

**FOR SALE**

# Dollar General

SINGLE TENANT NN INVESTMENT OPPORTUNITY

**9521 STATE ROUTE 121 SOUTH**

New Concord, KY 42071



**BROADSTREET  
PARTNERS**



## Lease Synopsis

Initial Lease Term:	15
Rent Commencement:	6/18/2014
Lease Expiration:	6/30/2029
Lease Type:	NN
Net Operating Income:	\$79,925.04
Rent Increases:	10% in each option period
Option Periods:	5 terms of 5 years each
Year 16-20 Annual Rent (Option 1):	\$87,917.52
Year 21-25 Annual Rent (Option 2):	\$96,709.20
Year 26-30 Annual Rent (Option 3):	\$106,380.12
Year 31-35 Annual Rent (Option 4):	\$117,018.24
Year 36-40 Annual Rent (Option 5):	\$128,720.04

## Property Information

Building Area:	± 9,100 SF
Land Area:	± 1.29 Acres
Year Built:	2014
Ownership:	Fee Simple Interest
Occupancy:	100%
Construction Type:	Metal Construction, Concrete Block Facade, Concrete Parking Lot
Asking Price:	\$1,229,616 (6.5% CAP)

## Contact Us

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