

FOR SALE



OFFERING MEMORANDUM

DOLLAR GENERAL | NN LEASE

6040 RALEIGH MILLINGTON RD
MILLINGTON, TN 38053

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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CONTACT INFORMATION

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EXECUTIVE SUMMARY

An excellent opportunity to acquire a freestanding Dollar General in Millington, Tennessee. This property is secured by a 15-year double net (NN) lease with built-in rent growth, featuring a 3% increase beginning in year 11 and 10% escalations at each of the (5) five-year renewal options. Investors benefit from stable cash flow, predictable rent increases, and minimal landlord responsibilities.

The asset consists of a 9,348 SF building on a 4.18-acre corner lot, located at the intersection of Raleigh Millington Road and Waverly Farms Road. The site enjoys visibility in a rural Tennessee corridor and sits in close proximity to a residential neighborhood. Surrounding retail includes a Marathon gas station, providing great consumer traffic to the area.

This offering is further strengthened by an existing transferable roof warranty, adding long-term peace of mind. The investment is being offered at a 6.5% capitalization rate, making it an attractive option for investors seeking a balance of security and growth.

Additionally, there is an adjacent 3.71-acre parcel available for separate purchase, offering a unique development opportunity for additional income potential or complementary uses.



INVESTMENT OVERVIEW

PRICE	\$1,385,000
CAP RATE	6.50%
NOI	\$90,066.00
BUILDING SIZE	9,348 SF
BUILDING TYPE	Retail
ACREAGE	4.18
FRONTAGE	200'
TRAFFIC COUNT	2,000 AADT
YEAR BUILT	2013
CONSTRUCTION TYPE	Commercial
ZONING	CMU-1
LAND USE	Commercial
PARCEL ID	D0137 00124

Property Highlights

- 15 Years + (5) Five-Year Renewal Options Existing transferable roof warranty
- Rent Growth: 3% Increase at Year 11 + 10% Escalations at Each Renewal
- Transferable Roof Warranty
- Double Net (NN) Lease with Minimal Landlord Responsibilities
- Bonus Opportunity: Adjacent 3.71 Acres Available for Development



SITE SURROUNDINGS



ADDITIONAL LAND OPPORTUNITY

- 
- Available for development
 - Same zoning as Dollar General
 - Large property with various commercial or residential growth options

Purchase Price
\$149,000

DOLLAR GENERAL TENANT OVERVIEW

Founded in 1939, **Dollar General Corporation** is a leading American discount retailer with a mission to serve others by making shopping simple, affordable, and convenient. The company operates more than **20,000 stores across 48 states**, offering everyday essentials including food, household products, apparel, seasonal items, and more.

Dollar General has positioned itself as a staple in both rural and suburban communities, providing convenient access to low-cost necessities and often serving as the primary retail destination in underserved markets.

As a publicly traded Fortune 500 company (NYSE: DG), Dollar General continues to demonstrate strong financial performance, consistent growth, and long-term stability. Its resilient business model is supported by its ability to thrive in diverse economic environments, with an emphasis on cost efficiency and broad consumer appeal.



PROPERTY PHOTOS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	2,825	10,007	52,779
2029 Projected Population	2,752	9,821	51,779
2020 Census Population	3,064	10,479	55,490
2024 Estimated Households	1,006	3,510	19,121
2029 Projected Households	978	3,439	18,727
2020 Census Households	1,096	3,699	20,188
2024 Estimated White	1,235	4,028	15,835
2024 Estimated Black or African American	1,201	4,384	32,036
2024 Estimated Hawaiian & Pacific Islander	3	9	69
2024 Estimated American Indian or Native Alaskan	5	36	85
2024 Estimated Other Races	360	1,473	4,065
2024 Estimated Average Household Income	79,140	69,058	69,602
2024 Estimated Median Household Income	61,000	57,577	51,621
Median Age	37.60	35.60	35.30
Average Age	38.30	37.20	36.80



CONTACT INFORMATION

Millington Dollar General

6040 Raleigh Millington Rd
Millington, TN 38053

\$1,385,000

PURCHASE PRICE

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