



**FAMILY DOLLAR**

1305 Highland Ave • Carrollton, KY 41008

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FAMILY DOLLAR - CARROLLTON, KY  
Carrollton, KY  
ACT ID ZAA0250353

## NET LEASED DISCLAIMER

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

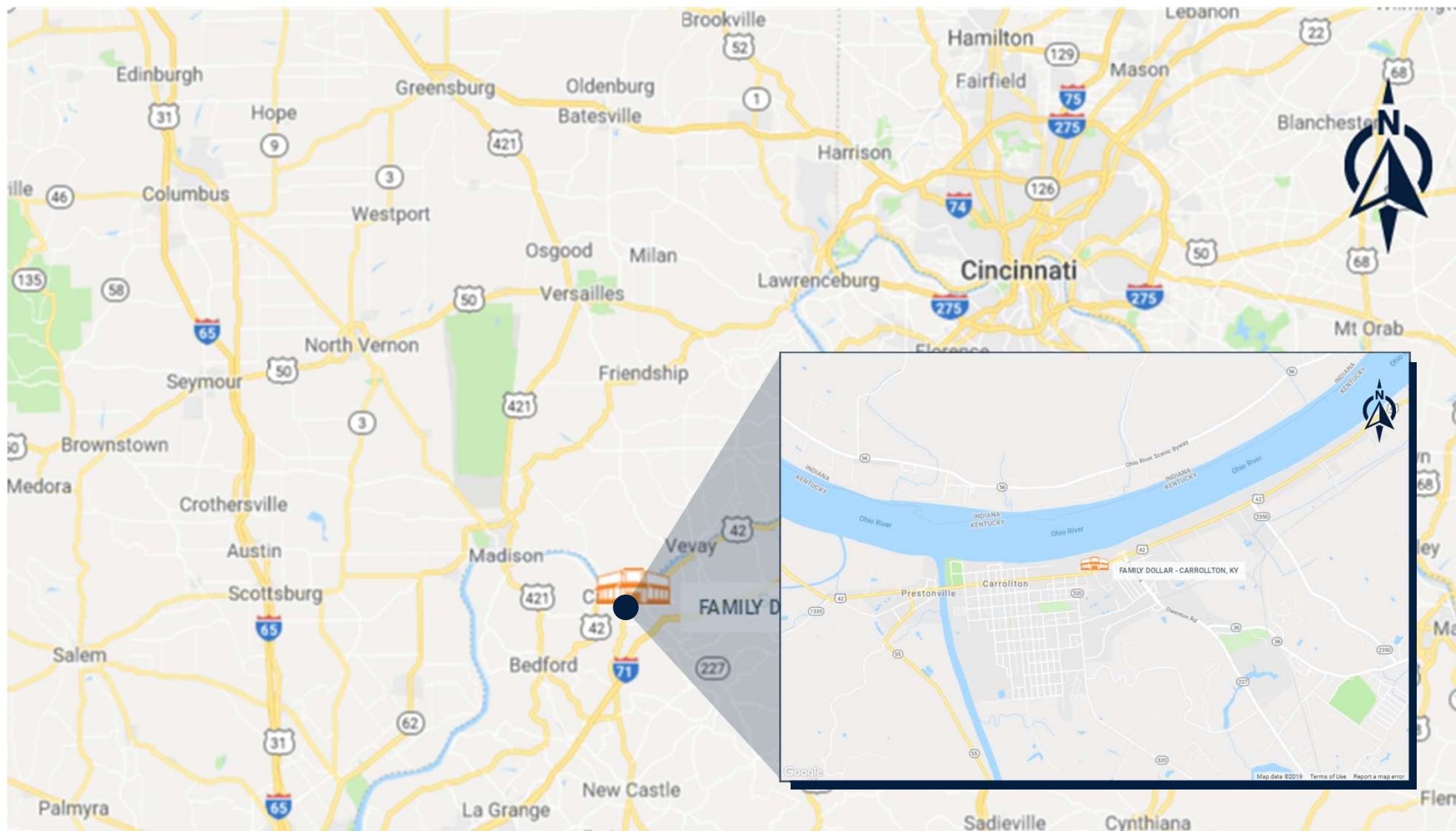
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap



1305 Highland Ave, Carrollton, KY 41008





1305 Highland Ave, Carrollton, KY 41008

Population:

1 Mile – 3,466

3 Mile – 6,625

5 Mile – 8,081





## EXECUTIVE SUMMARY

## OFFERING SUMMARY

Price	\$1,576,422
Net Operating Income	\$127,690
Capitalization Rate – Current	8.1%
Price / SF	\$170.74
Rent / SF	\$13.83
Lease Type	NN
Gross Leasable Area	9,233 SF
Year Built / Renovated	2015
Lot Size	1.08 acre(s)

## FINANCING

Loan Amount	\$1,103,495
Loan Type	Financed - New Loan
Loan to Value	70.00%
Down Payment	30% / \$472,927
Interest Rate / Amortization	5% / 25 Years
Annual Loan Payment	\$77,411
Net Cash Flow After Debt Service	10.63% / \$50,279
Cash on Cash Return	10.63%
Total Return	15.44% / \$73,032



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Fareway Stores Inc	583
Nucor Steel Gallatin LLC	400
Bethany Cir of Kings Daug Hea	390
Dow Silicones Corporation	280
Walmart	250
PMC Organometallix Inc	135
Carroll County Memorial Hosp	127
Senior Care Inc	113
Kroger	100
Signature Hlthcare of Carroll	80
Kathryn Winn Primary School	63
Cartmell Elementary School	60

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	3,466	6,625	8,081
2010 Census Pop	3,471	6,663	8,160
2018 Estimate HH	1,346	2,514	3,079
2010 Census HH	1,357	2,545	3,126
Median HH Income	\$46,119	\$50,959	\$52,593
Per Capita Income	\$24,091	\$25,270	\$25,946
Average HH Income	\$60,202	\$65,277	\$66,947

\* # of Employees based on 5 mile radius

## INVESTMENT OVERVIEW

Marcus and Millichap is pleased to exclusively offer for sale the Family Dollar located at 1305 Highland Avenue in Carrollton, Kentucky. The site was built to suit for Family Dollar in 2015 and consists of 9,233 rentable square feet. This investment is being offered at \$1,576,422, which represents an 8.10 percent capitalization rate.

Family Dollar has over 6 years remaining on an original, 10 year, NN lease, which allows for minimal landlord responsibilities (Roof & Structure Only). Additionally there are six, five-year renewal options with favorable 10% increases in each. Family Dollar is responsible for both coordination and expense of common area maintenance, including landscaping, mowing, snowplowing, removing any trash, re-striping, and parking lot lighting. Family Dollar also is responsible for any repairs needed to the asphalt and concrete up to \$2,500/Year. The store is well positioned in the immediate vicinity of several other strong tenants including O'Reilly Auto Parts, Advance Auto Parts, Rite Aid, Subway, US Bank, & US Post Office. The store benefits from being positioned on US-42 which serves as the main thoroughfare through town and the primary retail corridor.

## INVESTMENT HIGHLIGHTS

- 6+ Years Remaining On NN+ Family Dollar
- Six, Five Year Options With 10% Increases
- Family Dollar Responsible For Coordination & Expense Of CAM
- Family Dollar Responsible For Up To \$2,500/Year For Asphalt/Concrete Repairs
- Clean Environmental - Phase 1 Available



Created July 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	3,442	6,700	8,181
■ 2018 Estimate			
Total Population	3,466	6,625	8,081
■ 2010 Census			
Total Population	3,471	6,663	8,160
■ 2000 Census			
Total Population	3,365	6,146	7,557
■ Current Daytime Population			
2018 Estimate	4,390	7,968	9,528
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	1,340	2,555	3,134
■ 2018 Estimate			
Total Households	1,346	2,514	3,079
Average (Mean) Household Size	2.48	2.55	2.56
■ 2010 Census			
Total Households	1,357	2,545	3,126
■ 2000 Census			
Total Households	1,425	2,518	3,065
■ Occupied Units			
2023 Projection	1,340	2,555	3,134
2018 Estimate	1,518	2,877	3,556
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	6.44%	7.18%	7.41%
\$100,000 - \$149,000	11.72%	11.25%	11.51%
\$75,000 - \$99,999	12.91%	12.85%	13.32%
\$50,000 - \$74,999	16.28%	19.39%	19.73%
\$35,000 - \$49,999	9.12%	8.45%	8.86%
Under \$35,000	43.51%	40.88%	39.16%
Average Household Income	\$60,202	\$65,277	\$66,947
Median Household Income	\$46,119	\$50,959	\$52,593
Per Capita Income	\$24,091	\$25,270	\$25,946

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$58,146	\$60,617	\$61,931
■ Consumer Expenditure Top 10 Categories			
Housing	\$13,644	\$14,054	\$14,336
Transportation	\$12,066	\$12,614	\$12,883
Shelter	\$7,031	\$7,235	\$7,390
Food	\$6,250	\$6,423	\$6,540
Personal Insurance and Pensions	\$4,305	\$4,618	\$4,805
Health Care	\$4,187	\$4,248	\$4,353
Utilities	\$3,717	\$3,835	\$3,894
Entertainment	\$2,323	\$2,428	\$2,488
Cash Contributions	\$1,815	\$1,987	\$2,052
Household Furnishings and Equipment	\$1,379	\$1,451	\$1,496
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	3,466	6,625	8,081
Under 20	27.35%	27.90%	27.50%
20 to 34 Years	20.86%	19.34%	18.74%
35 to 39 Years	6.56%	6.25%	6.11%
40 to 49 Years	11.21%	11.57%	11.72%
50 to 64 Years	17.57%	18.83%	19.69%
Age 65+	16.46%	16.11%	16.23%
Median Age	36.32	37.18	38.05
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	2,292	4,366	5,371
Elementary (0-8)	6.10%	6.27%	6.04%
Some High School (9-11)	13.33%	12.93%	13.08%
High School Graduate (12)	37.76%	37.29%	38.00%
Some College (13-15)	20.86%	21.59%	21.61%
Associate Degree Only	4.89%	5.50%	5.81%
Bachelors Degree Only	8.30%	7.24%	6.88%
Graduate Degree	4.97%	5.22%	5.03%

Source: © 2018 Experian



## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,678  
debt and equity  
financings  
in 2018**



**National platform  
operating  
within the firm's  
brokerage  
offices**



**6.24 billion  
billion total  
national  
volume in 2018**



**Access to  
more capital  
sources than  
any other firm  
in the industry**

## WHY MMCC?

**Optimum financing solutions  
to enhance value**

**Our ability to enhance  
buyer pool by expanding  
finance options**

**Our ability to enhance  
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

## EXCLUSIVELY OFFERED BY:

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