

FOR SALE

Dollar General

SINGLE TENANT NNN INVESTMENT OPPORTUNITY

10711 OWENSBORO ROAD

Falls of Rough, KY 40119



BROADSTREET
PARTNERS



Lease Synopsis

Initial Lease Term:	15
Rent Commencement:	7/29/2015
Lease Expiration:	7/31/2030
Lease Type:	NNN
Net Operating Income:	\$70,999.56
Rent Increases:	10% in each option period
Option Periods:	5 terms of 5 years each
Year 16-20 Annual Rent (Option 1):	\$78,094.68
Year 21-25 Annual Rent (Option 2):	\$85,904.16
Year 26-30 Annual Rent (Option 3):	\$94,494.60
Year 31-35 Annual Rent (Option 4):	\$103,944.00
Year 36-40 Annual Rent (Option 5):	\$114,338.40

Property Information

Building Area:	± 9,100 SF
Land Area:	± 1.38 Acres
Year Built:	2015
Ownership:	Fee Simple Interest
Occupancy:	100%
Construction Type:	Metal Construction, Concrete Block Facade, Concrete Parking Lot
Asking Price:	\$1,092,300 (6.5% CAP)

Contact Us

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