



TRINITY

REAL ESTATE INVESTMENT SERVICES



LOW PRICE FAMILY DOLLAR - DENSE URBAN POPULATION - CLOSE PROXIMITY TO KENTUCKY DERBY

3277 TAYLOR BLVD, LOUISVILLE, KY 40215

\$517,550
8.0% CAP

TRINITYREIS.COM

Representative Photo



LOUISVILLE, KY

\$517,550 | 8.0% CAP

- NN Lease Family Dollar | 2+ Years Remaining on Current Term
- Minimal Landlord Responsibilities
- Affordable Rent for Tenant | 3.41% Rent to Sales Ratio
- 250,000+ People in a 5-Mile Radius | <1 Mile from Kentucky Derby
- High Traffic Volume With +/-20,000 VPD | 4 Miles from Downtown

EXCLUSIVELY MARKETED BY:

CODY CRIST

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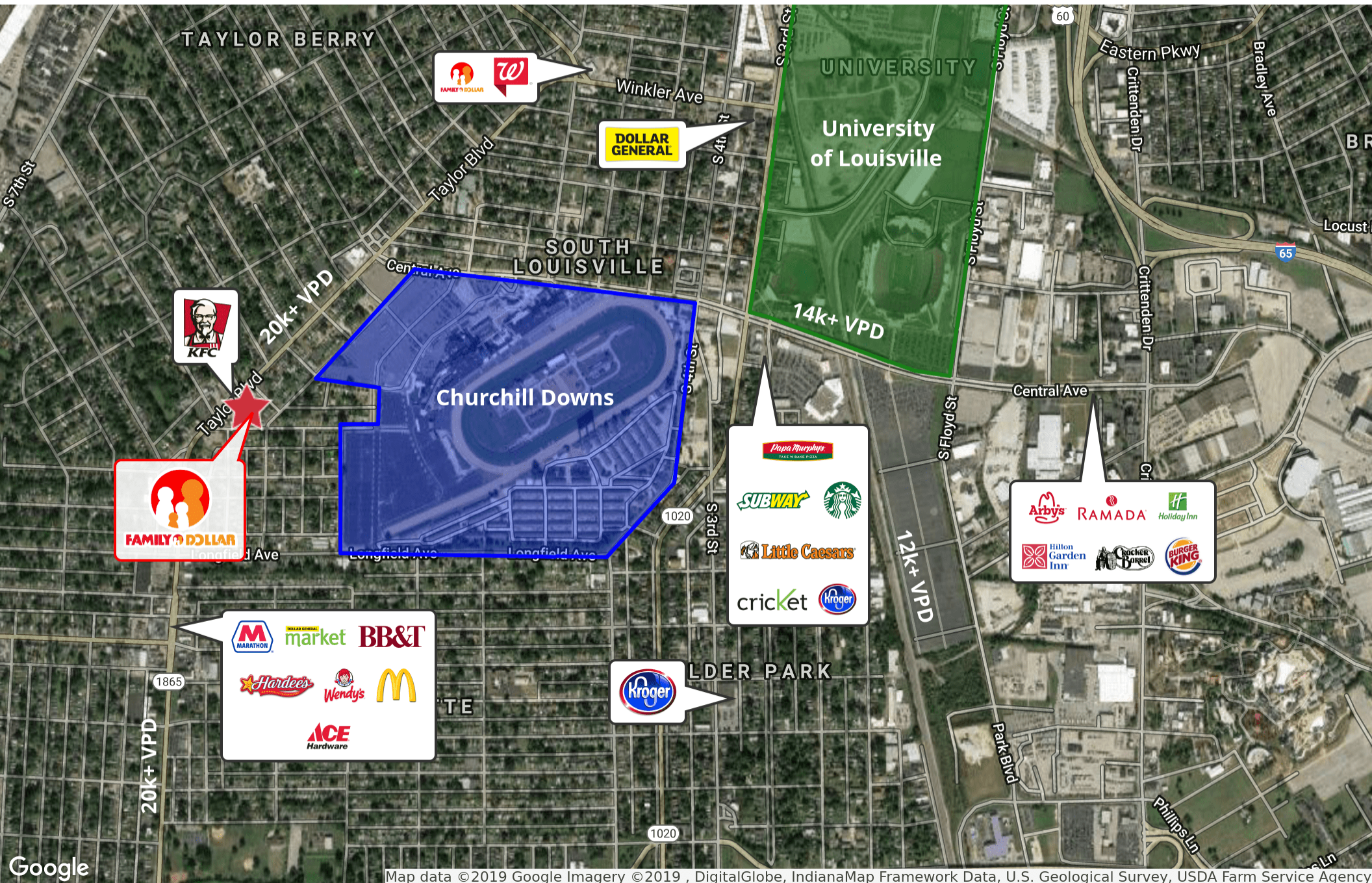
PROPERTY DETAILS:

Building Area:	7,200 SF
Land Area:	.68 AC
Year Built:	1984
Guarantor:	Dollar Stores of Mt. Washington, KY
Price (Psf):	\$71.88

LEASE OVERVIEW:

Remaining Lease Term:	2+ Years
Rent Commencement:	Please Inquire
Lease Expiration:	1/31/2021
Base Annual Rent:	\$41,404
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	One (1), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord*
HVAC:	PAID BY Landlord

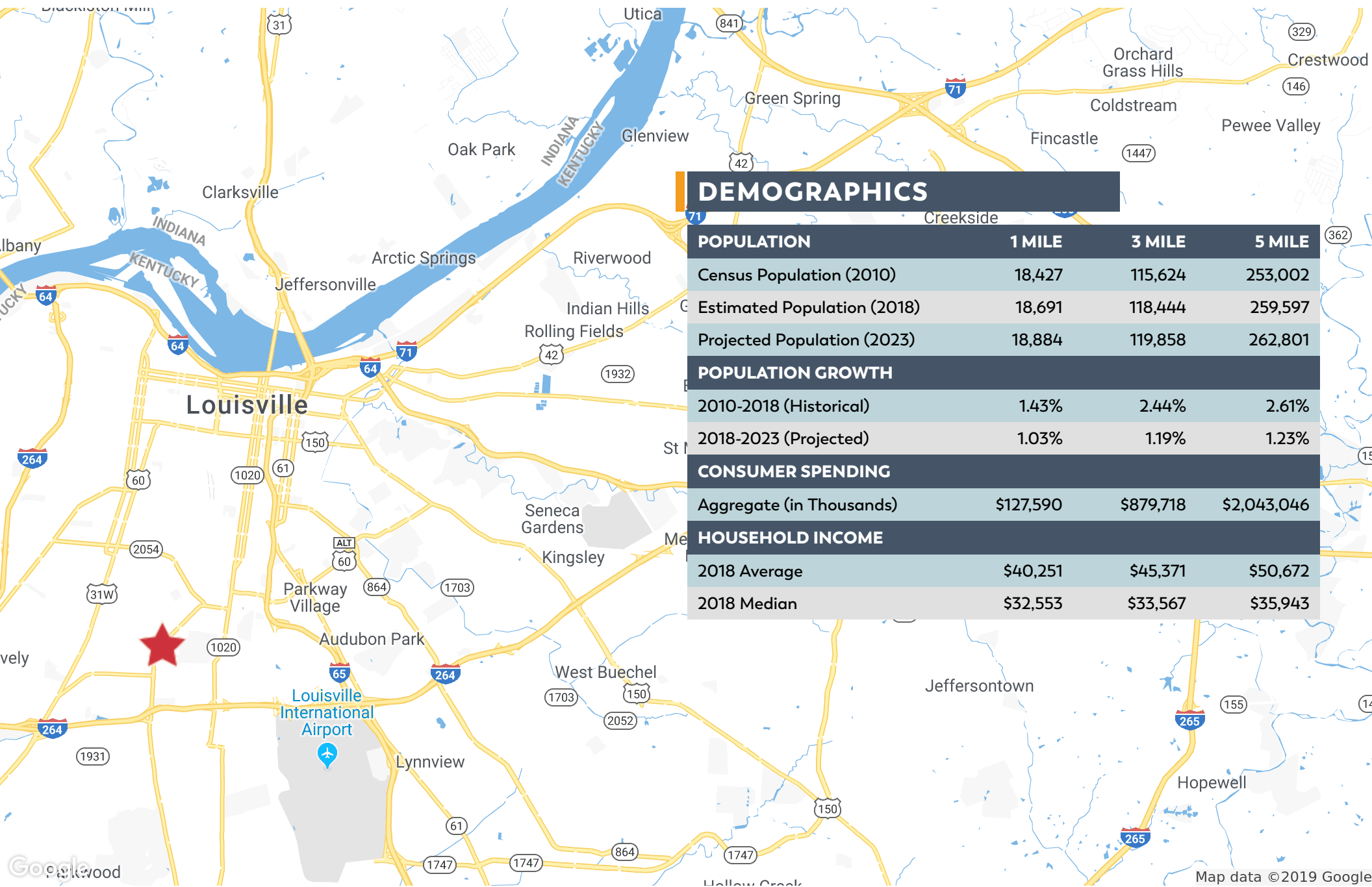
*Landlord responsible for canopy, gutters, downspouts, major repairs to plumbing and electrical



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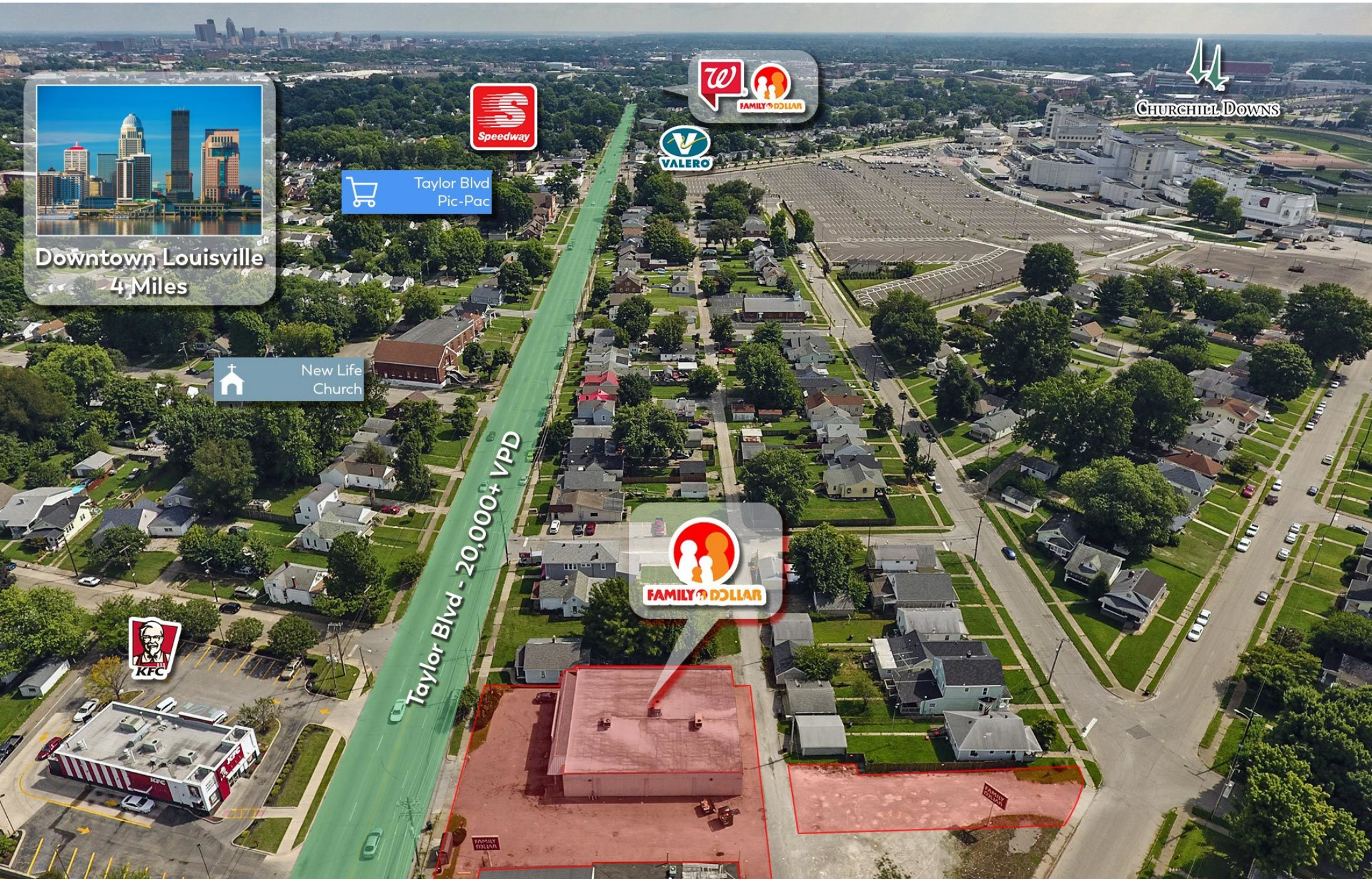
DEMOGRAPHICS OVERVIEW

3277 TAYLOR BLVD | LOUISVILLE, KY



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	18,427	115,624	253,002
Estimated Population (2018)	18,691	118,444	259,597
Projected Population (2023)	18,884	119,858	262,801
POPULATION GROWTH			
2010-2018 (Historical)	1.43%	2.44%	2.61%
2018-2023 (Projected)	1.03%	1.19%	1.23%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$127,590	\$879,718	\$2,043,046
HOUSEHOLD INCOME			
2018 Average	\$40,251	\$45,371	\$50,672
2018 Median	\$32,553	\$33,567	\$35,943





CHURCHILL DOWNS
Home of the Kentucky Derby

Taylor Blvd - 20,000+ VPD







TENANT SUMMARY

As shoppers enter their neighborhood Family Dollar, they'll find great values on the name brands they trust in a clean, well-organized store staffed with friendly team members who are members of the local community. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

STRATEGY

Headquartered in Chesapeake, VA, Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network.



TENANT DETAILS:

Tenant Name:	Family Dollar
Tenant Type:	General Merchandise Dollar Store
Guarantor:	Dollar Tree Inc (NASDAQ: DLTR)
Ownership:	Public
No. of Locations:	14,581 as of July 2017
Website:	familydollar.com
Year Founded:	1953 / DLTR 1986
Credit Rating (Moody's):	Ba1 as of March 2017
No. of Employees:	176,800 as of May 2017
Headquartered:	Chesapeake, Virginia

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