

DOLLAR GENERAL

Absolute NNN

Liberty, KY



- . NNN - No Landlord Responsibilities
- . 100 Miles from Louisville, KY
- . Lease Expiration: June 30, 2028
- . \$48K+ Average HHI at 5-Mile Radius
- . Limited Competition within 10 Miles

❖ The above information has been secured by sources deemed to be reliable, Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to



7545 West Hwy 70 - Liberty, KY 42539

Building Size: 9,026 Square Feet

Land Size: 1.22 Approx. Acres

Parking: Adequate

Area Tenants: Marathon Gas, Mt. Pleasant Church, Valero Gas

DOLLAR GENERAL — NNN Lease

PURCHASE PRICE: \$1,050,649

(CAP RATE 7.25%)



Current Annual NOI:	\$76,172 (\$8.44 per building SF)
Initial Rent Commencement:	June 30, 2013
Lease Expiration:	June 30, 2028
Initial Lease Term:	15-Year - NNN
Renewal Options:	Four (4) / 5 Year Renewals
Rent Increases:	10% in Options

Demographics:	1-MILE	3-MILE	5-MILE
Population:	237	1,512	3,004
Median Income:	\$39,509	\$34,519	\$34,656
Average Income:	\$55,687	\$49,593	\$48,533

Tenant Responsibility:	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance
Lessor Responsibility:	None – Triple Net
Lease Guarantor:	Dollar General Corporation NYSE: DG

CONTACT INFORMATION

Philip Leabo

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www.tri-oak.com

pleabo@tri-oak.com

KY Broker of Record #74821

Stewart Weisenberger

Farmer & Company Real Estate

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DOLLAR GENERAL — NNN Lease

Aerial View of Site

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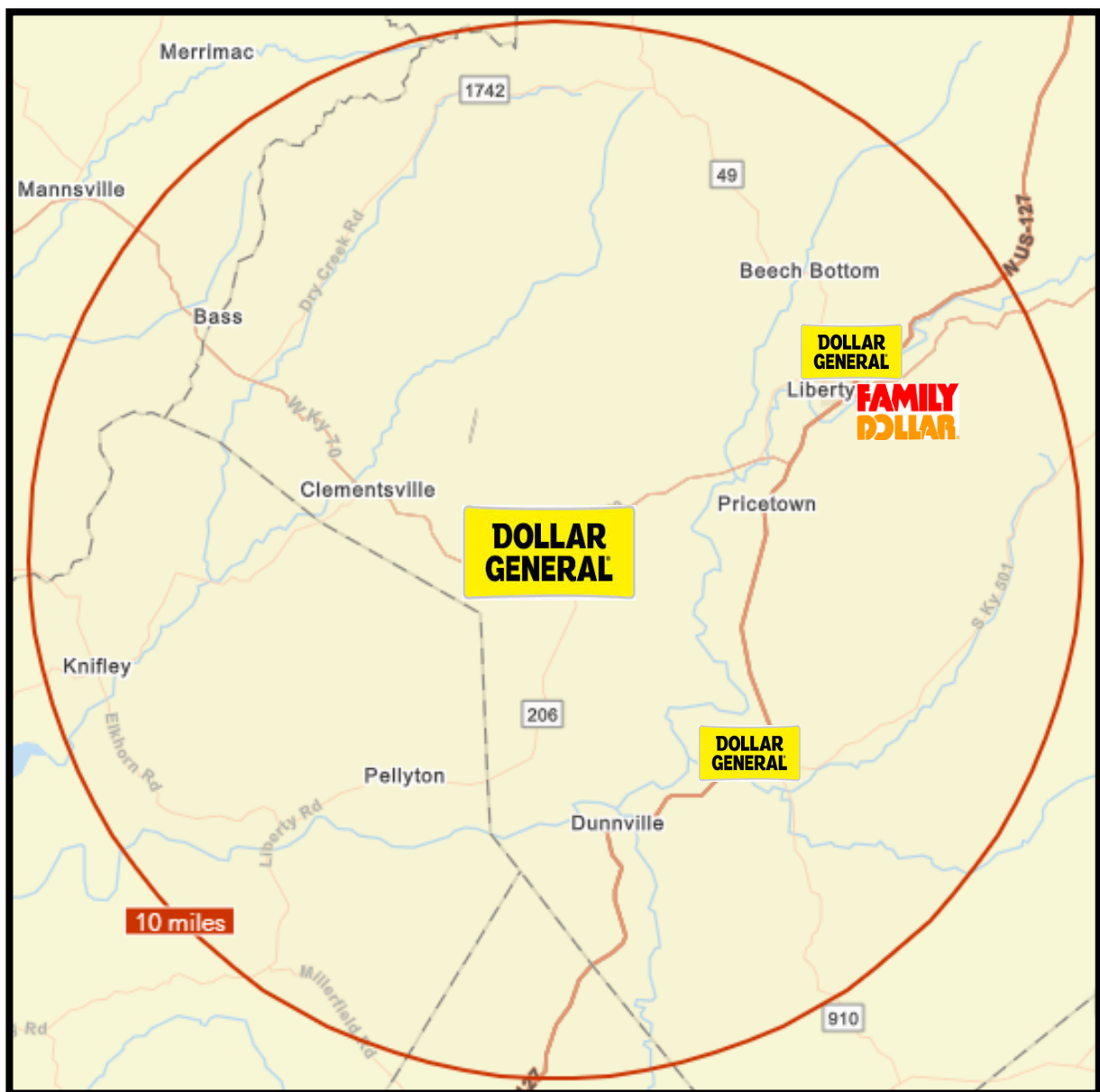
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Discount Retailers Within 10-Mile Radius

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Red: 10 Mile Radius



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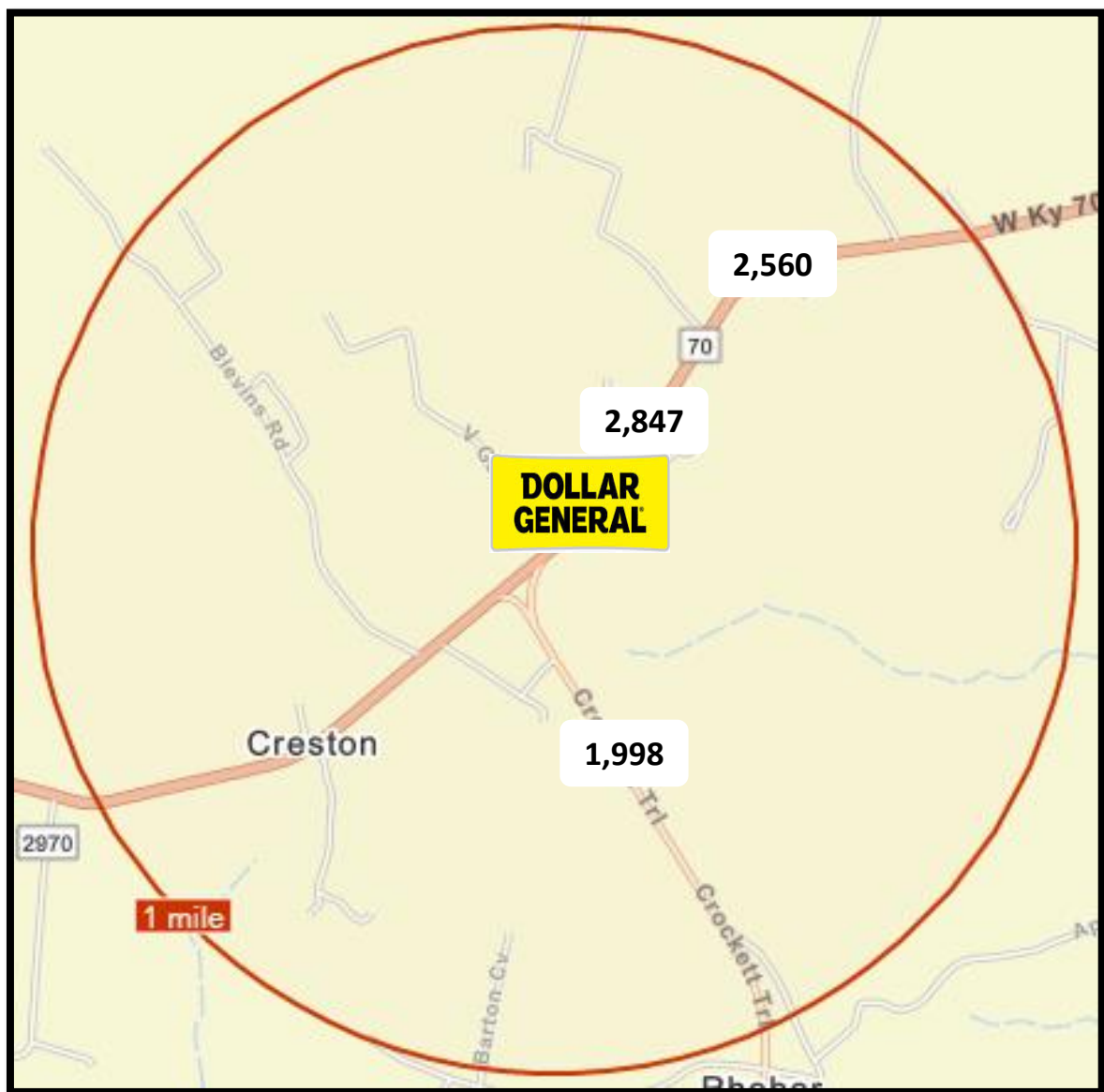
Traffic Counts

Data from: 2001

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Red: 1 Mile Radius



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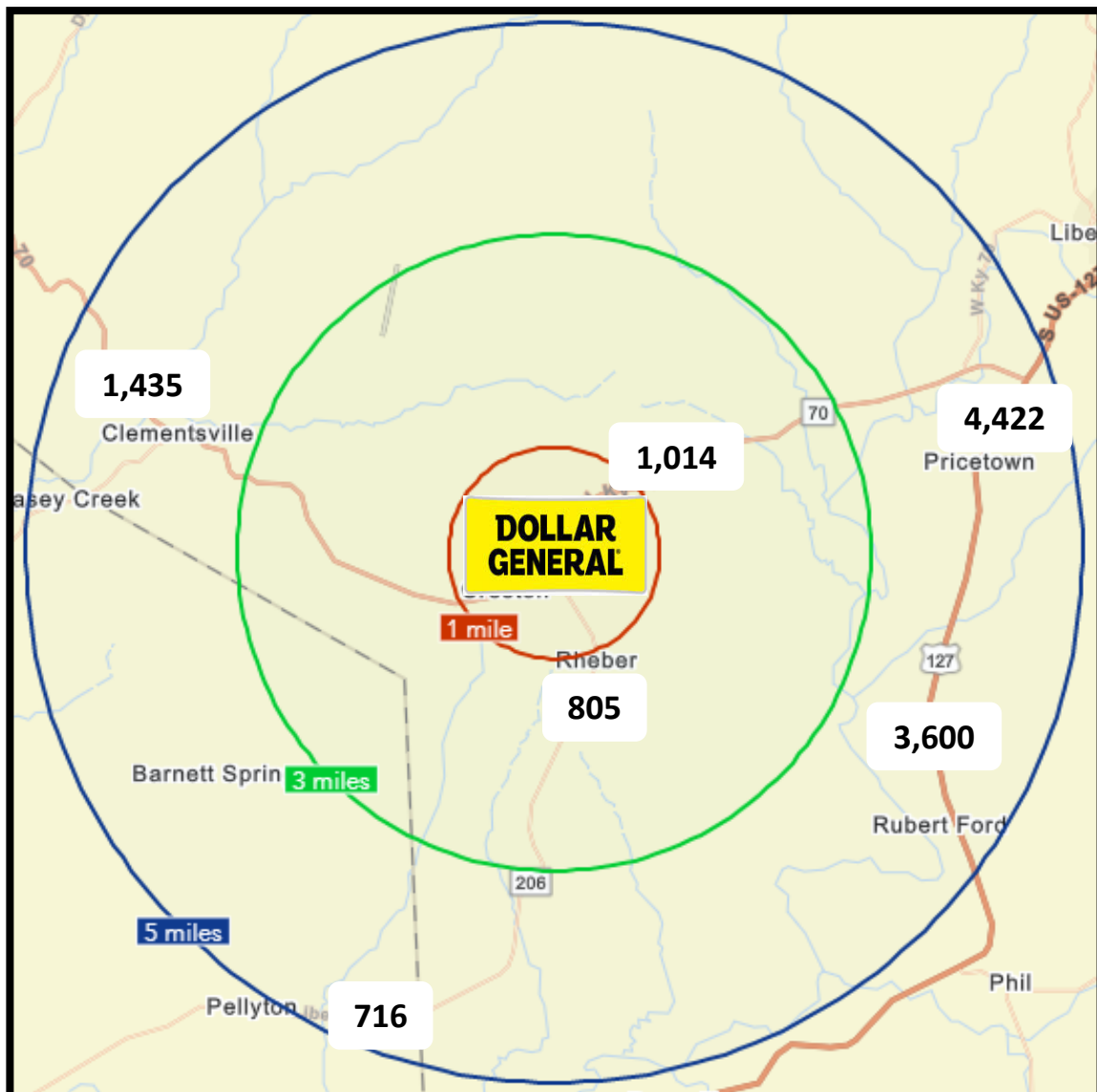
DOLLAR GENERAL — NNN Lease

Traffic Counts

Data from: 2001

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Red: 1 Mile Radius
Green: 3 Mile Radius
Blue: 5 Mile Radius

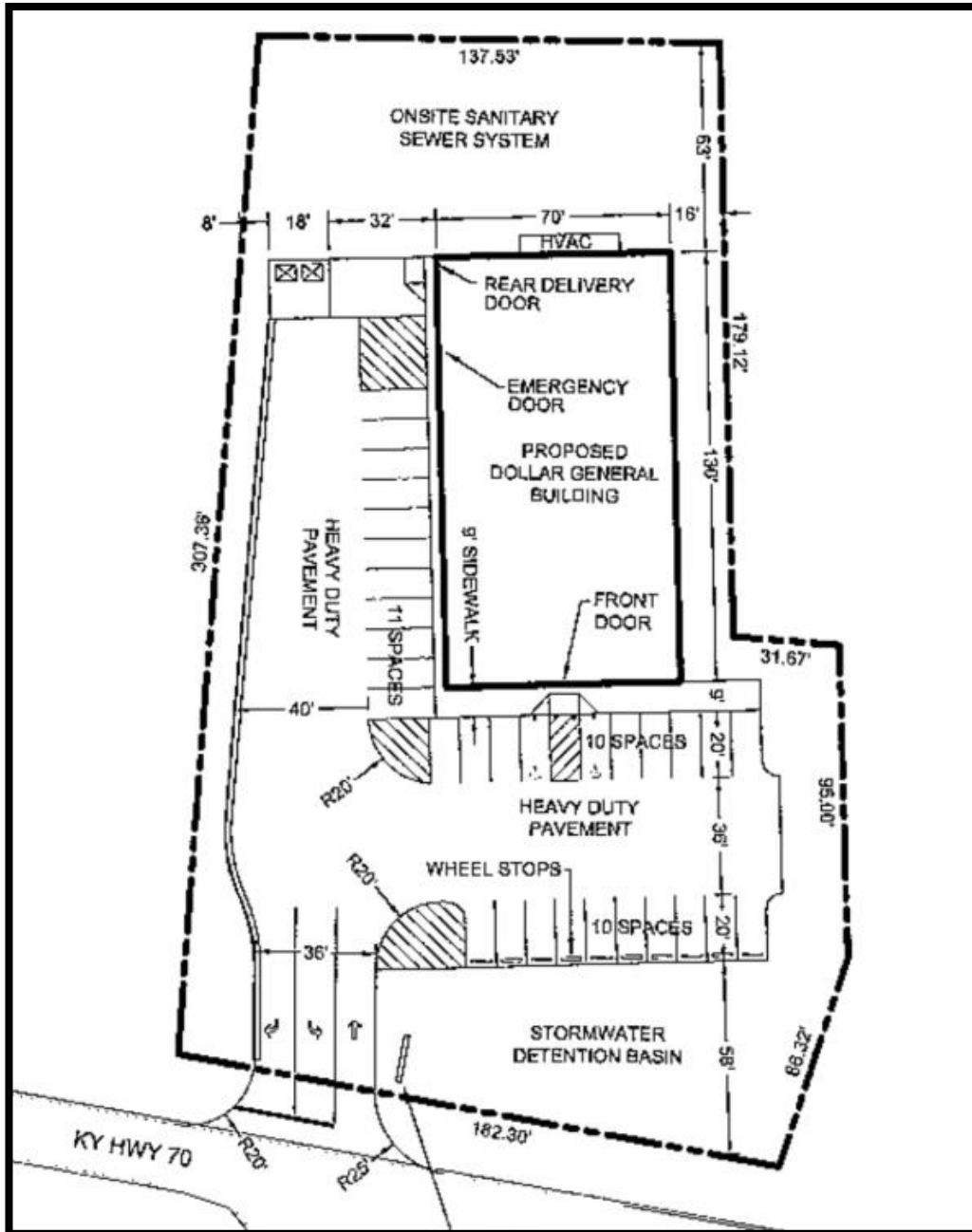


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Site Plan

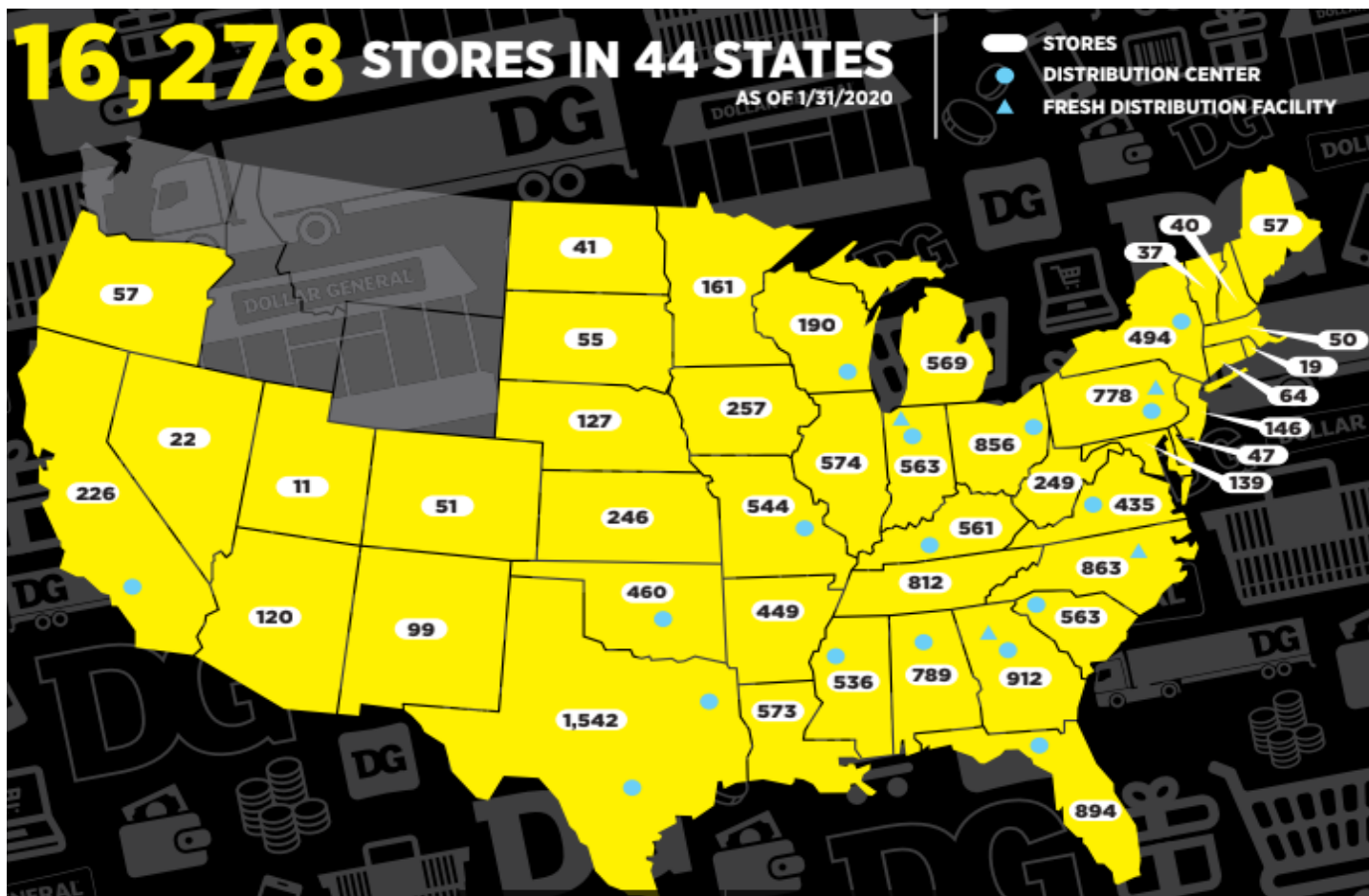
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DOLLAR GENERAL®



Corporate information

Corporate Office
100 Mission Ridge
Goodlettsville, TN 37072
(615) 855-4000

Sector: **Consumer Defensive**
Industry: **Discount Stores**
Full Time Employees: **143,000**

Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

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DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated **16,368 stores** in 45 states as of February 28, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

Dollar General Corporation (DG)

NYSE - Nasdaq Real Time Price. Currency in USD

☆ Add to watchlist

Visitors trend 2W ↓ 10W ↑ 9M ↑

186.52 +6.16 (+3.42%)

As of 3:56PM EDT. Market open.

Summary

Company Outlook

Chart

Conversations

Statistics

Historical Data

Profile

Financials

Analysis

Options

Previous Close	180.36	Market Cap	46.89B
Open	180.60	Beta (5Y Monthly)	0.49
Bid	185.01 x 1300	PE Ratio (TTM)	28.08
Ask	184.92 x 800	EPS (TTM)	6.64
Day's Range	179.05 - 187.01	Earnings Date	May 28, 2020
52 Week Range	118.20 - 187.01	Forward Dividend & Yield	1.44 (0.80%)
Volume	2,949,864	Ex-Dividend Date	Apr 06, 2020
Avg. Volume	2,831,685	1y Target Est	177.52



As of 05/27/2020 - Source: <https://investor.dollargeneral.com/websites/dollargeneral/English/0/investor-relations.html>
<https://finance.yahoo.com/quote/DG?p=DG>

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