

OFFERING MEMORANDUM

# NN DOLLAR GENERAL

28 NORTH KY HWY 3438

Barbourville, KY 40906

PRESENTED BY:

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# DOLLAR GENERAL®

Save time. Save money. **Every day!**®

## Fast Facts

- \$27.8 billion net sales fiscal year 2019, ↑ 8.3% from 2018
- Over 16,000 retail locations in 46 states
- 17 distribution centers
- Approximately 143,000 employees
- Fortune 200 Company



## About

Dollar General Corporation has been delivering value to shoppers for over 75 years. Helping shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, At everyday low prices in convenient neighborhood locations.



## Mission

In Dollar General, you'll find a company that embraces substance and simplicity. Our mission is Serving Others, and we think our customers are best served when we keep it real and keep it simple.

We build and run convenient-sized stores to deliver everyday low prices on products our customers want. We have successfully done so for many years. We deliver a smarter, easier shopping solution accessible to more consumers. Our goal is to provide our customers a better life and our employees opportunity and a great working environment.



SECTION 1

PROPERTY  
INFORMATION





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,324,462
<b>BUILDING SIZE:</b>	9,100 SF
<b>PRICE / SF:</b>	\$145.55
<b>CAP RATE:</b>	6.5%
<b>NOI:</b>	\$86,090
<b>YEAR BUILT:</b>	2019

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate and SVN Angelic are pleased to present this excellent 10-Year NN Dollar General investment opportunity in Bailey Switch (Barbourville), KY. The property is brand new retro-fit construction with the lease commencing February 2019. The NN lease structure includes Dollar General paying \$300.00 per month toward maintenance, and can be reconciled at the end of the year. There are five 5-year options with 10% rental increases with each option period.

## PROPERTY HIGHLIGHTS

- High Traffic Site 18,015 VPD
- 10-Year "Retro-Fit" Store NN
- Lease Expiration - 02/28/2029
- 9,100sf Store
- 6.50% Cap Rate
- Five 5-Year Options with 10% Rental Increases



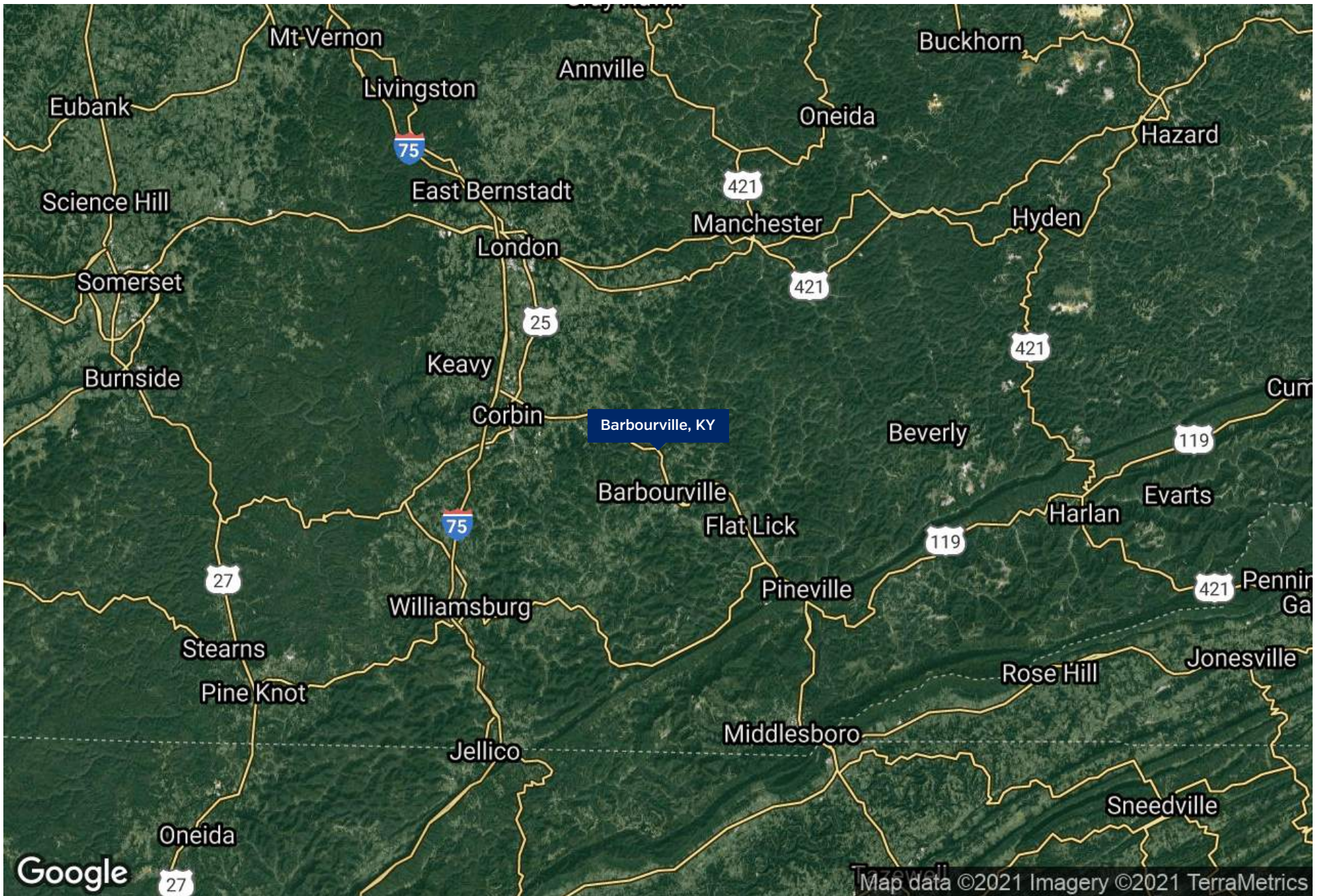
SECTION 2

LOCATION  
INFORMATION



exact locations not warranted





SECTION 3

DEMOGRAPHICS



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	336	7,932	28,160
AVERAGE AGE	36.1	37.6	37.8
AVERAGE AGE (MALE)	33.3	34.5	34.6
AVERAGE AGE (FEMALE)	38.7	39.9	40.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	127	3,086	10,867
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$37,515	\$37,137	\$36,820
AVERAGE HOUSE VALUE			\$61,603

\* Demographic data derived from 2010 US Census

