



TRINITY

REAL ESTATE INVESTMENT SERVICES



**NNN KENTUCKY DOLLAR GENERAL**

11 BEE CREEK RD, CORBIN, KY 40701

**\$1,107,086**

**7.0% CAP**

TRINITYREIS.COM

Actual Property

**DOLLAR  
GENERAL**

CORBIN, KY

**\$1,107,086 | 7.0% CAP**

- NNN Dollar General With 13+ Years Remaining
- Healthy 10-Mile Population of 41,520 With an Anticipated Population Growth of 1.80% in a 5 Year Period
- Great Visibility In Front of Subject Property With a Daily Traffic Count of 6,009
- Limited Retail Competition in Corbin - This Location Will Serve as a Main Provider of Retail Goods
- Dollar General's BBB Credit Rating the Same as CVS and Walgreens
- Part of a Larger Portfolio Available - Contact Agent For More Information

## MARKETED BY:

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**BRANSON BLACKBURN**

325.864.9775 | B.Blackburn@trinityreis.com

**SIMEON BEAM**

972.921.2659 | simeon@trinityreis.com

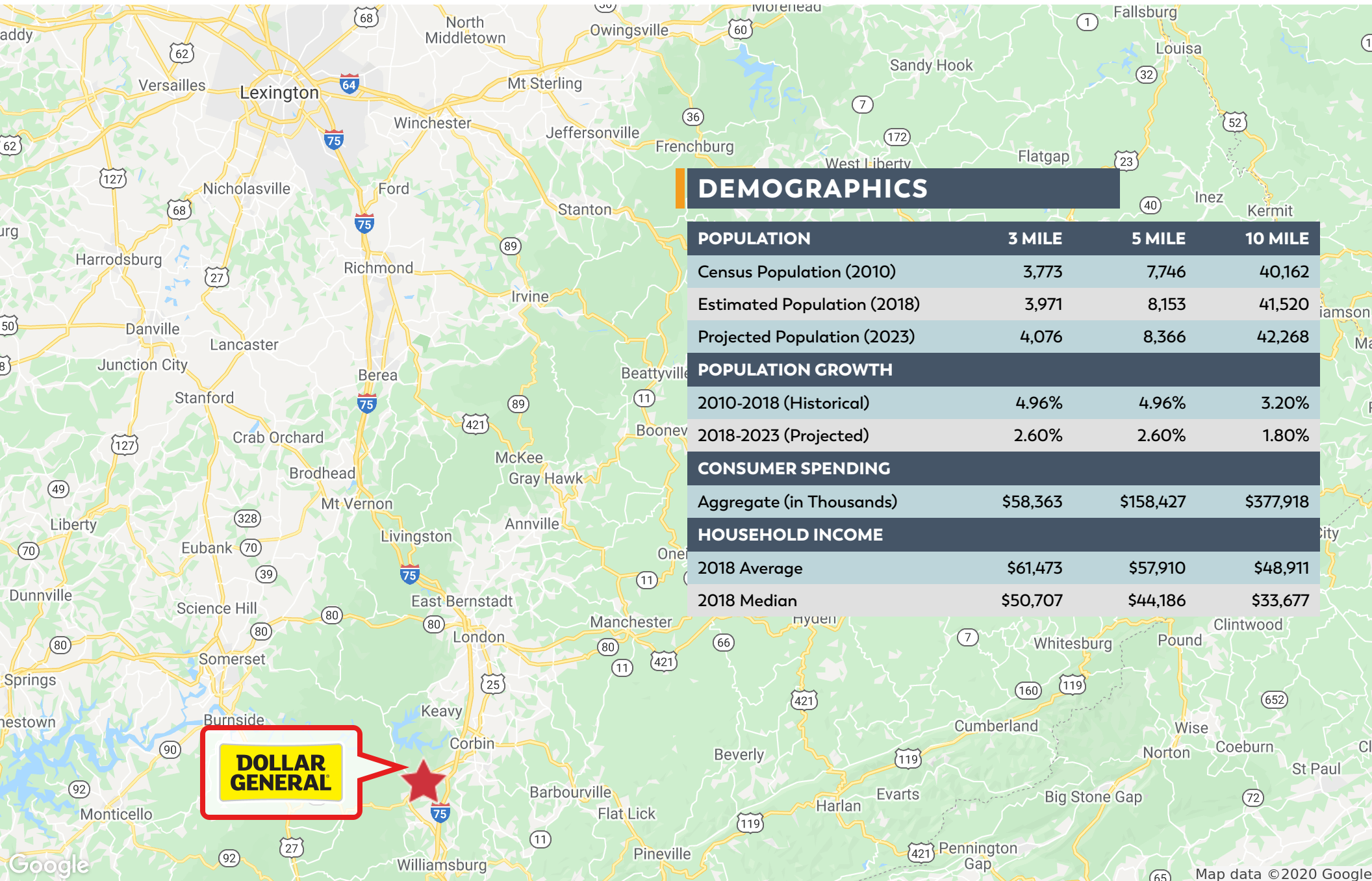
## PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1+ AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$121.66

## LEASE OVERVIEW:

Remaining Lease Term:	13+ Years
Rent Commencement:	5/31/2017
Lease Expiration:	5/31/2032
Base Annual Rent:	\$77,496
Lease Type:	NNN
Scheduled Rent Increases:	None
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



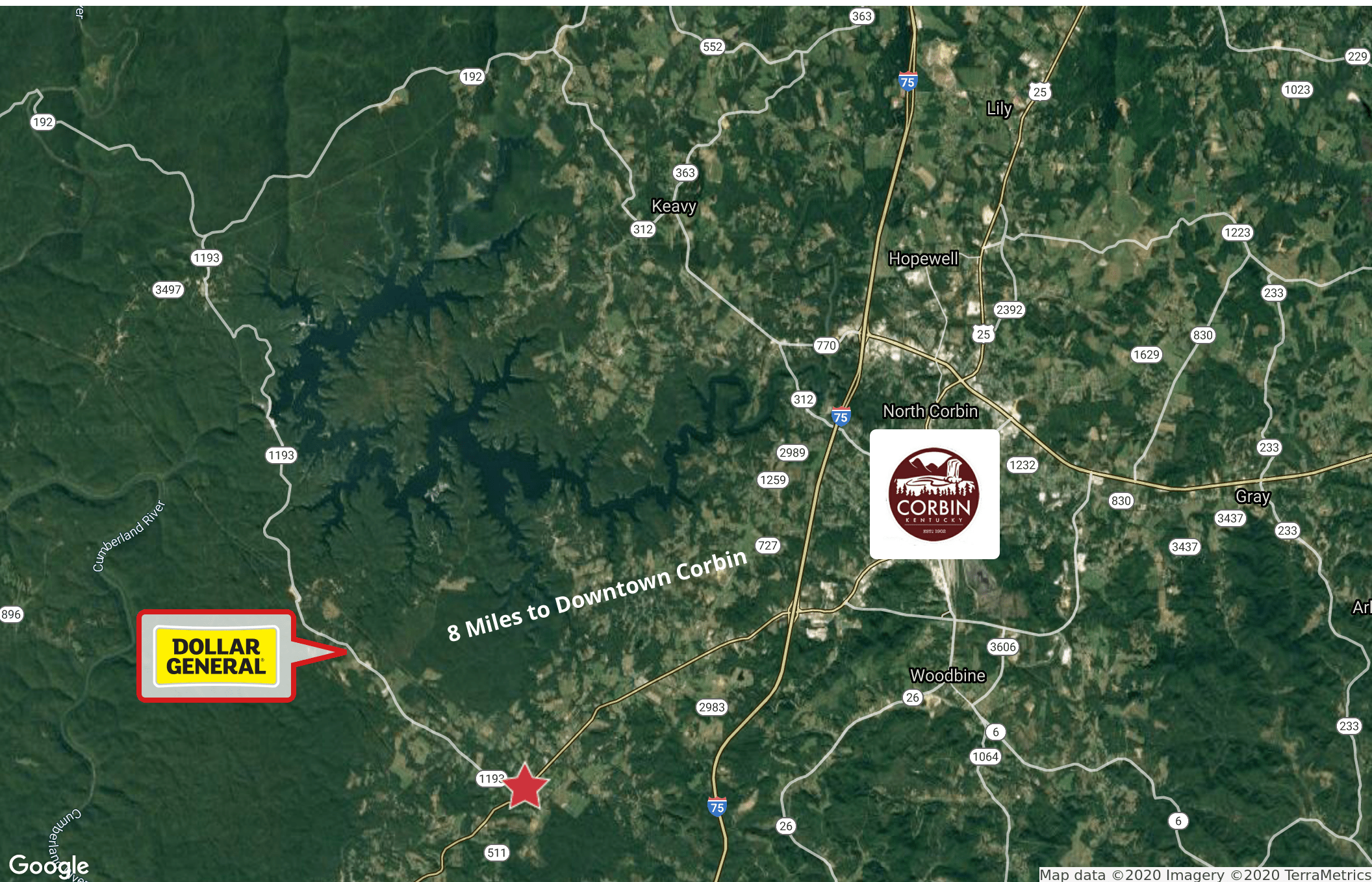


## DEMOGRAPHICS

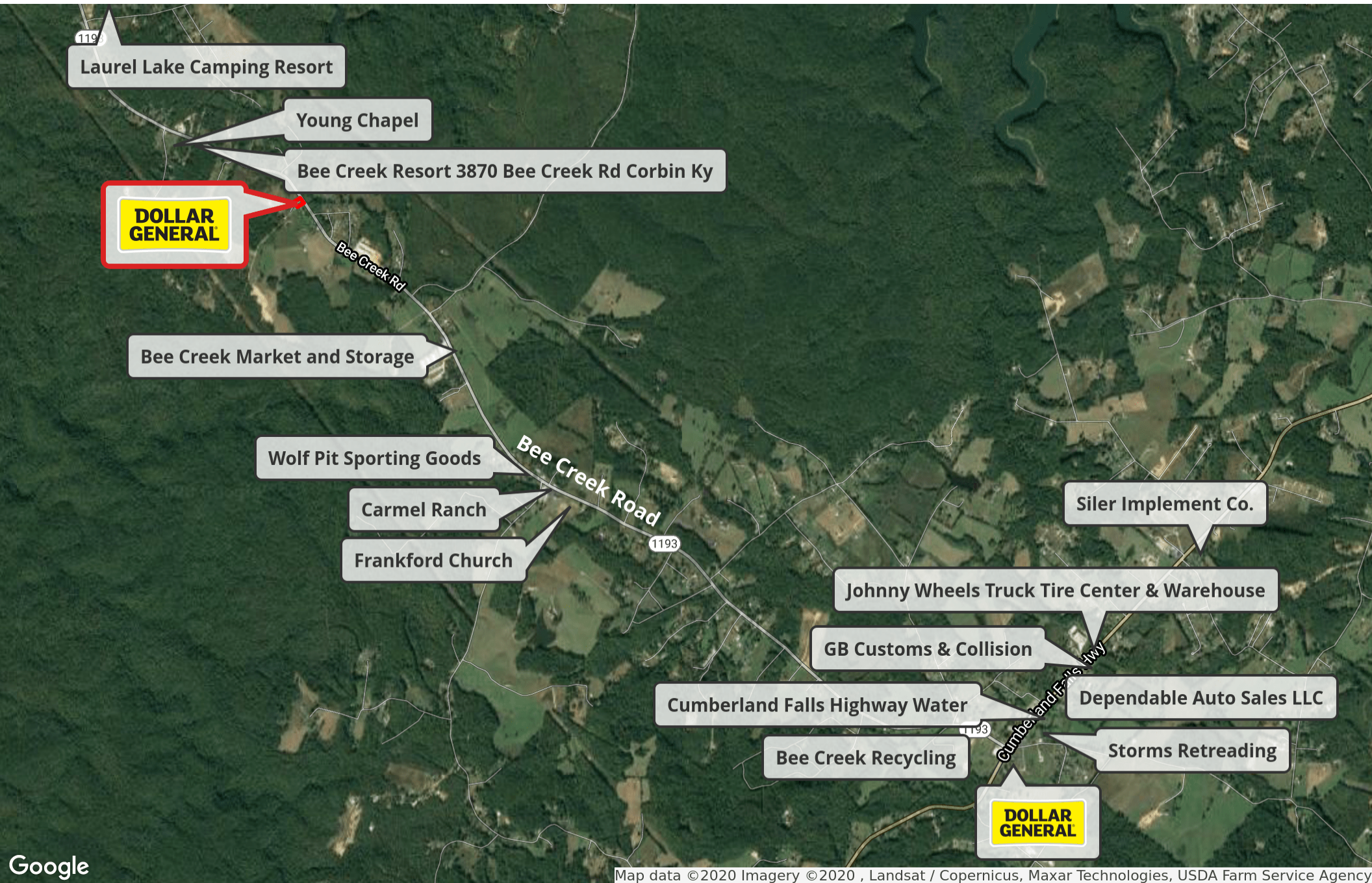
POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	3,773	7,746	40,162
Estimated Population (2018)	3,971	8,153	41,520
Projected Population (2023)	4,076	8,366	42,268
POPULATION GROWTH			
2010-2018 (Historical)	4.96%	4.96%	3.20%
2018-2023 (Projected)	2.60%	2.60%	1.80%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$58,363	\$158,427	\$377,918
HOUSEHOLD INCOME			
2018 Average	\$61,473	\$57,910	\$48,911
2018 Median	\$50,707	\$44,186	\$33,677

**DOLLAR  
GENERAL**



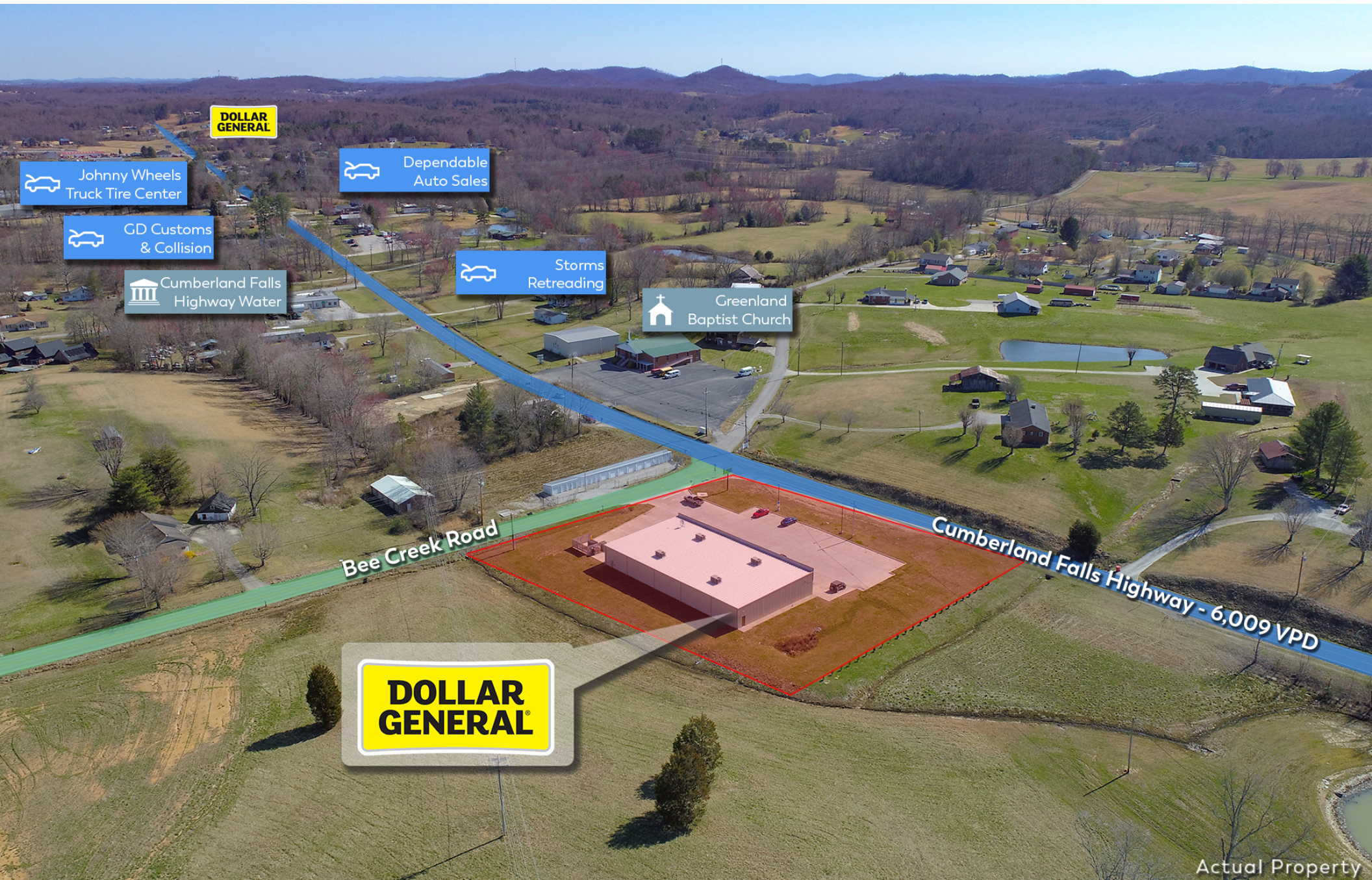






Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency







## Key Demographics 10 Miles



Total Population  
2018  
41,520



Projected Growth  
2018 - 2023  
1.80%

**DOLLAR  
GENERAL®**

Actual Property





Actual Property

**DOLLAR  
GENERAL®**



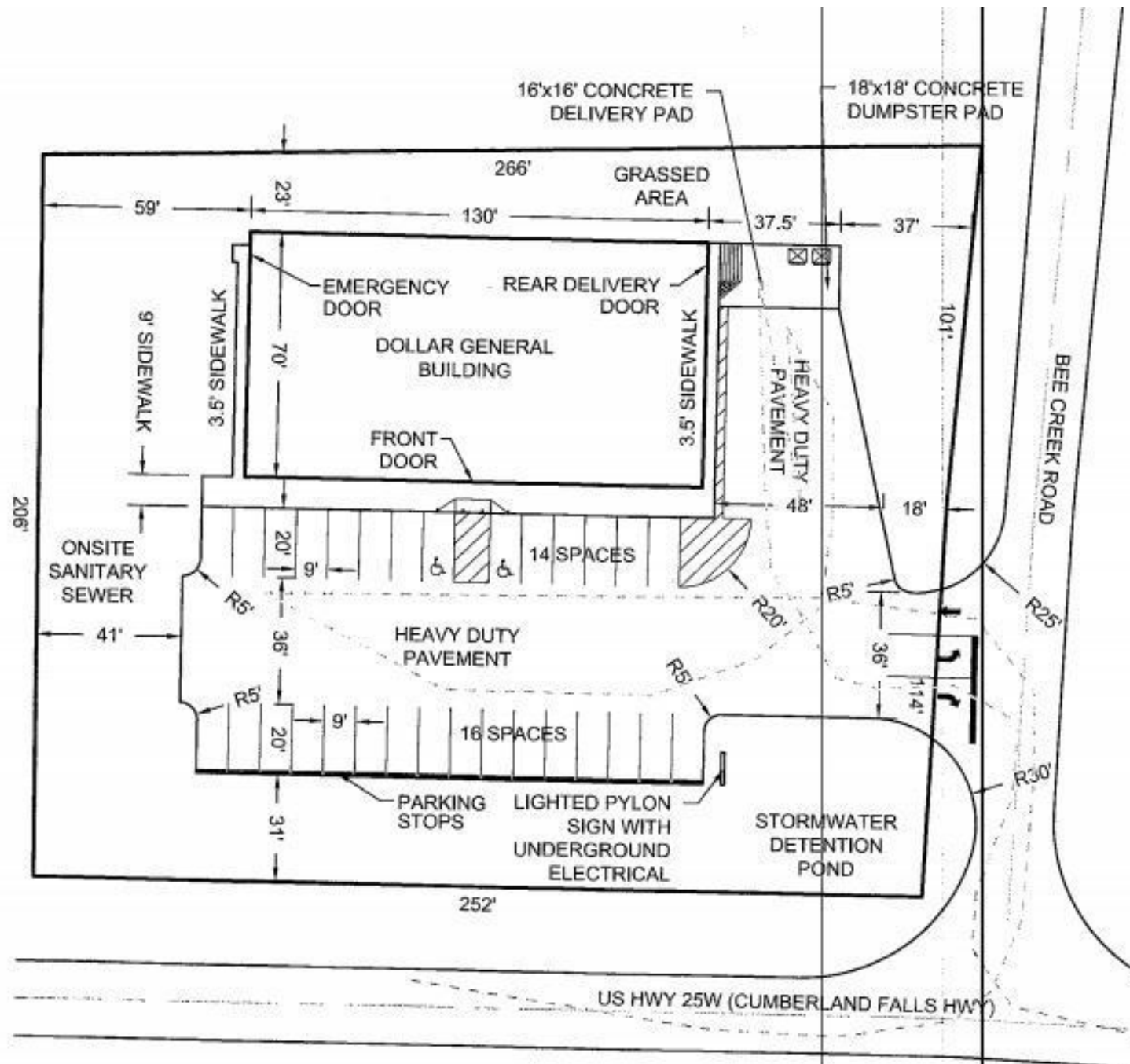


Actual Property











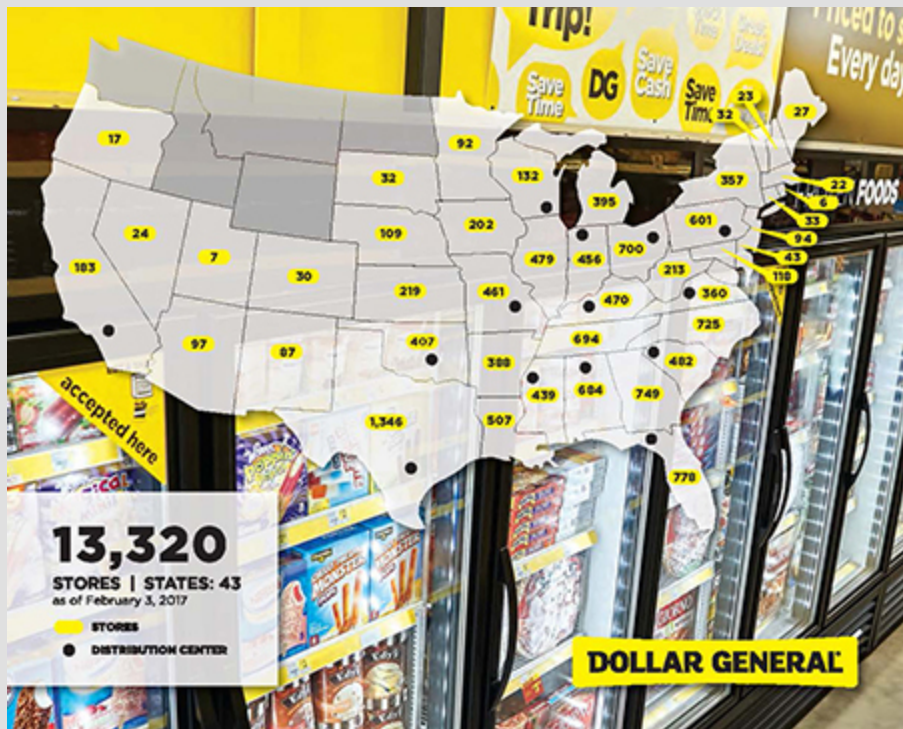
## TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 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, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

## STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



## TENANT DETAILS:

Tenant Name:	<b>Dollar General</b>
Tenant Type:	<b>Net-Leased Dollar Store</b>
Parent Company Trade Name:	<b>Dollar General</b>
Ownership:	<b>Public (NYSE: DG)</b>
No. of Locations:	<b>15,000 (as of June 2018)</b>
Website:	<b>dollargeneral.com</b>
Year Founded:	<b>1939</b>
Credit Rating (S&P):	<b>BBB</b>
No. of Employees:	<b>127,000+</b>
Headquartered:	<b>Goodlettsville, Tennessee</b>



All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



# TRINITY

## REAL ESTATE INVESTMENT SERVICES

### Marketed By:

**CODY CRIST**  
817.584.2000  
[cody@trinityreis.com](mailto:cody@trinityreis.com)

**SIMEON BEAM**  
972.921.2659  
[simeon@trinityreis.com](mailto:simeon@trinityreis.com)

**BRANSON BLACKBURN**  
325.864.9775  
[B.Blackburn@trinityreis.com](mailto:B.Blackburn@trinityreis.com)

**BROKER OF RECORD**  
**SCOTT HOWE**  
Howe Real Estate LLC  
KY #218748

*Actual Property*