

# 15 YEAR NNN DOLLAR GENERAL MONTICELLO, KY

2173 E HIGHWAY 92  
MONTICELLO, KY 42633



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# DOLLAR GENERAL®

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

## Fast Facts

- \$25.6 billion in sales in fiscal 2018
- Over 15,300 retail locations in 44 states
- 15 distribution centers
- Approximately 135,000 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.





# 1 PROPERTY INFORMATION

2173 E Highway 92  
Monticello, KY 42633

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,165,836
Cap Rate:	6.75%
NOI:	\$78,693
Year Built:	2019
Building Size:	9,100 SF
Price / SF:	\$128.11

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate and SVN Angelic are pleased to present this excellent 15-Year NNN Dollar General investment opportunity in Monticello, KY. The property is brand new construction with the lease commencing February 2019. There are five 5-year options with 10% rental increases with each option period.

## PROPERTY HIGHLIGHTS

- Brand New 15 Year NNN Lease
- 9,100sf Store
- 6.75% Cap Rate
- Lease Expiration - 02/28/2034
- Five 5-Year Options with 10% Rental Increases
- Part of a Larger Portfolio - Contact Agent for Details



## 2 LOCATION INFORMATION

2173 E Highway 92  
Monticello, KY 42633

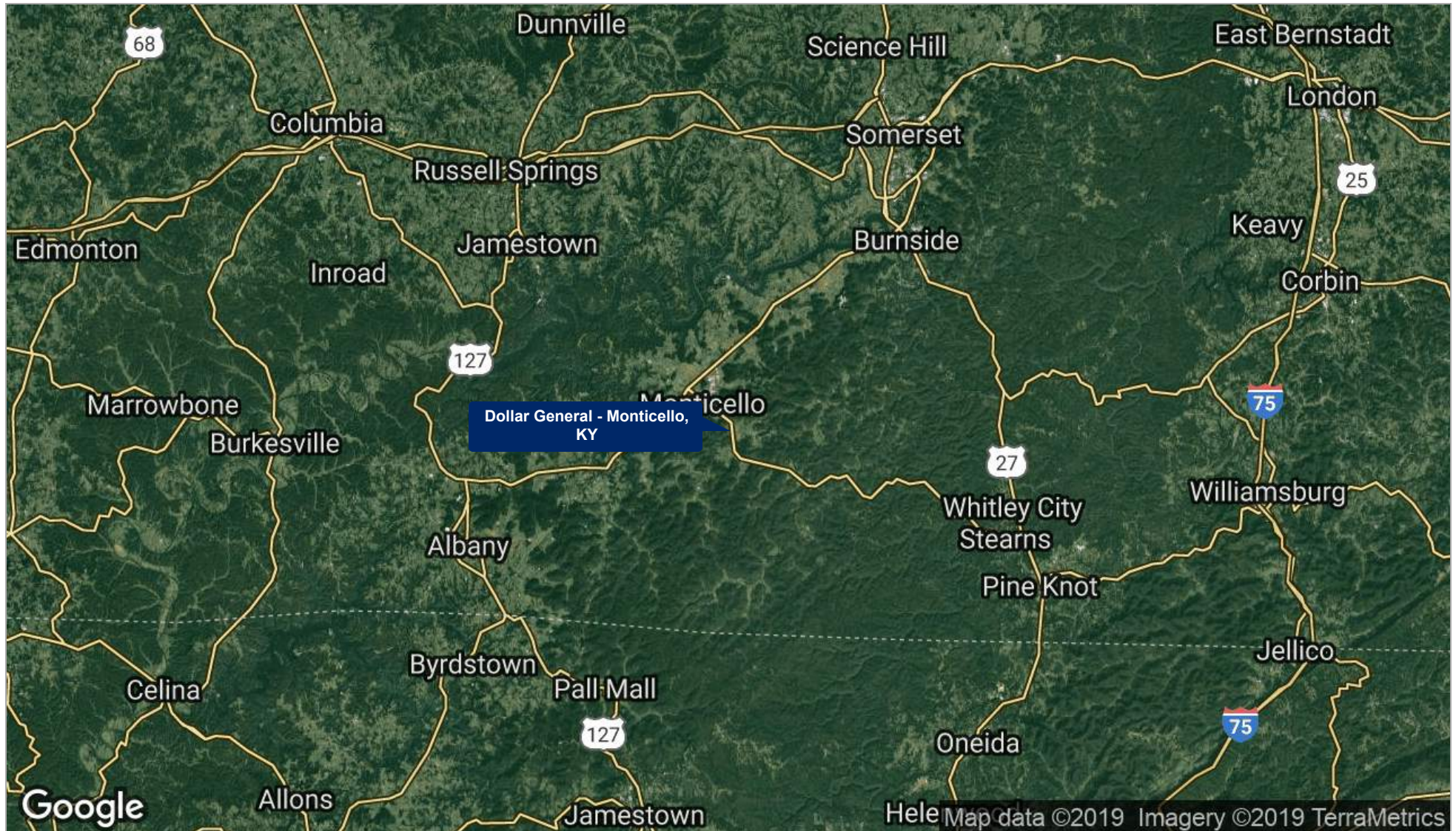


# Aerial



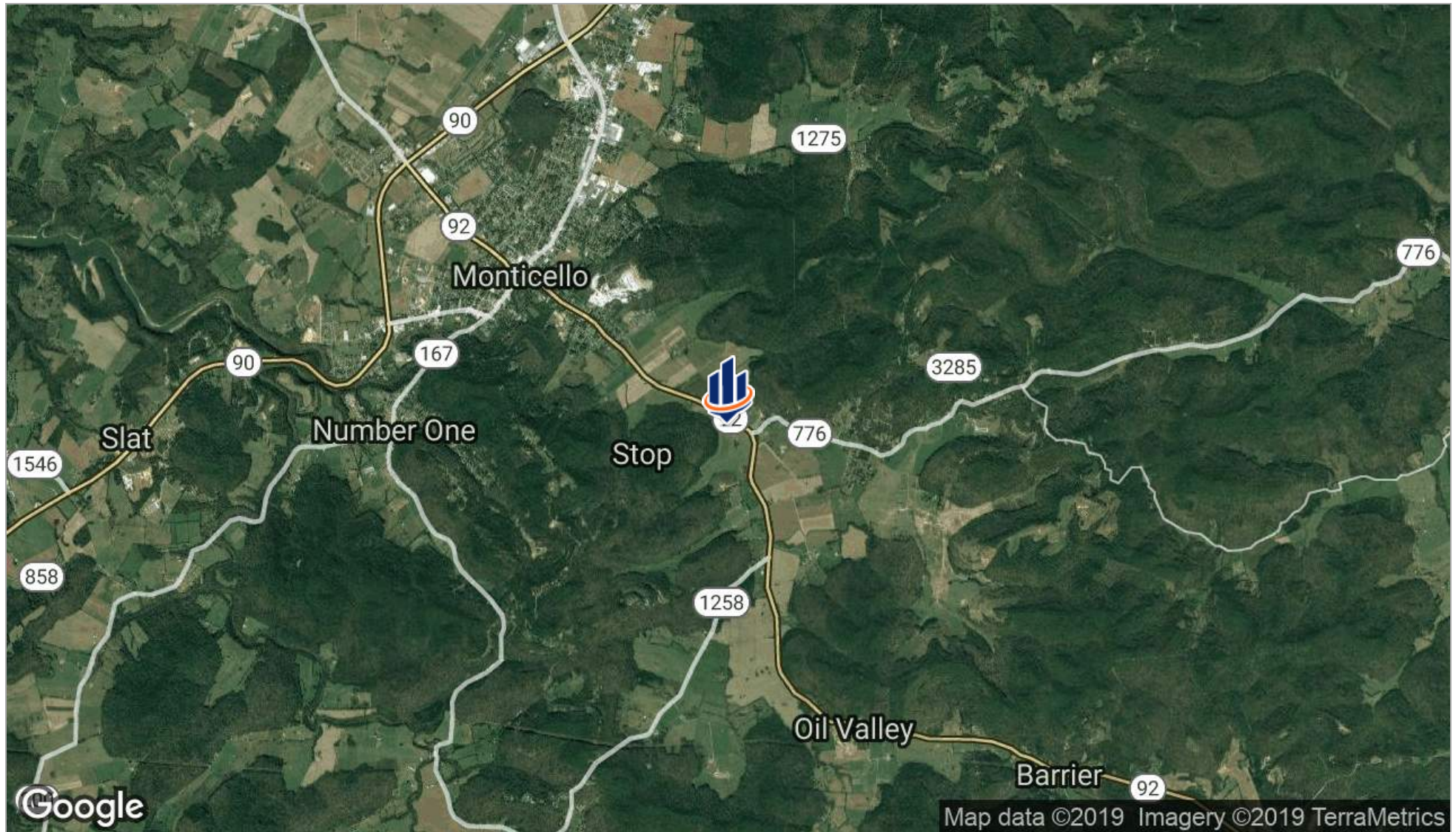


# Regional Map





# Location Maps





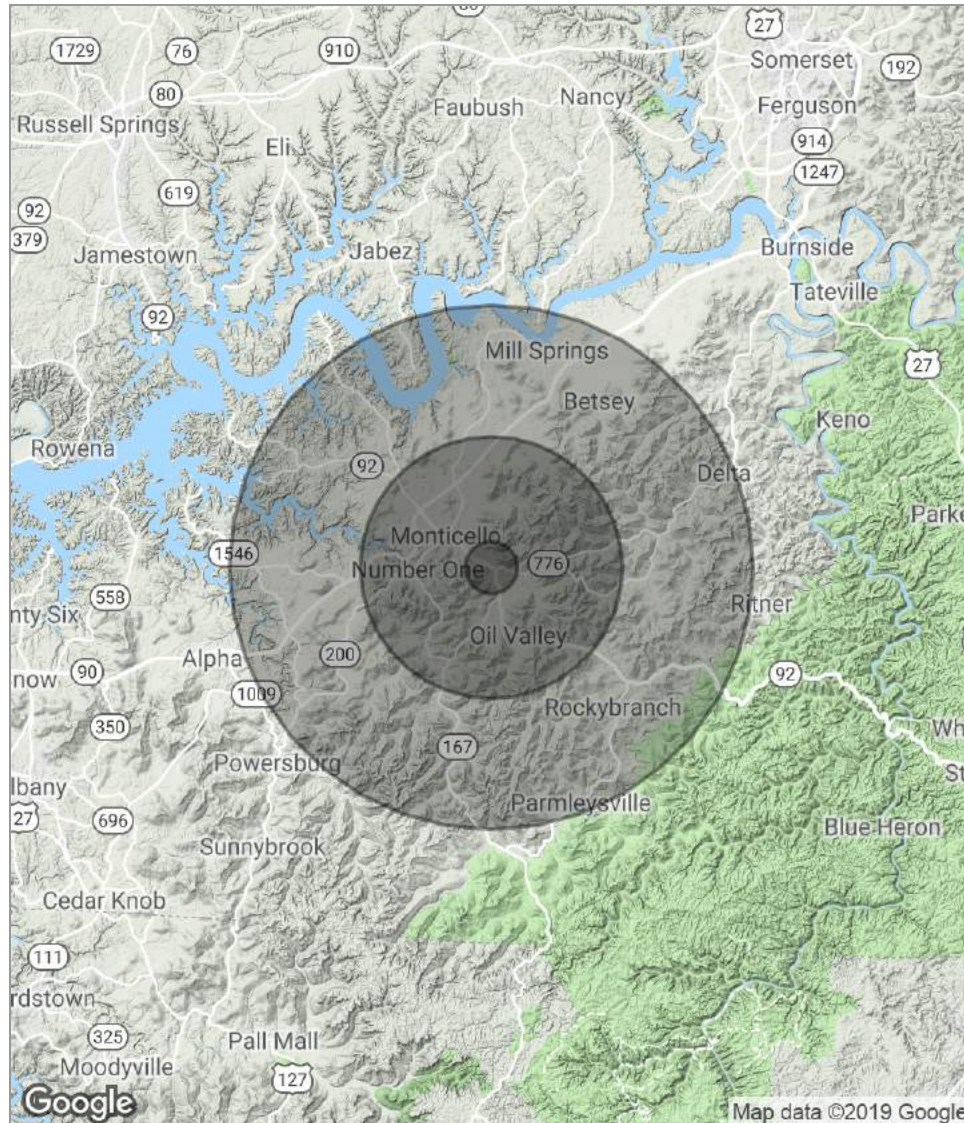
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## DEMOGRAPHICS

2173 E Highway 92  
Monticello, KY 42633



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	739	13,208	19,218
Median age	37.6	37.8	39.8
Median age (Male)	36.5	36.7	38.8
Median age (Female)	38.8	39.2	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	299	5,368	7,926
# of persons per HH	2.5	2.5	2.4
Average HH income	\$38,452	\$38,620	\$38,157
Average house value	\$66,641	\$66,280	\$66,476

\* Demographic data derived from 2010 US Census