



DARK RITE AID HOPKINSVILLE

2626 Fort Campbell Blvd • Hopkinsville, KY 42240

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$3,450,000
Net Operating Income	\$310,500
Capitalization Rate – Current	9%
Price / SF	\$309.22
Rent / SF	\$27.83
Lease Type	Absolute Net
Gross Leasable Area	11,157 SF
Year Built / Renovated	2006
Lot Size	2.26 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	9.00% / \$310,500

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Jennie Stuart Medical Ctr Inc	730
Flynn Enterprises LLC	700
Grupo Antolin Kentucky Inc	500
Metalsa Structural Pdts Inc	500
Walmart	354
Hopkinsville Community College	317
Douglas Autotech Corporation	286
T R A	240
Mid-Continent Spring Company	190
Meritor Suspension Systems Com	180
Kroger	175
Brazeway Inc	168

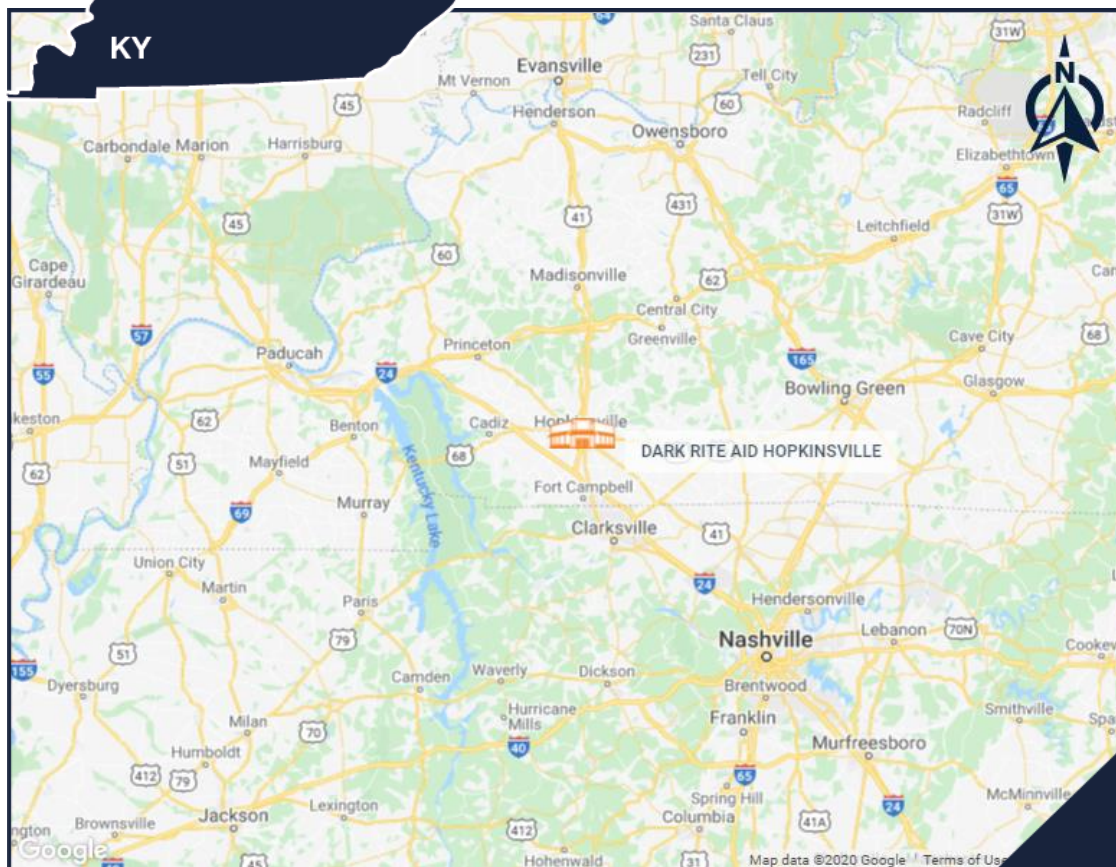
DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	5,366	28,393	34,962
2010 Census Pop	5,499	28,743	35,346
2020 Estimate HH	2,387	11,343	13,922
2010 Census HH	2,482	11,741	14,366
Median HH Income	\$38,082	\$39,943	\$41,657
Per Capita Income	\$25,207	\$23,716	\$24,020
Average HH Income	\$56,667	\$57,885	\$59,048

* # of Employees based on 5 mile radius



2626 Fort Campbell Blvd, Hopkinsville, KY 42240



- Strongest Hard Corner on City's Primary Retail Corridor
- Proximity to McDonald's, Walmart, Walgreens, Kroger, ALDI, Bradford Sq Mall, Hopkinsville Golf & Country Club
- Adjacent to High-Income Census Tract (\$73k)
- Low Submarket Vacancy Rate: 1.9% (Freestanding)
- \$1.5M+ NNN, BBB Corp-Guaranteed Remaining Rent

The subject site is located at the signalized intersection of Country Club Lane and Fort Campbell Blvd, the City's primary retail corridor seeing 15,727 Vehicles per Day. Country Club Lane is the largest and most highly trafficked collector / distributor road, feeding an additional 11,823 Vehicles per Day into Fort Campbell and making this hard corner the highest trafficked segment along Hopkinsville's retail hotspot. This signalized intersection connects most of Hopkinsville's residential neighborhoods to Fort Campbell, stretching across several schools, churches and the Hopkinsville Golf & Country Club.

Hopkinsville is the county seat of Christian County with a population of 31,026.

CLOSE PROXIMITY TO:



Shopping Center



Hotel



Downtown





PROPERTY SUMMARY

THE OFFERING	
Property	Dark Rite Aid Hopkinsville
Property Address	2626 Fort Campbell Blvd Hopkinsville, KY 42240
Price	\$3,450,000
Capitalization Rate	9.00%
Price/SF	\$309.22

PROPERTY DESCRIPTION	
Year Built / Renovated	2006
Gross Leasable Area	11,157 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	2.26 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Drug Store
Tenant	Walgreens
Rent Increases	N/A
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	Feb 2006
Lease Expiration	Feb 2026
Lease Term	20
Term Remaining on Lease (Years)	5.2
Renewal Options	N/A
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Parking Lot, Roof & Structure
Right of First Refusal/Offer	N/A

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$310,500

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$310,500	\$25,875	\$27.83	9.00%



NOTES

Walgreens


CREDIT RATING: B2
www.fdreports.com | www.creditintell.com | August 31, 2020

General Information

Address	108 Wilmot Rd , Deerfield, Illinois, 60015, United States
Phone	(847) 315-2500
Website	www.walgreens.com

Key Personnel

Chief Operating Officer	Ornella Barra
Chief Operating Officer	Alex Gourlay
CFO & EVP	James Kehoe
Chairman & Chief Executive Officer	Stefano Pessina

Store Base

Store Count	9,021
TTM Sales	\$139,537,000,000

Financial Markets

Stock Ticker	WBA
Current Price	\$40.77 as of 11/12/20
52 Week High/Low	\$62.88 / \$33.36

Credit Rating Chart Comparison Creditintell | F&D Reports

Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B
D2	Below Satisfactory	B-
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D

Fiscal Year Ended August 31, 2020

Created on November 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	5,313	28,250	34,824
■ 2020 Estimate			
Total Population	5,366	28,393	34,962
■ 2010 Census			
Total Population	5,499	28,743	35,346
■ 2000 Census			
Total Population	5,232	27,904	34,059
■ Current Daytime Population			
2020 Estimate	8,304	39,108	46,750
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	2,386	11,368	13,985
■ 2020 Estimate			
Total Households	2,387	11,343	13,922
Average (Mean) Household Size	2.31	2.38	2.40
■ 2010 Census			
Total Households	2,482	11,741	14,366
■ 2000 Census			
Total Households	2,270	11,287	13,597
■ Occupied Units			
2025 Projection	2,386	11,368	13,985
2020 Estimate	2,817	13,348	16,326
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$150,000 or More	4.54%	4.49%	4.48%
\$100,000 - \$149,000	7.42%	8.46%	9.51%
\$75,000 - \$99,999	8.73%	9.05%	9.38%
\$50,000 - \$74,999	16.18%	17.99%	18.74%
\$35,000 - \$49,999	16.20%	15.39%	14.93%
Under \$35,000	46.92%	44.62%	43.00%
Average Household Income	\$56,667	\$57,885	\$59,048
Median Household Income	\$38,082	\$39,943	\$41,657
Per Capita Income	\$25,207	\$23,716	\$24,020

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$60,733	\$63,574	\$65,371
■ Consumer Expenditure Top 10 Categories			
Housing	\$16,117	\$16,895	\$17,389
Transportation	\$10,850	\$11,308	\$11,686
Shelter	\$9,001	\$9,425	\$9,726
Food	\$6,928	\$7,154	\$7,321
Personal Insurance and Pensions	\$5,227	\$5,536	\$5,759
Health Care	\$4,205	\$4,484	\$4,572
Utilities	\$3,507	\$3,645	\$3,715
Entertainment	\$2,354	\$2,522	\$2,587
Household Furnishings and Equipment	\$1,643	\$1,733	\$1,795
Apparel	\$1,412	\$1,481	\$1,539
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	5,366	28,393	34,962
Under 20	27.43%	26.11%	26.47%
20 to 34 Years	25.81%	24.06%	23.81%
35 to 39 Years	5.32%	5.46%	5.45%
40 to 49 Years	9.55%	9.95%	10.04%
50 to 64 Years	16.21%	17.05%	17.13%
Age 65+	15.68%	17.37%	17.11%
Median Age	32.27	34.84	34.75
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	3,334	18,102	22,225
Elementary (0-8)	4.76%	4.61%	4.74%
Some High School (9-11)	9.01%	9.50%	9.15%
High School Graduate (12)	28.45%	31.59%	31.89%
Some College (13-15)	28.12%	25.13%	24.98%
Associate Degree Only	8.50%	9.79%	9.64%
Bachelors Degree Only	12.59%	11.30%	11.34%
Graduate Degree	7.96%	7.20%	7.44%

Source: © 2019 Experian

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DARK RITE AID HOPKINSVILLE
Hopkinsville, KY
ACT ID ZAB0160340

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Broker of Record, KY Lic.# 242197

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