 at the Birdsong Exit # 133 which is halfway between Nashville and Memphis.



AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE	7 MILE	10 MILE
2025 Population	1,678	6,163	11,427	15,351
2030 Projected Population	1,644	5,949	11,145	15,096
2020 Census Population	1,478	6,257	11,755	15,636



HOUSEHOLDS	3 MILE	5 MILE	7 MILE	10 MILE
2025 Households	760	2,705	4,938	6,652
2030 Projected Households	736	2,576	4,763	6,470
2020 Census Households	679	2,719	5,000	6,643
Average Household Size	2.20	2.25	2.28	2.28



INCOME	3 MILE	5 MILE	7 MILE	10 MILE
2025 Average Household Income	\$72,411	\$73,921	\$78,244	\$77,401
2025 Median Household Income	\$61,560	\$56,651	\$60,999	\$59,241
2025 Per Capita Income	\$32,776	\$32,509	\$33,873	\$33,583



HOUSING	3 MILE	5 MILE	7 MILE	10 MILE
2025 Housing Units	760	2,705	4,938	6,652
2025 Owner-Occupied Units	642	1,949	3,633	4,955
2025 Renter Occupied Housing Units	117	756	1,305	1,697



PLACE OF WORK	3 MILE	5 MILE	7 MILE	10 MILE
2025 Businesses	21	262	426	509
2025 Employees	103	5,031	7,281	7,894

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$33.09 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,959



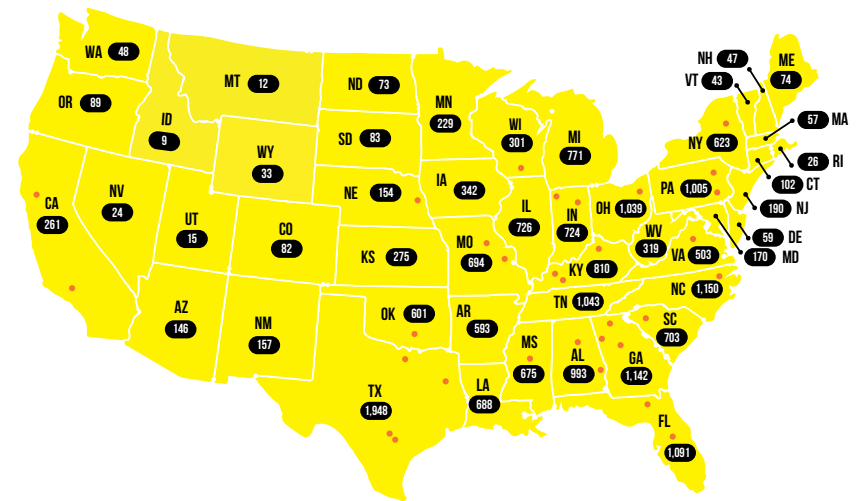
NO. EMPLOYEES
194,000

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

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

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.



**EXCLUSIVELY
LISTED BY:**

JOE SCHUCHERT, CCIM
Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

JIM SCHUCHERT, CCIM
Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #0169414

BRIAN BROCKMAN
Bang Realty-Tennessee Inc.

bor@bangrealty.com
D 513.898.1551
TN License #343837