



REPRESENTATIVE PHOTO

DOLLAR GENERAL

9819 HWY 79 S, HENRY, TN 38231





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CONFIDENTIALITY AGREEMENT

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



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- **Absolute NNN Lease:** Offers investors a hands free investment
- **NEW 2025 Renovation:** Corporate invested their own capital into renovating the store at the beginning of 2025, demonstrating tenant commitment to the site
- **Income Tax Free:** Tennessee is an income tax free state
- **Investment Grade Credit:** Dollar General holds investment grade status (S&P: BBB)
- **Strategic Local Positioning:** Dollar General is located just off Hwy 79 and is less than 1 mile from key economic driver's such as City Hall, Henry Elementary School, and the Henry Civic Center
- **Traffic Counts:** Subject property experiences over 8,000 VPD off Hwy 79

5 | OFFERING SUMMARY

LIST PRICE:	\$880,960
CAP RATE:	7.50%

NOI:	\$66,072
LEASE START:	5/1/2016
LEASE END:	4/30/2031
TERM REMAINING:	5.73 Years
OPTIONS:	Five, 5-Year Options
INCREASES:	10% in Each Option
BUILDING SIZE:	7,489 Square Feet
LOT SIZE:	1.01 Acres
YEAR BUILT:	2016
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



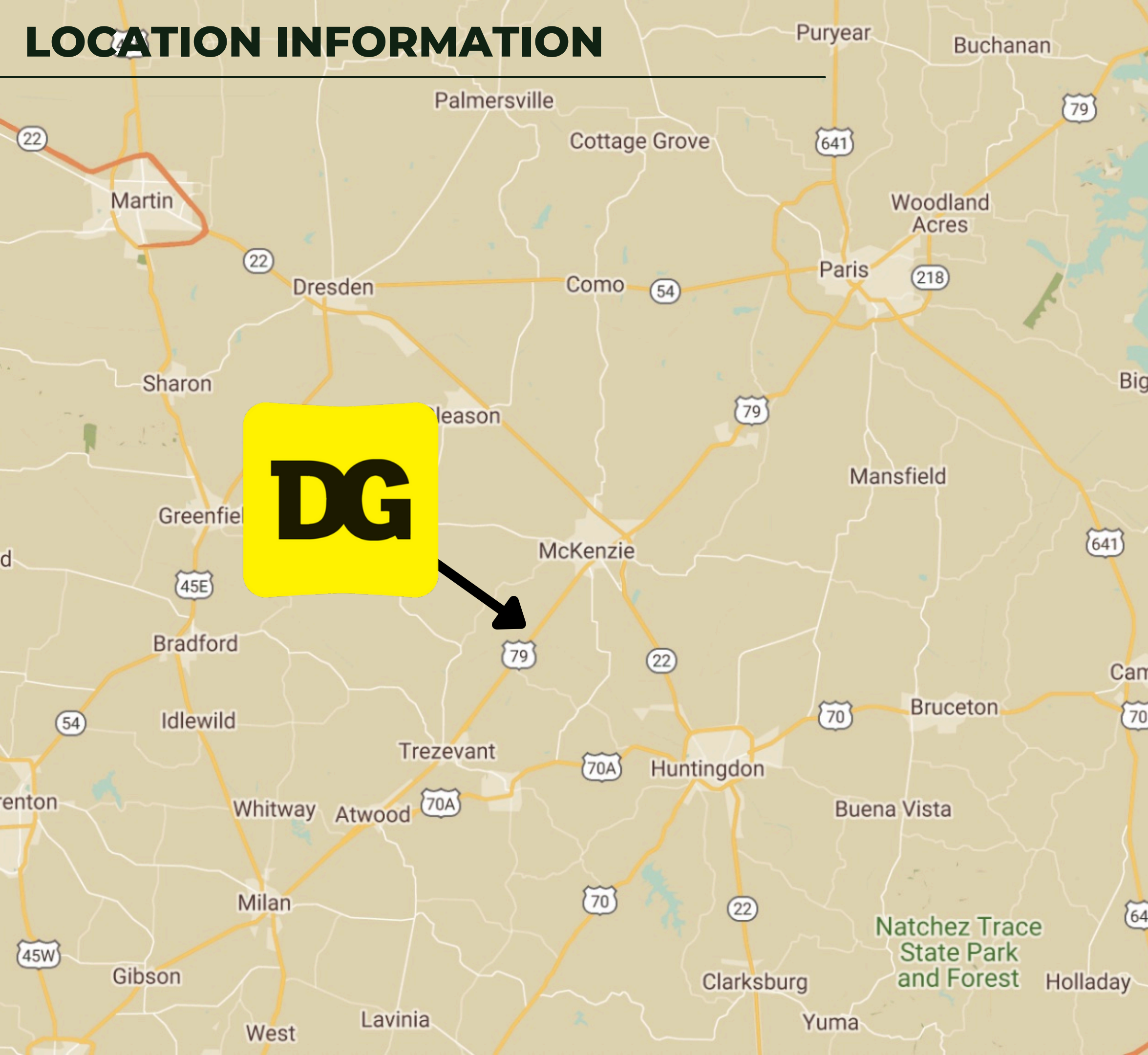
LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$66,072	-	7.50%
OPTION 1	\$72,681	10.00%	8.25%
OPTION 2	\$79,949	10.00%	9.07%
OPTION 3	\$87,944	10.00%	9.98%
OPTION 4	\$96,738	10.00%	10.98%
OPTION 5	\$106,412	10.00%	12.07%



Company:	Dollar General Corporation
Year Founded:	1939
Locations:	20,000+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	475	1,073	2,287
2030 Projection	472	1,066	2,271
Annual Growth 2020-2025	0.28%	-0.11%	0.01%
Annual Growth 2025-2030	-0.13%	-0.13%	-0.14%
HOUSEHOLDS			
2025 Households	164	428	935
2030 Projection	164	427	933
INCOME			
AVG. Household Income	\$66,053	\$66,354	\$69,983



8,000+ VPD

along Hwy 79 S



Henry Elementary School

Sigma Renew 360

Henry Civic Center

**Henry Country
Saddle Club**

**SUBJECT
PROPERTY**

9 | LOCATION OVERVIEW - Henry, TN



Henry, Tennessee, is a modest town covering just about 1.28 square miles, with a population hovering between roughly 450 and 590 residents depending on the source (2020 census: 446; 2023 estimate: 588). The town’s median age is in the low 40s, and household incomes here are on the lower side compared to state and national averages. For instance, median household income estimates range from about \$43,000 to \$48,000, with average household income closer to \$57,000. Housing costs are quite affordable: median home values range from roughly \$75,000 to \$90,000, well below state and national averages. Cost-of-living indicators, like a cost of living index of about 76.8, further underscore Henry’s overall affordability.

Economically, Henry benefits from the broader industrial and commercial scene of Henry County. Key regional economic drivers include manufacturing (e.g., a Smucker’s plant and a shoe factory outlet), retail trade, healthcare, and agriculture. Additionally, Henry County is being shepherded toward further growth through initiatives like the development of a new 400-acre industrial park, backed by the Paris-Henry County Industrial Committee. Tourism also plays a growing role thanks to the county’s proximity to Kentucky Lake—a popular outdoor recreation and vacation destination. Together, these elements help sustain employment and economic activity in Henry and surrounding communities, even as the town itself remains quiet and residential in character.



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