

FOR SALE

# Dollar General

SINGLE TENANT NNN INVESTMENT OPPORTUNITY

1360 HWY 259

Brownsville, KY 42210



BROADSTREET  
PARTNERS



## Lease Synopsis

Initial Lease Term:	15
Rent Commencement:	2/10/2015
Lease Expiration:	2/28/2030
Lease Type:	NNN
Net Operating Income:	\$91,970.10
Rent Increases:	10% in each option period
Option Periods:	5 terms of 5 years each
Year 16-20 Annual Rent (Option 1):	\$101,166.96
Year 21-25 Annual Rent (Option 2):	\$111,283.68
Year 26-30 Annual Rent (Option 3):	\$122,412.12
Year 31-35 Annual Rent (Option 4):	\$134,653.34
Year 36-40 Annual Rent (Option 5):	\$148,118.64

## Property Information

Building Area:	± 10,640 SF
Land Area:	± 1.45 Acres
Year Built:	2015
Ownership:	Fee Simple Interest
Occupancy:	100%
Construction Type:	Metal Construction, Concrete Block Facade, Concrete Parking Lot
Asking Price:	\$1,414,925 (6.5% CAP)

## Contact Us

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