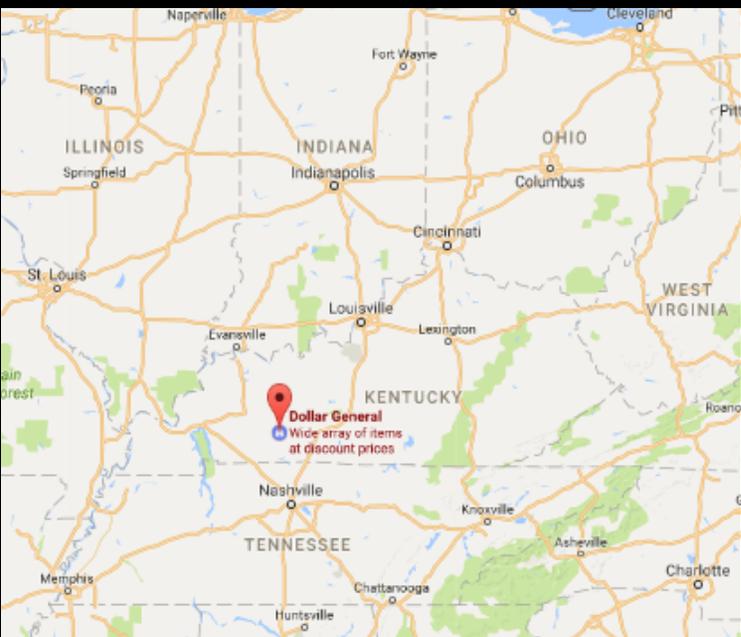




DOLLAR GENERAL ANCHORED STRIP CENTER

\$365,000 | 11.2% CAP RATE | 14,000 SF

278 N. MAIN STREET | LEWISBURG | KENTUCKY



- Dollar General Has Operated At This Location Since 1980's
- Dollar General exercised their option early – lease expires June 2022
- Dollar General has a 10% increase in their rent in July 2017 (NOI = \$40,883)
- Dollar General – National Credit Tenant
- Roof Replaced In 2013
- Tenancy includes a Dentist and Video Store. Both occupying their spaces since the 1980's
- The visibility of the property benefits from its close proximity to highway 431

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