

OFFERING MEMORANDUM

# Dollar General

Whitwell, TN 37397



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825 CHERI CIR

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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.

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# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

825 CHERI CIRCLE



Listing Price  
**\$1,460,000**



Cap Rate  
**6.85%**



Price/SF  
**\$138.18**

## FINANCIAL

Listing Price	\$1,460,000
Down Payment	100% / \$1,460,000
NOI	\$100,000
Cap Rate	6.85%
Price/SF	\$138.18
Rent/SF (Monthly)	\$0.79
Rent/SF (Annually)	\$9.46

## OPERATIONAL

Lease Type	Absolute Net NNN
Guarantor	Corporate Guarantee
Lease Expiration	08/31/2026
Gross SF	10,566 SF
Rentable SF	10,566 SF
Lot Size	1.78 Acres (77,536 SF)
Occupancy	100%
Year Built	2022



# DOLLAR GENERAL

825 Cheri Circle, Whitwell, TN 37397

## INVESTMENT OVERVIEW

The subject property is Dollar General store located in Whitwell, a growing satellite community of Chattanooga, Tennessee.

Newly constructed in 2022, this Dollar General store consists of +/-10,566 sq ft. of space situated on +/-1.78 acres of land. This larger Dollar General store offers wider aisles and has dedicated space for expanded merchandise such as home goods. Dollar General opened this store to serve the local Victoria area located just 25 minutes from downtown Chattanooga that has a reported city population of 191,500. Whitwell is in Marion County, which is experiencing a population growth rate of 1.22%, signaling a steady influx of new residents seeking the area's lower cost of living and higher quality of life. There is a reported 7,299 residents within a 5-mile radius of the subject property.

Dollar General Year 2025 gross sales were reported at \$40.6 billion. Dollar General has a reported 20,500+ store count across 48 states and has been in business for over 80 years. The lease is absolute NNN with 10% fixed rent increases at the beginning of each 5-year option period. The lease is backed by Dollar General Corporation (NYSE:DG) that has a Standard & Poor's credit rating of BBB and is a Fortune 500 company. Current Stockholder's Equity reported at \$8.5 billion.

Dollar General offers competitive prices in a convenient, small-store format, and by operating their stores in close proximity to their customers, with approximately 75% of the U.S. population located within five miles of a Dollar General store. Their percentage of net sales for each of the four categories for Year 2025 are as follows:

Consumables:	82.0%
Seasonal:	10.1%
Home products:	5.2%
Apparel:	2.7%

Priced at \$1,460,000, this property offers an investor with over 10 years remaining on the initial lease term generating a 6.85% return.

## INVESTMENT HIGHLIGHTS

- Newly constructed in 2022
- Larger store design of +/-10,566 sq. ft.
- Situated near Chattanooga, TN
- Absolute NNN lease
- Lease backed by Dollar General Corporation (NYSE:DG)



SECTION 2

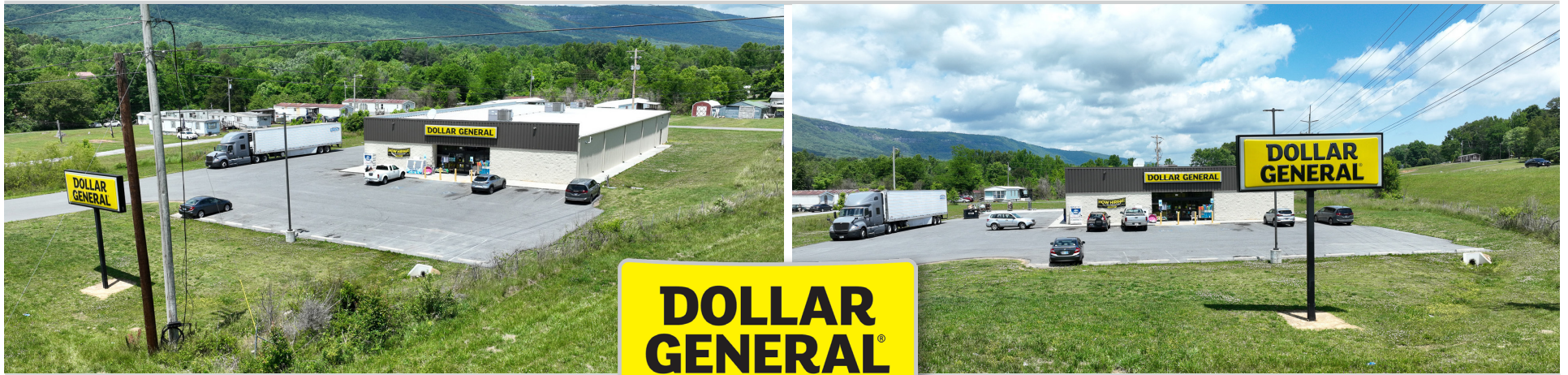
# 02

## PROPERTY INFORMATION

Tenant Profile  
Regional Map

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# DOLLAR GENERAL // TENANT PROFILE



**\$1.1 BILLION**

2025 TOTAL NET INCOME



**450 STORES**

NEW STORES IN 2026



**\$42.7 BILLION**

2025 NET SALES



**87 YEARS**

IN BUSINESS

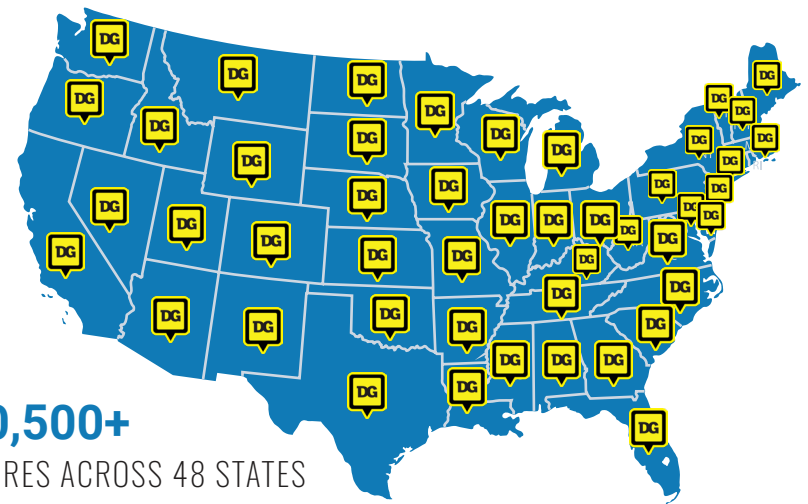


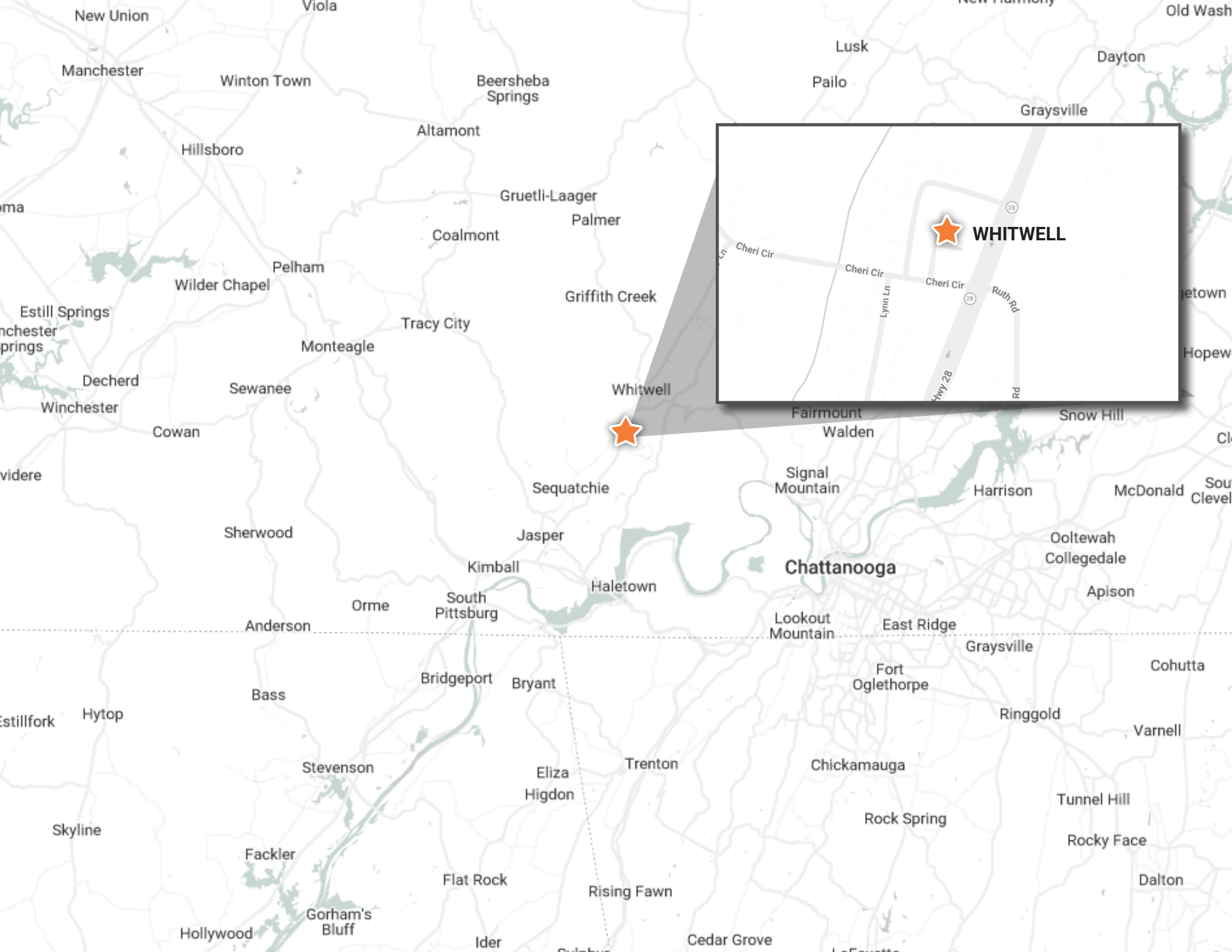
**NYSE: DG**

TYPE

**Dollar General Corporation** is a discount retailer. The Company offers merchandise, including consumable items, seasonal items, home products and apparel. Dollar General Corporation is an American chain of Grocery stores headquartered in Goodlettsville, Tennessee. As of February 27, 2026, Dollar General operated 20,959 stores in the contiguous United States and Mexico.

Dollar General has grown to become one of the most profitable stores in the rural United States, with revenue reaching around \$42 billion in 2025.







**SUBJECT PROPERTY**

Whitwell

Powells  
Crossroads

VICTORIA

Sequatchie

Jasper

Kimball

New Hope

Haletown

Long Island

Bryant

Cole City

Whiteside **TENNESSEE**  
**GEORGIA**

LOOKOUT  
VALLEY

Lookout  
Mountain

Lookout  
Mountain

Chattanooga

Signal  
Mountain

**Chattanooga**

NORTHSHORE

Red Bank

HIGHLAND PARK

EAST LAKE

Rossville

Fort  
Oglethorpe

Lone Oak

Fairmount

Walden

Falling Water

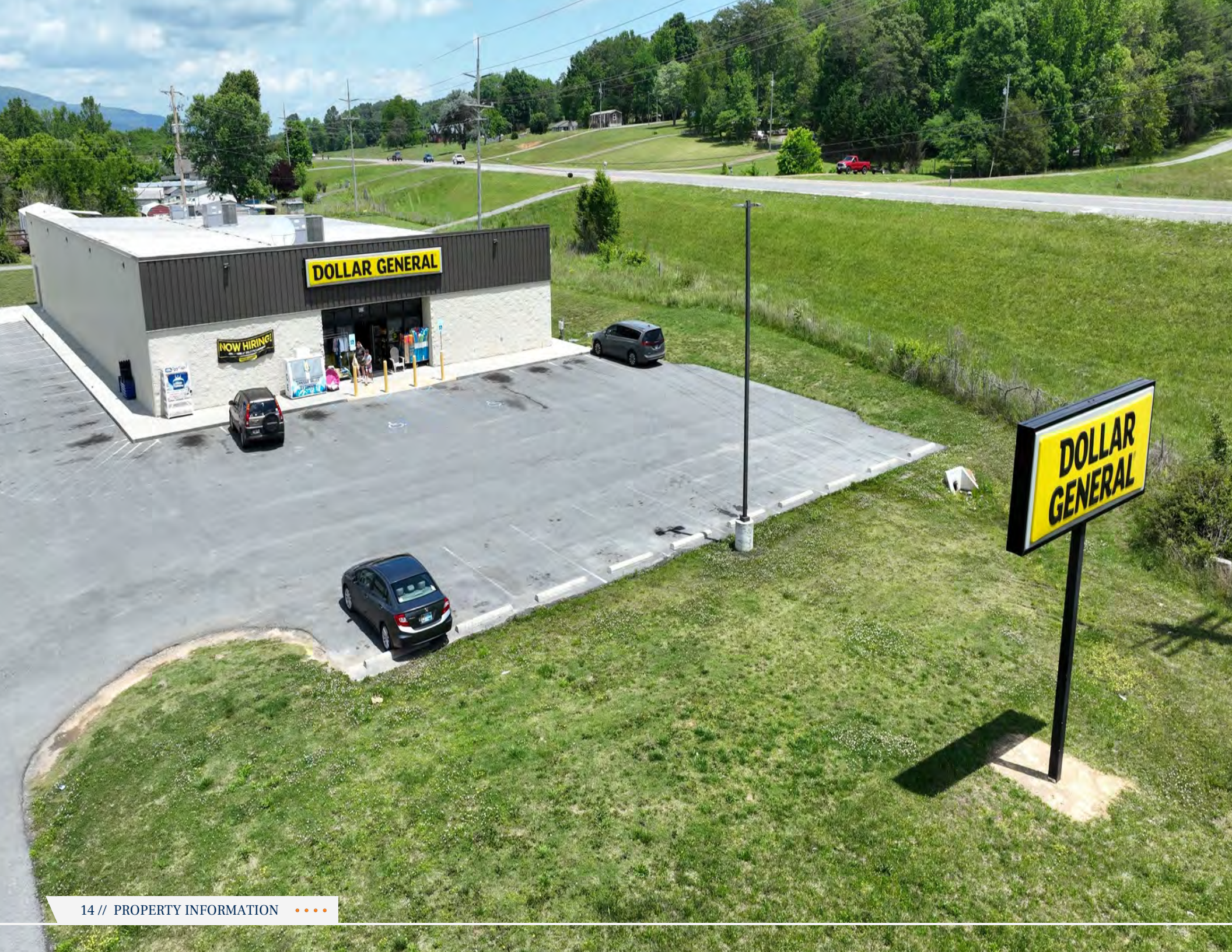
HIXSON

Soddy-Daisy

Middle Valle

East Ridge

Indian



SECTION 3

# 03

## FINANCIAL ANALYSIS

Property Summary

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# Property Summary

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**Dollar General**

825 Cheri Circle, Whitwell, TN 37397

## The Offering

<b>Price</b>	<b>\$1,460,000</b>
<b>Capitalization Rate</b>	6.85%
<b>Price/SF</b>	\$138.18
<b>Land Price/SF</b>	\$18.83

## Property Description

<b>Year Built/Remodel</b>	2002
<b>Gross Leasable Area</b>	10,566
<b>Type of Ownership</b>	Fee Simple
<b>Lot Size</b>	1.78 acres

## Lease Summary

<b>Tenant</b>	Dollar General Corporation
<b>Rent Increases</b>	10% every 5 year option period
<b>Guarantor</b>	Corporate
<b>Lease Type</b>	NNN
<b>Lease Commencement</b>	August 27, 2021
<b>Lease Expiration</b>	August 31, 2036
<b>Renewal Options</b>	5 - five year
<b>Lease Terms</b>	15 years
<b>Term Remaining on Lease (Yrs)</b>	10.5 years
<b>Landlord Responsibility</b>	None
<b>Tenant Responsibility</b>	Roof & Structure

## Rent Schedule

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
<b>Current</b>	\$100,000	\$8,333.33	\$9.46
<b>Option #1</b>	\$110,000	\$9,166.66	\$10.41
<b>Option #2</b>	\$121,000	\$10,083.33	\$11.45
<b>Option #3</b>	\$133,100	\$11,091.66	\$12.60
<b>Option #4</b>	\$146,410	\$12,200.82	\$13.85
<b>Option #5</b>	\$161,051	\$13,420.91	\$15.24



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SECTION 4

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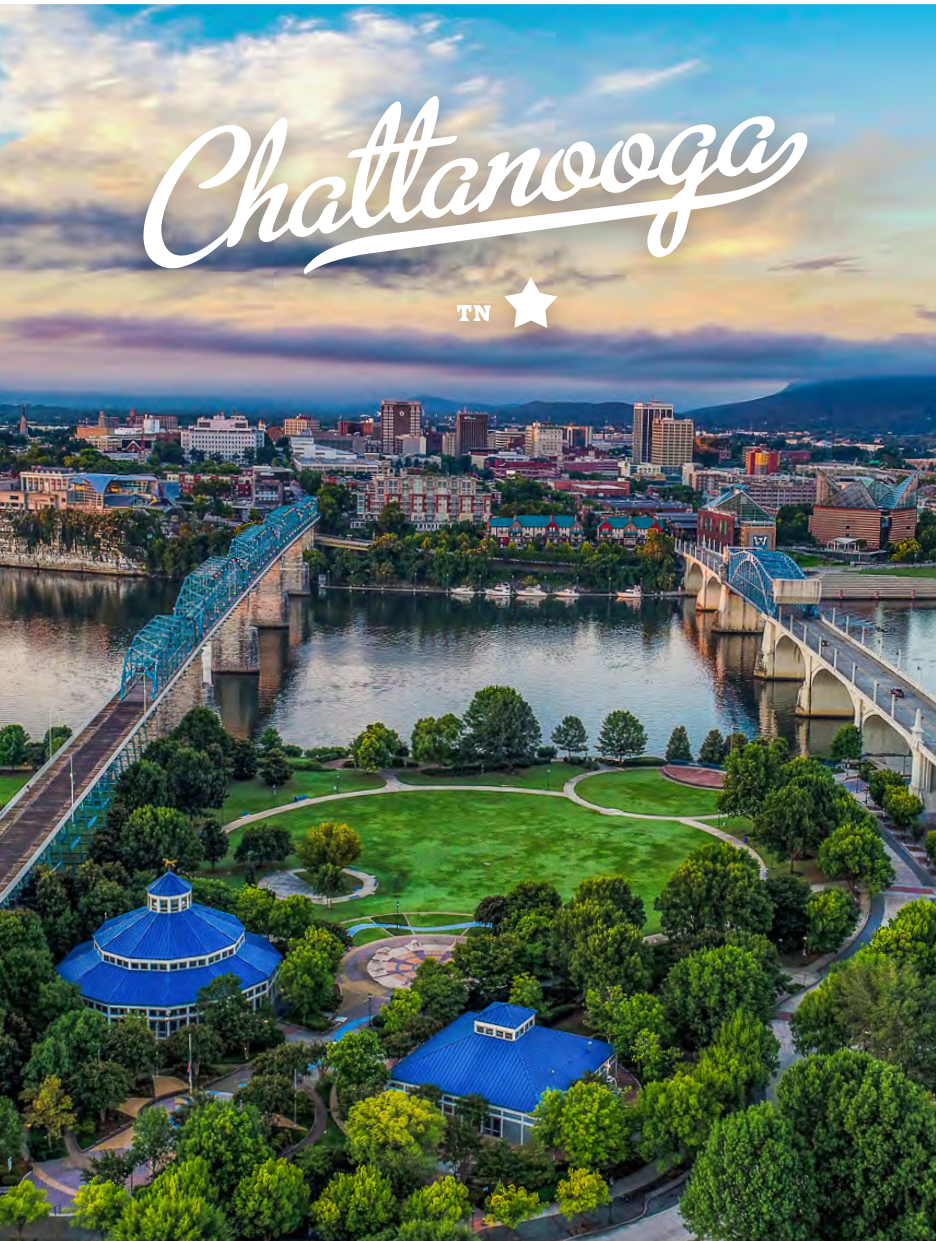
# MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap

# Chattanooga

TN ★



## CHATTANOOGA, TENNESSEE // MARKET OVERVIEW

Located at the ridge-and-valley portion of the Appalachian Mountains and the Cumberland Plateau, the Chattanooga metropolitan area consists of six counties in Tennessee and Georgia: Hamilton, Marion, Sequatchie, Catoosa, Dade and Walker. The region's growing economy has drawn new residents in recent years. Roughly 578,000 people live in the metro, including approximately 190,000 in Chattanooga, the most populous city. Over the next five years, an additional 35,000 people are expected to call the metro home.

Manufacturing is an integral piece of the local economy. Multiple sector headquarters support local jobs and contribute to economic growth, such as McKee Foods – the maker of Little Debbie snack cakes – and Roper Corporation, a cooking products manufacturer.

The metro's proximity to other major Southern markets makes it a strategic location for distribution and third-party logistics firms, including Amazon, U.S. Xpress Enterprises and Kenco Group.

### MANUFACTURING AND DISTRIBUTION BASE

The Chattanooga metro is home to large manufacturing and distribution operations, including Amazon's CHA1 distribution center.

### AFFORDABLE COST OF LIVING

A relatively affordable cost of living draws many residents, maintaining a homeownership rate of roughly 60 percent and keeping population growth well above the national pace.

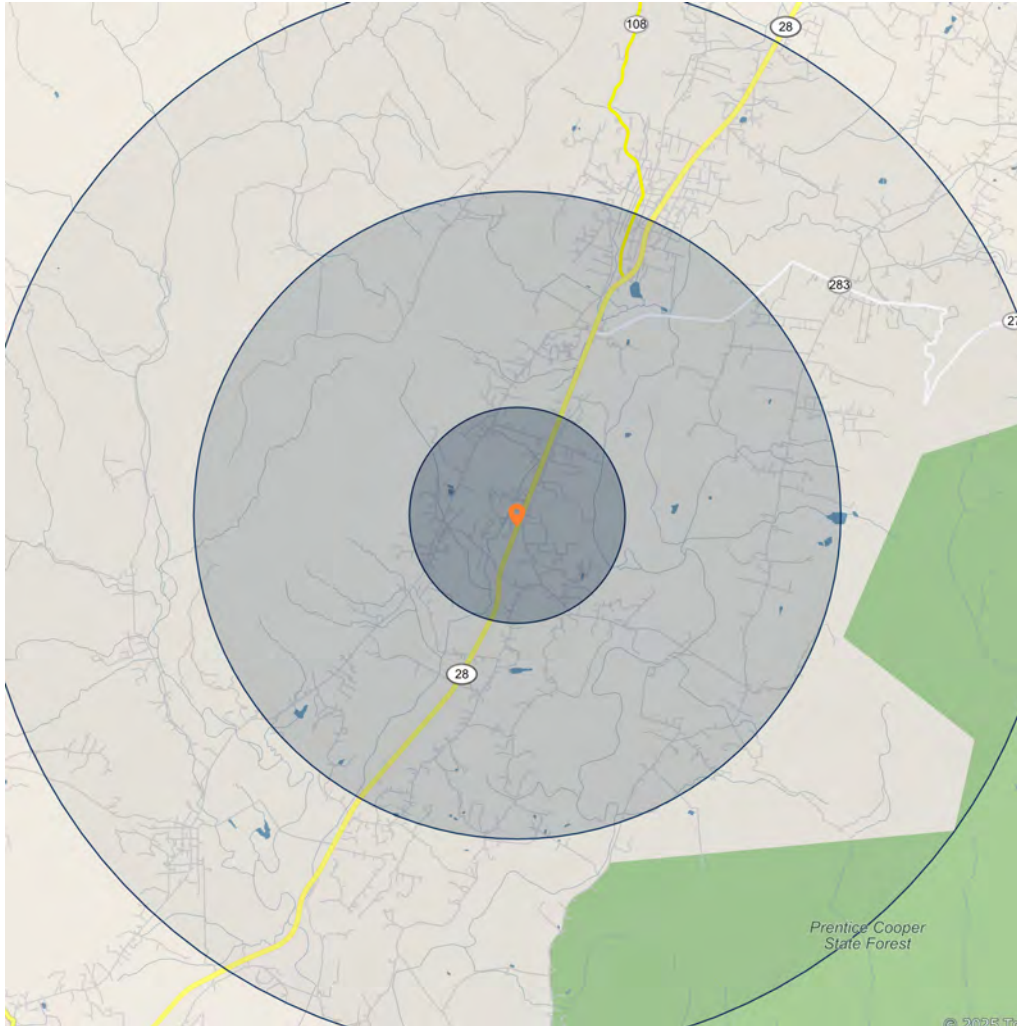
### CENTRAL LOCATION

Chattanooga is a transit hub, served by major rail and interstate systems. The metro has quick access to Atlanta, Knoxville, Nashville, Huntsville and Birmingham.



# DOLLAR GENERAL

## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2030 Projection	502	3,160	7,495
2025 Estimate	495	3,106	7,299
2020 Census	474	2,985	6,933
2010 Census	479	3,060	7,078
<b>HOUSEHOLD INCOME</b>			
Average	\$67,631	\$72,231	\$73,577
Median	\$57,408	\$61,988	\$63,882
Per Capita	\$27,715	\$29,587	\$30,436
<b>HOUSEHOLDS</b>			
2030 Projection	193	1,259	3,134
2025 Estimate	188	1,227	3,023
2020 Census	180	1,165	2,813
2010 Census	177	1,172	2,814
<b>HOUSING</b>			
Median Home Value	\$155,439	\$153,605	\$164,962
<b>EMPLOYMENT</b>			
2025 Daytime Population	238	1,647	3,856
2025 Unemployment	2.52%	2.27%	2.22%
Average Time Traveled (Minutes)	44	41	41
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	4.69%	3.52%	3.10%
Some College (13-15)	45.24%	48.56%	50.37%
Associate Degree Only	13.14%	14.33%	13.72%
Bachelor's Degree Only	2.55%	4.76%	5.08%
Graduate Degree	15.50%	13.07%	13.45%

825 CHERI CIR

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