



TRINITY
REAL ESTATE INVESTMENT SERVICES



NEWER DEVELOPMENT KY DOLLAR GENERAL

3244 SOUTHLAKE DR., PRESTONSBURG, KY 41653

\$1,385,303

6.75% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

PRESTONSBURG, KY

\$1,385,303 | 6.75% CAP

- Newer Development Dollar General Lease With 14+ Years Remaining
- Absolute Net Lease | No Landlord Responsibilities
- Located on the City's Main Corridor | Healthy Combined Daily Traffic Counts of 5,700+
- Limited Retail Competition in the City of Prestonburg | Nearest Dollar Store 4+ Miles Away
- Investment Grade Tenant | Credit Rating Same as CVS and Walgreens
- Part of a Larger Portfolio Available - Contact Agent For More Information

MARKETED BY:

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PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.37 AC
Year Built:	2018
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$152.23

LEASE OVERVIEW:

Remaining Lease Term:	14 Years
Rent Commencement:	5/2/2018
Lease Expiration:	5/31/2033
Base Annual Rent:	\$93,508
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

DEMOGRAPHICS OVERVIEW

3244 SOUTHLAKE DR. | PRESTONSBURG, KY

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,150	5,649	9,781
Estimated Population (2019)	1,080	5,627	9,525
Projected Population (2024)	1,043	5,506	9,781
COMMERCE			
Total Businesses	48	679	990
Total Employees	480	5,402	8,411
CONSUMER SPENDING			
Aggregate (in Thousands)	\$7,924	\$46,143	\$81,807
HOUSEHOLD INCOME			
2019 Average	\$42,722	\$50,313	\$52,411
2019 Median	\$31,857	\$32,966	\$34,338

**DOLLAR
GENERAL**

Map data ©2019 Google





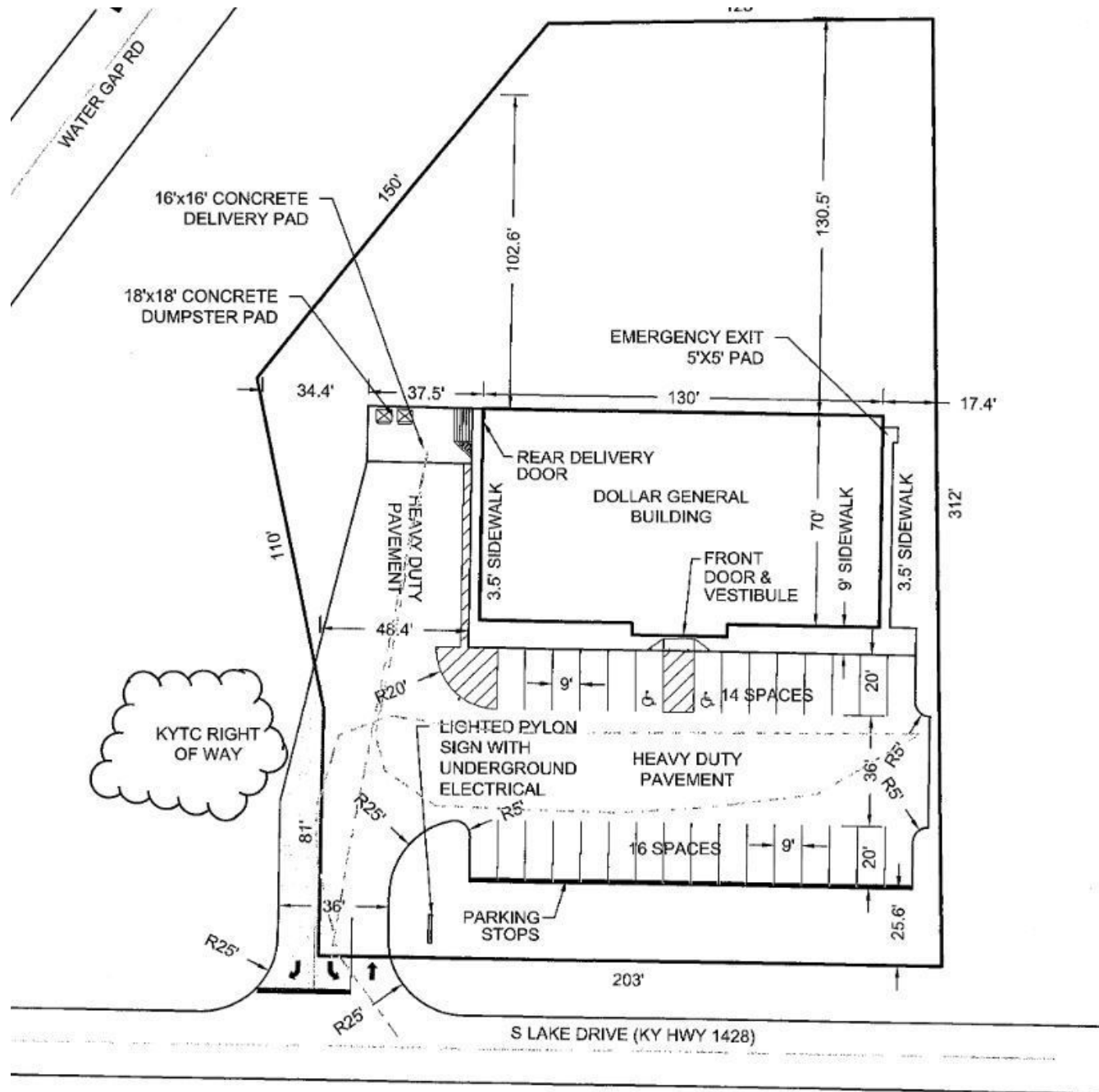








Actual Property



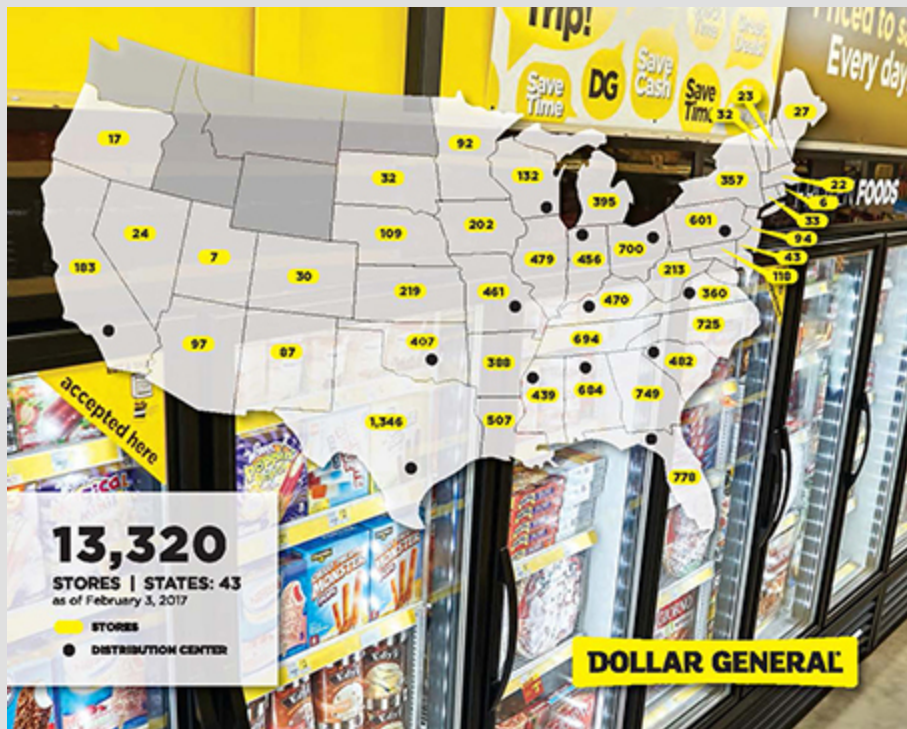
TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	15,000 (as of June 2018)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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