



OFFERING MEMORANDUM

DOLLAR GENERAL[®]

📍 **ROCK SPRING (CHATTANOOGA MSA), GA**

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

REPRESENTATIVE

OFFERING SUMMARY

DOLLAR GENERAL[®]

10161 US-27, ROCK SPRING, GA 30739

THE OFFERING

\$161,064
NOI

\$2,478,000
PRICE

6.50%
CAP

RENTABLE SQ FT.	10,640
YEAR BUILT	2026
LOT SIZE (AC)	2.02
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	August 2026
LEASE EXPIRATION DATE	August 2041
TERM REMAINING ON LEASE	15 Years
RENT INCREASES	5% Increases Every 5 Years In The Lease And Options
OPTIONS	Five, 5-Year Options
TENANT RESPONSIBILITIES	Taxes, Insurance, Utilities, Maintenance, Roof, Structure, Parking Lot, HVAC
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1 - 5	\$161,064	6.50%
YEARS 6 - 10	\$169,116	6.82%
YEARS 11 - 15	\$177,576	7.17%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$186,456	7.52%
YEARS 21-25 (OPTION 2)	\$195,780	7.90%
YEARS 26-30 (OPTION 3)	\$205,572	8.30%
YEARS 31-35 (OPTION 4)	\$215,844	8.71%
YEARS 36-40 (OPTION 5)	\$226,632	9.15%

INVESTMENT HIGHLIGHTS

CHATTANOOGA MSA | 4TH MOST POPULOUS CITY IN TN

- This Dollar General is located in Rock Spring, GA which is 14 miles south of downtown Chattanooga and a part of the MSA.
- Chattanooga is the fourth largest city in Tennessee with a population of over 170,000 people.
- Chattanooga is a regional hub for advanced manufacturing, logistics, healthcare, technology, professional services, and aviation.
- Major employers including Volkswagen, EPB Fiber, BlueCross BlueShield, Erlanger Health System, and Amazon provide a steady consumer base and strong retail demand.
- Excellent regional transportation connectivity via I-24, I-75, US 27, and rail networks enhances commerce, distribution, and shopper access.
- Steady economic growth, rising wages, and increasing population in the MSA support sustainable retail sales and long term investment stability.

ROCK SPRING, GA | HIGH-TRAFFIC LOCATION ALONG US 27

- This Dollar General is located in Rock Spring, GA along US 27, a primary commuter and commercial corridor in Northwest Georgia.
- US 27 carries approximately 15,700 vehicles per day, connecting Rock Spring, LaFayette, Chickamauga, and surrounding Walker County communities.
- Major employers including Shaw Industries, Roper Corporation (GE Appliances), Astemo Rock Spring, and Audia Plastics provide a steady consumer base and strong retail demand.
- Northwest Georgia's manufacturing, flooring, and industrial sectors provide a durable regional economic foundation supporting consistent, need-based retail sales and long-term investment stability.

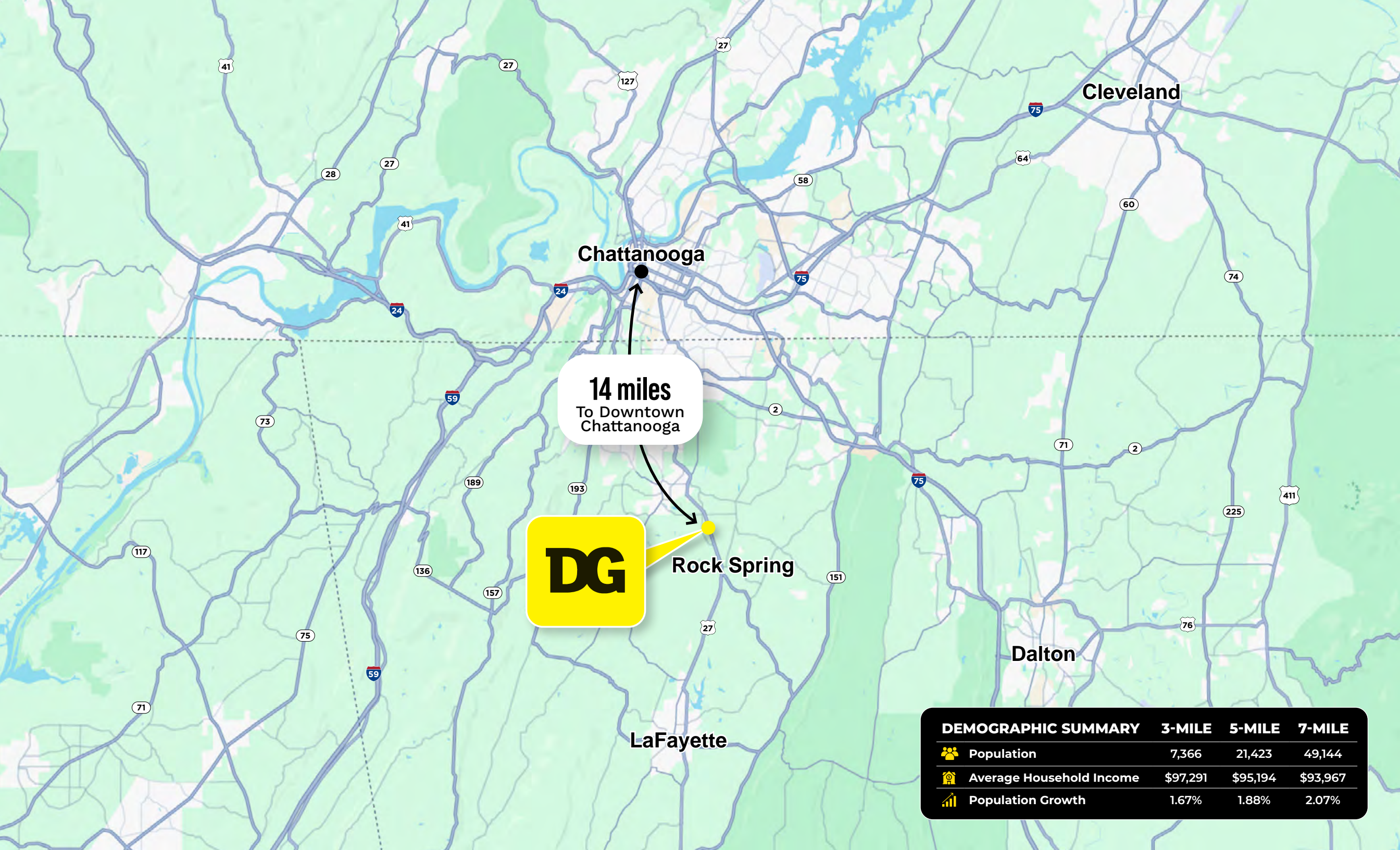
NEW 15 YEAR CORPORATE NNN LEASE WITH RENT INCREASES IN INITIAL TERM

- The subject property features a new 15-year corporate guaranteed lease with 5% rental increases every five years in the initial lease and options.
- Tenant is 100% responsible for all expenses, including taxes, insurance, maintenance, roof, structure, and parking lot.
- This is a true NNN lease with no landlord responsibilities or expenses.
- This Dollar General is under construction and rent is scheduled to commence in August 2026.

INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATIONS




- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- The company currently operates more than 21,000 locations and plans to open approximately 450 new stores in 2026.
- Dollar General has been in business for over 80 years and has a current net worth of approximately \$18.16 billion.





14 miles
To Downtown
Chattanooga



DEMOGRAPHIC SUMMARY	3-MILE	5-MILE	7-MILE
 Population	7,366	21,423	49,144
 Average Household Income	\$97,291	\$95,194	\$93,967
 Population Growth	1.67%	1.88%	2.07%





CHATTANOOGA STATE COMMUNITY COLLEGE
8,240+ Students

Hamilton Place
SEPHORA Dillard's H&M
lululemon BARNES & NOBLE DICK'S

Hamilton Crossing
HomeGoods Michaels
Olive Garden TJ-MAXX

Overlook At Hamilton Place
BEST BUY petco
HOBBY LOBBY

Dalton Mall
GNC belk
PAPA JOHN'S HIBBETT SPORTS
Chick-fil& SUBWAY

CommonSpirit

CHA
CHATTANOOGA AIRPORT

TACO BELL DUNKIN'
Checkers DALTON G. CC

THE DALTON ACADEMY
400+ Students

SUBWAY
ALDI HOBBY LOBBY
WAFFLE HOUSE save a LOT

GEORGIA NORTHWESTERN TECHNICAL COLLEGE
7,200+ Students

Parkridge Medical Center
PARSONS HEALTH SYSTEM

erlanger

ALDI

DUNKIN' DALTON G. CC

CHATTANOOGA

HARBOR FREIGHT

Hamilton Village
BOOT BARN Walmart
verizon FIVE GUYS
DQ

Whitfield Plaza
OLLIE'S Bargain OUTLET Kroger
Bojangles ROSES

LOWE'S

DALTON

NATIONAL MILITARY MUSEUM

chili's
CHATTANOOGA ZOO

Shoppes At Hamilton Place
five BEL'W
ROSS DRESS FOR LESS
Marshalls

Gunbarrel Pointe
TARGET KOHL'S
WHOLE FOODS MARKET LONGHORN STEAKHOUSE
Chick-fil& PANDA EXPRESS CHINESE KITCHEN
POPEYES

THE HOME DEPOT Walmart
petco KOHL'S
Academy SPORTS+OUTDOORS

Reflection Riding

THE UNIVERSITY OF TENNESSEE CHATTANOOGA
12,060+ Students

Walmart

US-27

AETNA MOUNTAIN TRAILS

Brainerd Village Shopping Center
OLLIE'S Bargain OUTLET WING-STOP
Chick-fil& IHOP

DG

ROCK SPRING

US-27 15,700 AADT

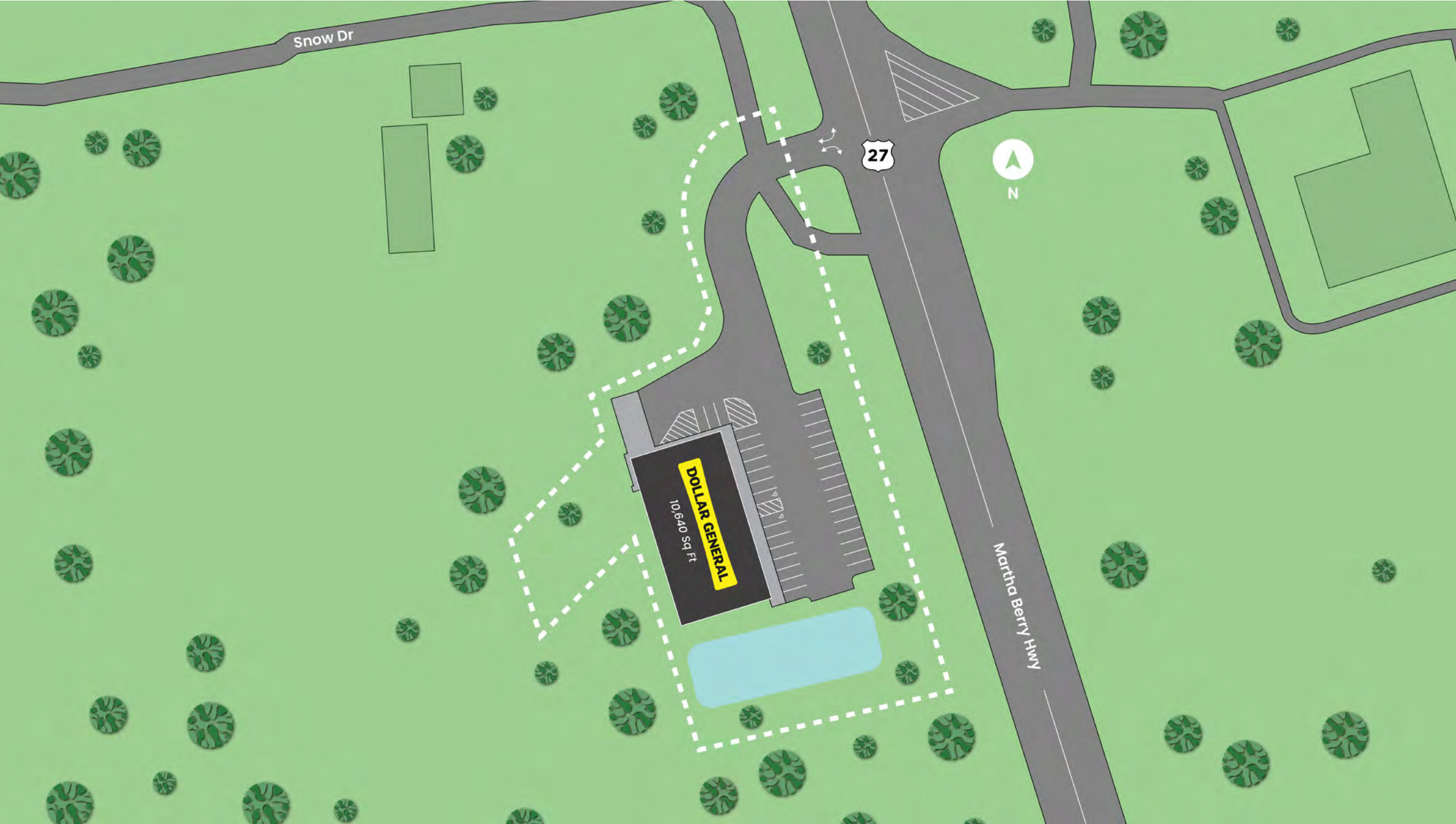
Dalton High School
1,300+ Students

Dominos

Hardees

Bry Mans Plaza North
Walmart metro by T-Mobile
WING-STOP PAPA JOHN'S

SITE PLAN



DEMOGRAPHIC SUMMARY

POPULATION	3-MILE	5-MILE	7-MILE
2030 Projected Population	7,489	21,825	50,161
2025 Estimated Population	7,366	21,423	49,144
Population Growth	1.67%	1.88%	2.07%
2020 Census Population	7,183	20,980	48,122
2010 Census Population	6,639	20,616	47,250

DAYTIME POPULATION	3-MILE	5-MILE	7-MILE
2025 Estimate Population	5,526	15,654	36,198

HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2030 Projected Households	2,719	8,254	19,385
2025 Estimated Households	2,652	8,060	18,904
Household Growth	2.52%	2.41%	2.54%
2020 Census Households	2,525	7,690	17,986
2010 Census Households	2,305	7,461	17,554

HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2025 Est. Average HH Income	\$97,291	\$95,194	\$93,967
2025 Est. Median HH Income	\$72,462	\$76,115	\$74,032

Marcus & Millichap

Source: © 2026 Experian

HOUSEHOLDS BY INCOME	3-MILE	5-MILE	7-MILE
2025 Estimate			
\$200,000 or More	8.82%	6.92%	6.95%
\$150,000 - \$199,999	7.03%	6.92%	6.42%
\$100,000 - \$149,999	18.21%	19.95%	19.59%
\$75,000 - \$99,999	13.18%	16.54%	16.14%
\$50,000 - \$74,999	19.51%	18.54%	17.97%
\$35,000 - \$49,999	11.90%	12.21%	12.81%
\$25,000 - \$34,999	7.85%	7.38%	7.43%
\$15,000 - \$24,999	7.39%	6.45%	7.21%
\$10,000 - \$14,999	1.86%	2.09%	2.63%
Under \$9,999	4.24%	3.01%	2.84%

HOUSEHOLDS BY INCOME	3-MILE	5-MILE	7-MILE
2030 Projected			
Owner Occupied Housing Units	72.51%	74.21%	73.23%
Renter Occupied Housing Units	20.13%	18.50%	19.84%
Vacant	7.35%	7.28%	6.93%
2025 Estimate			
Owner Occupied Housing Units	72.45%	74.08%	73.12%
Renter Occupied Housing Units	20.26%	18.66%	19.98%
Vacant	7.29%	7.26%	6.90%
2020 Estimate			
Owner Occupied Housing Units	72.15%	73.43%	72.48%
Renter Occupied Housing Units	20.63%	19.33%	20.64%
Vacant	7.22%	7.24%	6.88%

MARKET OVERVIEW

CHATTANOOGA, TN-GA



594,530
RESIDENTS

2024
Population



\$910
MILLION

Chattanooga Metropolitan
Airport | Total Annual Economic
Impact



12,060
STUDENTS

University of Tennessee
at Chattanooga

Major Economic Drivers



VOLKSWAGEN GROUP
OF AMERICA



A Thriving Retail Market Fueled by Diverse Economic Anchors

Chattanooga is a thriving retail center supported by a strong and diverse economy. The region's strategic location at the crossroads of Tennessee, Georgia, and Alabama enhances its appeal as both a consumer and business hub. Key industries include advanced manufacturing, logistics, healthcare, technology, professional services, and aviation, anchored by Chattanooga Metropolitan Airport, which generates an annual economic impact of approximately \$910 million, supporting jobs, business revenue, and regional connectivity. Major employers such as Volkswagen, EPB Fiber, BlueCross BlueShield, Erlanger Health System, and Amazon contribute to a steady consumer base that drives consistent retail demand.

Retail fundamentals remain healthy entering the second quarter of 2026, with overall vacancy at 3.7 percent, remaining near long-term historical averages. Demand continues to be strongest in neighborhood and strip centers, where vacancy rates remain exceptionally tight at 3.3 percent and 1.5 percent, respectively. These conditions reflect steady tenant demand for well-located retail space and the continued importance of convenience-oriented shopping throughout the market.

Chattanooga's retail inventory totals approximately 41.6 million square feet, with neighborhood and general retail centers comprising the majority of existing supply. Market availability remains limited at roughly 3.5 percent, while new development activity is minimal, with only 4,000 square feet currently under construction. The constrained pipeline continues to support occupancy levels, strengthen leasing activity, and create favorable conditions for existing retail assets across the region.

Average retail rents have risen to approximately \$17.70 per square foot, reflecting annual growth of 2.0 percent. Combined with limited new supply and consistent tenant demand, the market remains positioned for stable long-term performance. Chattanooga also benefits from excellent regional accessibility through Interstates 24 and 75 and established rail infrastructure, supporting both consumer traffic and commercial activity. Overall, the market offers a compelling combination of economic stability, regional draw, and strong retail fundamentals that continue to attract retailers, investors, and developers alike.



DOWNTOWN CHATTANOOGA
CHATTANOOGA, TN-GA



**CHATTANOOGA
METROPOLITAN AIRPORT**
CHATTANOOGA, TN-GA

TENANT SUMMARY

FORTUNE
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.

**DOLLAR
GENERAL®**

BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$54.4 B

TOTAL NET
WORTH

86

YEARS IN
BUSINESS

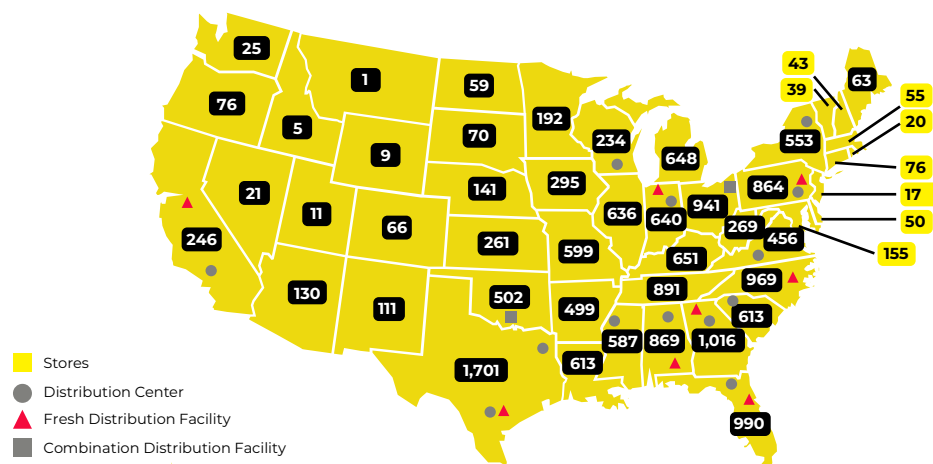
21,000+

STORES IN
48 STATES

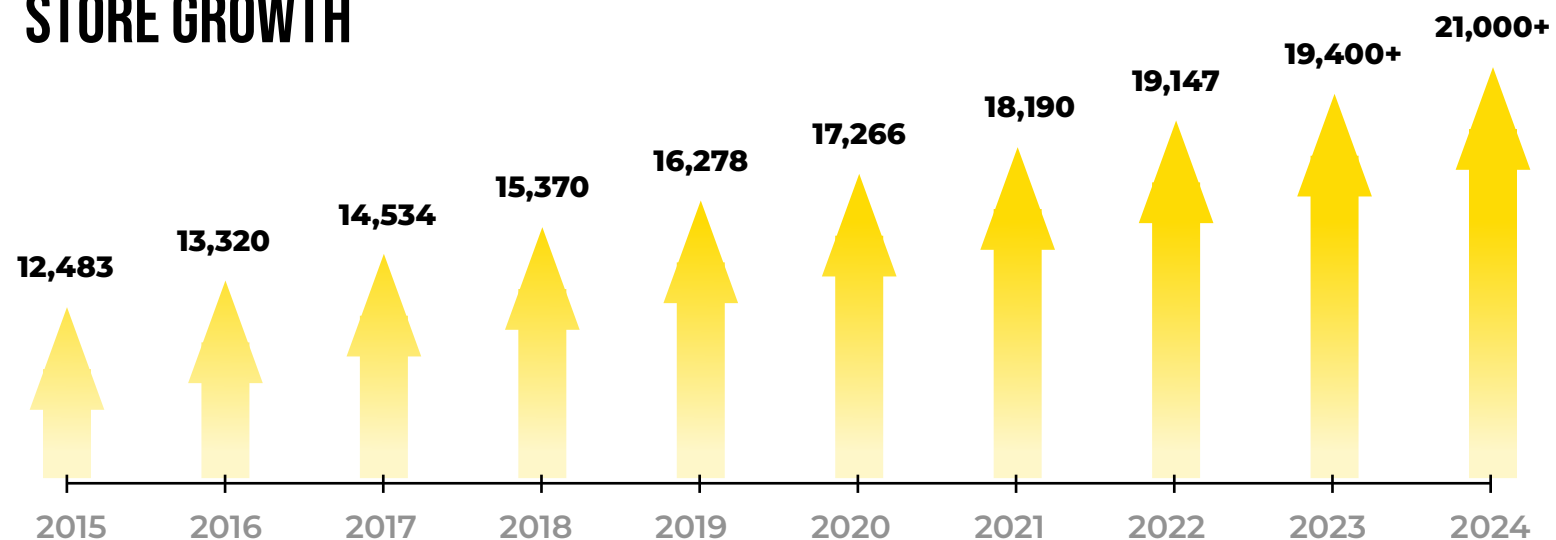
450

NEW STORES PLANNED
FOR 2026

21,000+ STORES IN 48 STATES



STORE GROWTH





INVESTMENT CONTACTS

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SENIOR MANAGING DIRECTOR
TAYLOR MCMINN RETAIL GROUP

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ANDREW KORIWCHAK

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Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: TBD Highway 27 – Rock Spring, GA 30739

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

Purchaser's Address _____

Purchaser's Phone/Fax _____

Purchaser's Email Address _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

All Cash (No Financing Period)

Financing: Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser is / is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information

Purchaser's Initials _____ Seller's Initials _____

pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

Agreed and Accepted | Seller

By: _____

By: _____

Printed: _____

Printed: _____

Dated: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____