OFFERING MEMORANDUM

DOLLAR GENERAL

$1,253,947

7.00% CAP RATE

6075 SHORT MOUNTAIN RD
WOODBURY, TN 37190

Freestanding Dollar General | High-Visibility Short Mountain Corridor In Woodbury, TN
Absolute NNN Lease With ±10.5 Years Remaining And Zero Landlord Responsibilities
Leading National Discount Retailer | Essential Goods Investment Opportunity
Corporate Guaranty

Marcus & Millichap
NFB GROUP

WHY INVEST?

FREESTANDING DOLLAR GENERAL | PRIME WOODBURY / CANNON COUNTY COMMUNITY

- **Strategically Positioned Along Short Mountain Road (TN Highway 146)** — A Well-Traveled Local Corridor Connecting Rural Residential Communities To Woodbury's Primary Commercial District, Capturing Daily Local And Commuter Traffic
- **Newly Built Freestanding Dollar General Store** — Highly Visible Retail Site With Direct Access And Efficient Parking, Purpose-Built To Serve Everyday Convenience And Value-Oriented Shopping For The Surrounding Community
- **Community-Serving Retail Destination** — Conveniently Located Near Woodbury's Residential Neighborhoods, Generating Consistent Traffic From Local Residents And Surrounding Rural Areas Throughout Cannon County
- **Established Neighborhood Retail Corridor** — Surrounded By Local Businesses, Schools, Community Services, And Everyday Necessity Retailers, Reinforcing The Area As An Important Convenience Shopping Destination

ABSOLUTE NNN LEASE | ±10.5 YEARS REMAINING | ZERO LANDLORD RESPONSIBILITIES CORPORATE GUARANTY

- **Absolute Triple-Net (NNN) Lease Structure**, Eliminating All Landlord Responsibilities And Providing Passive, Predictable Cash Flow Throughout The Lease Term
- **Long-Term Lease Commenced In December 2021 With Approximately ±10.5 Years Remaining**, Delivering Stable Income Backed By A Recently Constructed Asset
- **Scheduled 10% Rental Increases** During Each Five-Year Renewal Option, Providing Long-Term Income Growth And A Hedge Against Inflation
- **Three (3) Five-Year Renewal Options**, Offering The Potential For Up To 15 Additional Years Of Occupancy And Extended Investment Duration
- **Corporate Lease Guaranteed By Dollar General Corporation**, Providing Strong Credit Quality And Long-Term Investment Stability

NATIONAL DISCOUNT RETAIL LEADER ESSENTIAL GOODS INVESTMENT OPPORTUNITY

- **Corporate Lease Guaranteed By Dollar General Corporation**, A Leading National Discount Retailer, Providing Strong Financial Backing And Credit Support For The Lease Obligations
- **Leading National Discount Retailer** — Dollar General Is One Of The Largest Small-Box Retail Chains In The United States, With A Broad And Continually Expanding Nationwide Footprint
- **Widely Recognized For Its Value-Oriented Pricing**, Convenient Neighborhood Locations, And Essential Goods Offering, Supporting Strong Customer Loyalty, High Visit Frequency, And Consistent Store-Level Performance

INVESTMENT SUMMARY

Address: GOOGLE MAPS	6075 Short Mountain Rd, Woodbury, TN 37190
Concept:	Dollar General
Guarantor:	Corporate
Price:	$1,253,947
Cap Rate:	7.00%
NOI:	$87,776
Building Size (SF):	±10,640 SF
Lot Size (AC):	±1.86 Acres
Year Built:	2021

LEASE TERMS

Lease Commencement:	12/8/2021
Lease Term Expiration:	12/31/2036
Term Remaining:	±10.5 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	$7,315
Annual Base Rent:	$87,776
Rental Increases:	10% (Options)
Renewal Options:	3 x 5 Years

$1,253,947
LISTING PRICE

7.00%
CAP RATE

±10.5 YEARS
LEASE TERM

$87,776
NOI

ABS NNN
LEASE TYPE

2021
YEAR BUILT


DOLLAR GENERAL

DOLLAR GENERAL
DOLLAR GENERAL


DOLLAR GENERAL


CANNON County

Located in the heart of Middle Tennessee, Cannon County is strategically positioned along U.S. Highway 70S, providing convenient connectivity between the growing employment centers of Murfreesboro, McMinnville, and Woodbury while offering direct access to the broader Nashville metropolitan region. The local economy is supported by a diverse mix of manufacturing, agriculture, healthcare, education, and small business activity, with many residents commuting to nearby employment hubs throughout Rutherford and surrounding counties, creating consistent consumer demand for retailers, restaurants, and convenience-oriented businesses.

Cannon County serves as the primary commercial and service hub for its rural trade area, capturing daily needs-based spending from residents throughout the county and neighboring communities. Retail and service establishments are concentrated along U.S. Highway 70S and within the Woodbury town center, where convenience retail, quick-service dining, and essential services benefit from steady commuter traffic and limited direct competition. While modest in population, the county's strategic location between larger regional markets and its growing commuter workforce support reliable visitation patterns, creating a stable customer base for drive-thru, convenience, and neighborhood-serving retail operators.

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
15,238	$86,032	8,378

SOURCE: SITESUSA, 2026

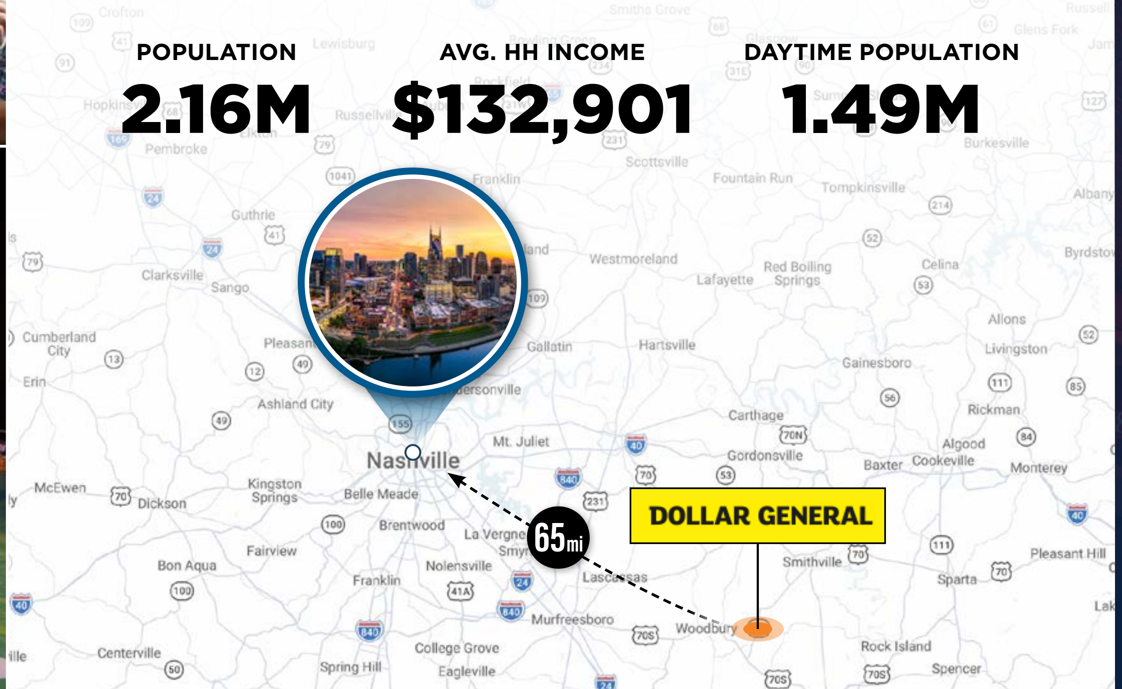
NASHVILLE MSA

The "Music City" of America

The Nashville Metropolitan Statistical Area (MSA), located in the heart of Middle Tennessee, is a dynamic and rapidly growing region known for its cultural richness, thriving economy, and national significance. Encompassing multiple counties and anchored by the city of Nashville, the MSA serves as a key economic engine for the Southeastern United States.

Home to over 2 million residents, the Nashville MSA is fueled by a robust and diverse economy, with major industries including healthcare, education, technology, finance, advanced manufacturing, and the music and entertainment sectors. Often referred to as "Music City," Nashville is a global hub for the recording industry and is home to the legendary Grand Ole Opry, Country Music Hall of Fame, and countless live music venues. The city's economic appeal is further bolstered by the presence of major institutions such as HCA Healthcare, Vanderbilt University, and a growing number of tech and innovation companies.

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
2.16M	$132,901	1.49M



No. 6 Top Destinations to Visit in America
Tripadvisor, 2025

No. 1 Best Leisure Destination in the U.S.
Global Traveler, 2024

Nashville is a vibrant city where music, culture, sports, and higher education collectively shape one of the nation's most dynamic metros. Known worldwide as the birthplace of country music, the city is home to iconic destinations such as the Grand Ole Opry, the Country Music Hall of Fame, and historic RCA Studio B. Nashville also supports major professional sports franchises, including the Tennessee Titans (NFL), Nashville Predators (NHL), and Nashville SC (MLS), alongside nationally recognized universities such as Vanderbilt University, Belmont University, and Tennessee State University, whose academic excellence, research, and innovation further strengthen the city's cultural influence and long-term economic growth. Together, these world-class cultural, educational, and entertainment assets reinforce Nashville's reputation as one of the Southeast's premier destinations to live, work, study, and visit, supporting sustained tourism, business investment, and population growth.

DG

Ensuring the success of your investment...

Founded in 1939 in Scottsville, Kentucky, Dollar General has built more than eight decades of brand recognition as one of the nation's leading discount retail chains. Known for its commitment to convenience, value, and everyday essentials, Dollar General offers a broad assortment of household goods, packaged foods, cleaning supplies, health and beauty products, seasonal merchandise, and basic apparel. The brand's emphasis on low prices, convenient neighborhood locations, and quick in-and-out shopping has helped Dollar General establish a loyal customer base and a strong presence within the competitive discount retail sector.

Dollar General has grown into one of the largest small-box retailers in the United States, with more than 19,000 stores operating nationwide and continued expansion across both rural and suburban markets. Its compact store format, efficient merchandising strategy, and focus on underserved communities position the brand to capture consistent daily consumer traffic. This scalable model has made Dollar General particularly well-suited for neighborhood, commuter-oriented, and rural retail locations.

Dollar General continues to expand and evolve while remaining rooted in its core values of value, convenience, and community accessibility. Ongoing private-label expansion, seasonal merchandising, and strategic store growth help maintain strong customer demand and repeat visitation. Combined with disciplined expansion, operational efficiency, and a proven neighborhood retail model, Dollar General has solidified its position as a resilient leader within the national discount retail landscape.

2025 REVENUE	LOCATIONS	EMPLOYEES	NASDAQ
$40.6B	**20K+**	**194K+**	**DG**

SOURCE: 2025, STATISTA

IN THE NEWS

FULL ARTICLE

DOLLAR GENERAL IS OPENING HUNDREDS OF NEW STORES AND HERE ARE SOME LOCATIONS

June 20, 2026 | *AOL*

While many major retailers are closing locations and scaling back expansion plans, Dollar General expansion is moving in the opposite direction. The discount chain plans to open approximately 450 new stores in 2026 after opening 575 stores in 2025, continuing one of the largest expansion efforts in American retail. Company executives say rising demand from budget-conscious shoppers is helping fuel the growth. Dollar General has also reported increased traffic from middle- and higher...

DOLLAR GENERAL APPOINTS TECH LEADERS AMID EXECUTIVE SHUFFLE

June 24, 2026 | *CIO Dive*

Dollar General announced several high-level executive moves last week, including the appointment of new senior leaders for its information technology, AI, store operations and real estate teams. As part of the executive realignment, Travis Nixon, who joined Dollar General last November as SVP of AI optimization, shifted to the role of SVP and chief data and AI officer. In his new role, Nixon will oversee the discount retailer's AI strategies and delivery operations, including data engineering and enablement. He...

FULL ARTICLE

EXCLUSIVELY LISTED BY

RYAN CROKE
(310) 909-2362
ryan.croke@marcusmillichap.com
CA 02198781

TYLER BINDI
(310) 909-2374
tyler.bindi@marcusmillichap.com
CA 02116455

JASON FEFER
(310) 909-2394
jason.fefer@marcusmillichap.com
CA 02100489

ROBERT NARCHI
(310) 909-5426
robert.narchi@marcusmillichap.com
CA 01324570

JODY MCKIBBEN
Broker of Record
6 Cadillac Dr., Ste. 100
Brentwood, TN 37027
Lic #: 307629

Marcus & Millichap
NFB GROUP

NON-ENDORSEMENT NOTICE
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER
The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap 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, PCB's or asbestos, the compliance with State and 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE
All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050220