



FAMILY DOLLAR FOR SALE LOUISVILLE, KY 8.78% CAP RATE

3201 KRISTIN WAY
LOUISVILLE, KY 40216

Nathan Dilly
Advisor
859.420.5492
nathan.dilly@svn.com





OFFERING SUMMARY

Sale Price:	\$1,025,000
Building Size:	9,100 SF
Price / SF:	\$112.64
Cap Rate:	8.78%
NOI:	\$90,000
Year Built:	2012

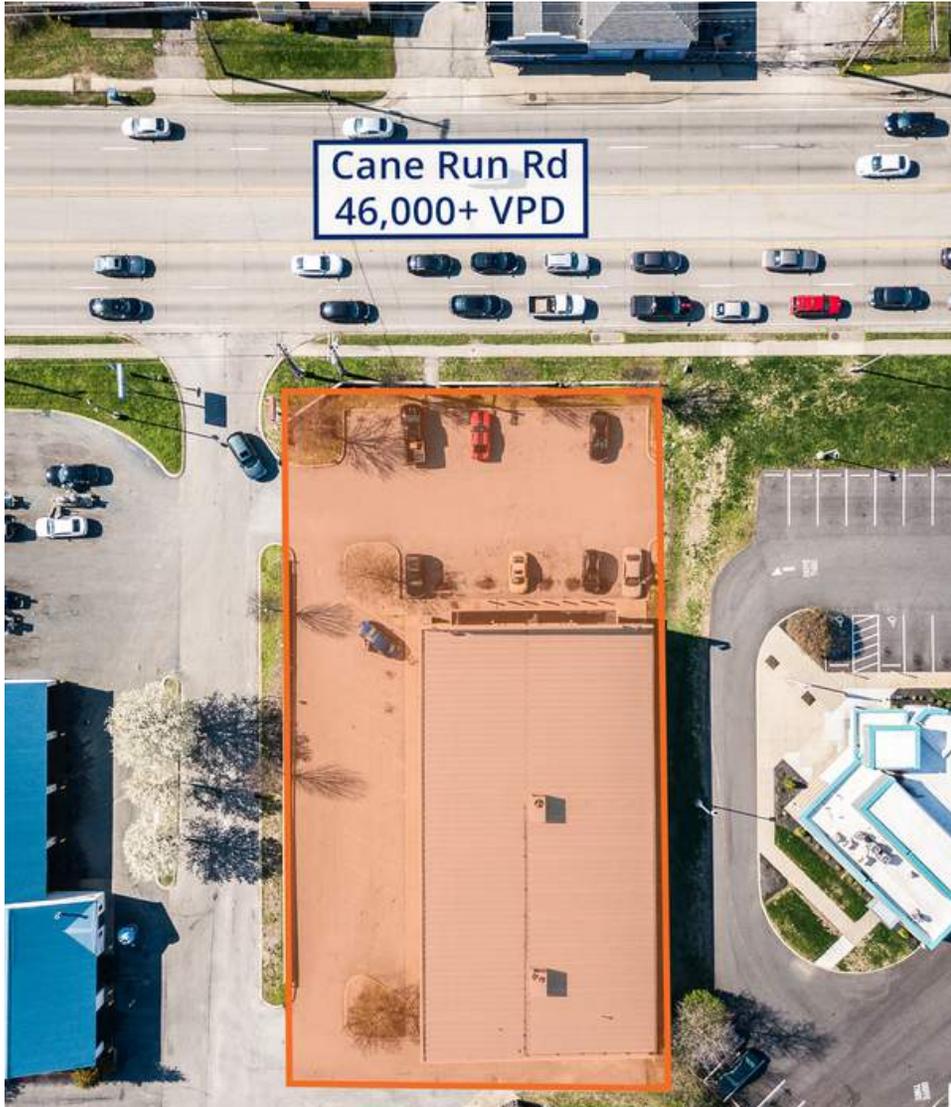
PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this NN Family Dollar for sale in Louisville, KY. The store was built in 2012 and currently has a lease through January 31, 2022 with 5 5-year options coming up. This is priced at an 8.78% cap rate leaving the opportunity for an investor to take advantage of the rent increase in the option periods.

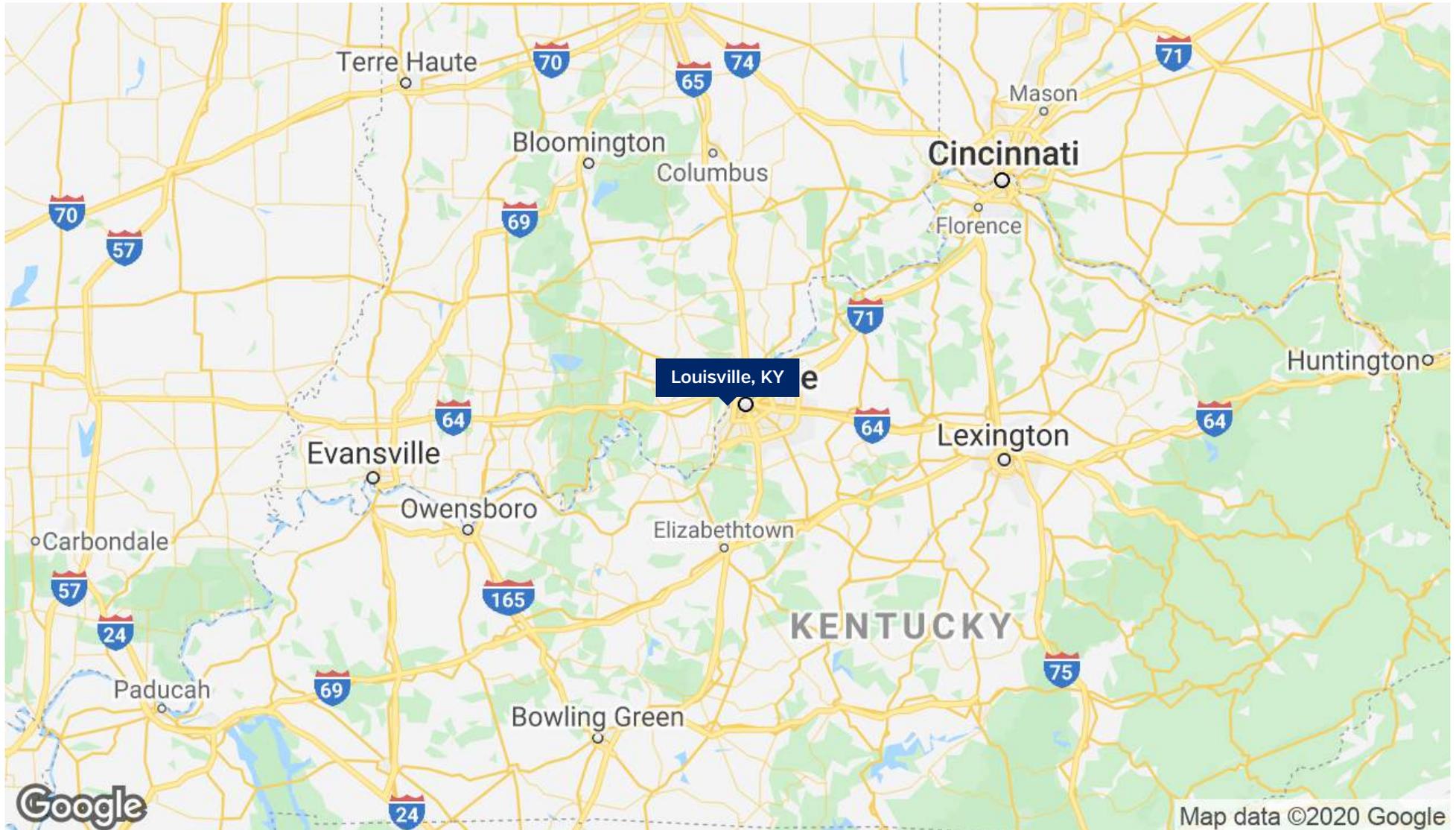
PROPERTY HIGHLIGHTS

- NN Family Dollar
- Year of Construction: 2012
- Lease Expiration: Jan. 31, 2022
- Annual Rent: \$90,000
- Five 5-Year Options
- Dense Location in Top 50 MSA [Louisville, KY]

Additional Photos



Regional Map





For marketing purposes only, exact locations not warranted

Interstate 264
53,000+ VPD

Residential Housing

Family Dollar Available For Sale

3201 Kristin Way
Louisville, KY 40216

Retail Investment
8.78% Cap Rate

Residential Housing

Interstate 264

STORALL

THORNTONS

WESTERN UNION WU

UNITED STATES POSTAL SERVICE

Rally's

ROSES

Waffle House

Wendy's

Cane Run Rd
46,000+ VPD

BIG TIRES

COMMONWEALTH CREDIT UNION

T-Mobile

SUBWAY

Save a lot

CITITRENDS

KFC

McDonald's

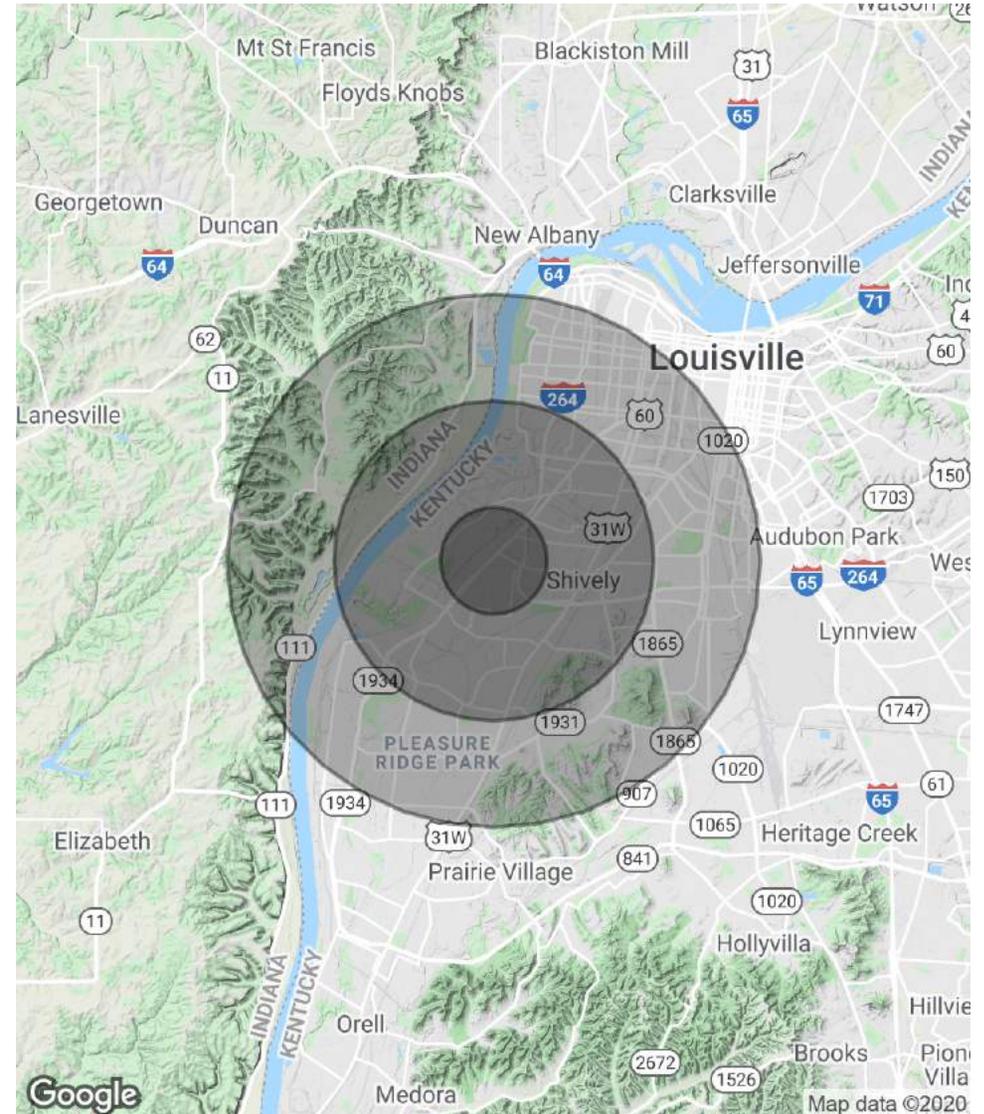
SVN
STONE COMMERCIAL REAL ESTATE

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,291	64,168	187,176
Average age	38.3	37.9	36.9
Average age (Male)	36.8	35.8	34.5
Average age (Female)	39.5	39.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,890	25,729	74,212
# of persons per HH	2.5	2.5	2.5
Average HH income	\$45,868	\$45,721	\$43,499
Average house value	\$74,384	\$112,959	\$109,563

* Demographic data derived from 2010 US Census



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.