



BRAND NEW DOLLAR GENERAL MARKET

ACTUAL STORE

N. MAIN STREET, LEWISBURG, KY 42256

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY, INC.

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.657.3645

INVESTMENT SUMMARY

List Price:	\$2,000,211
Current NOI:	\$98,010.36
Initial Cap Rate:	4.90%
Land Acreage:	+/- 1.176
Year Built	2022
Building Size:	12,480 SF
Price PSF:	\$160.27
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	4.90%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 12,480 SF. **Dollar General Market Relocation store** located in Lewisburg, Kentucky! Dollar General Market stores are about double the size of a typical Dollar General and offer a wider variety of perishables and dry groceries. **The operating store relocating to this location was the top performing Dollar General in a 15 Mile Radius.** The 2022 BTS property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 5 (5 Year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is wrapping up construction construction and will open in early February 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of E Green Street and N Main Street which sees 2,585 cars per day. The ten mile population from the site is 12,495 while the one mile average household income is \$57,685 per year, making this location ideal for a Dollar General. This area is experiencing steady growth with the three mile population growth rate at 3%. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 4.90% cap rate based on NOI of \$98,010.36.



PRICE \$2,000,211



CAP RATE 4.90%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **Relocation Store | Proven Success in the Market!**
- **Prior Location Store Ranked Top Performing Store in a 15 Mile Radius**
- **Upgraded Market Store | Concrete Parking Lot**
- **2022 BTS Construction | Corner Location**
- 5 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$57,685
- Ten Mile Population 12,495
- **Three Mile Population Growth Rate 3.00%**
- 2,585 Cars Per Day on N Main Street
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 31 Consecutive Years of Same Store Sales Growth

DOLLAR GENERAL MARKET - RELOCATION STORE

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$98,010.36	\$7.85
Gross Income	\$98,010.36	\$7.85
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$98,010.36	\$7.85

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.176 Acres
Building Size:	12,480 SF
Traffic Count:	2,585
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded Market
Parking Lot:	Concrete
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$98,010.36
Rent PSF:	\$7.85
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/12/2022
Lease Expiration Date:	2/28/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$33.7 BILLION



STORE COUNT:
17,000+



GUARANTOR:
DG CORP



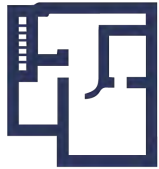
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	12,480	2/5/2022	2/28/2037	\$98,010.36	100.0	\$7.85
			Option 1	\$107,811.39		\$8.64
			Option 2	\$118,592.53		\$9.50
			Option 3	\$130,451.79		\$10.45
			Option 4	\$143,496.96		\$11.49
			Option 5	\$157,846.66		\$12.65
Totals/Averages	12,480			\$98,010.36		\$7.85



TOTAL SF
12,480



TOTAL ANNUAL RENT
\$98,010.36



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.85



NUMBER OF TENANTS
1

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55% NET INCOME

INCREASE FROM 19-20



1,050 STORES

OPENING IN 2021



\$33.7 BIL

IN SALES



82 YEARS

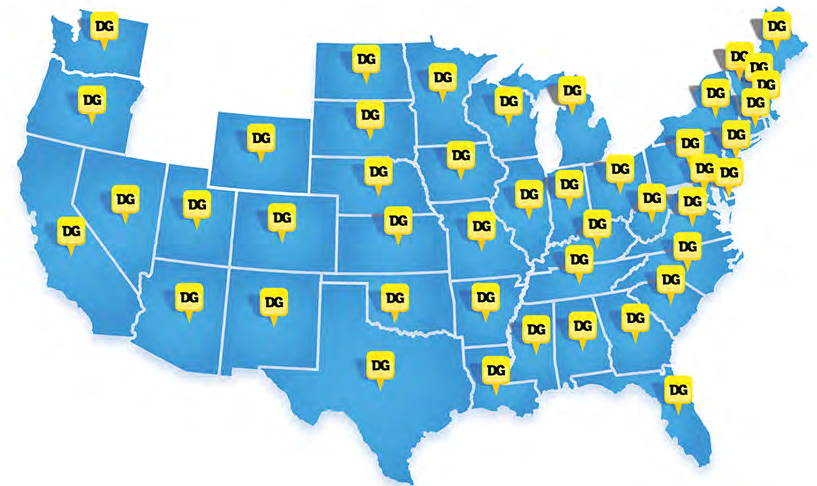
IN BUSINESS



31 YEARS

SAME STORE GROWTH

DOLLAR GENERAL is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 17,000+ stores with more than 140,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,000 new stores in 2020, and planning to open an additional 1,050 in 2021. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



17,000+ STORES ACROSS 46 STATES

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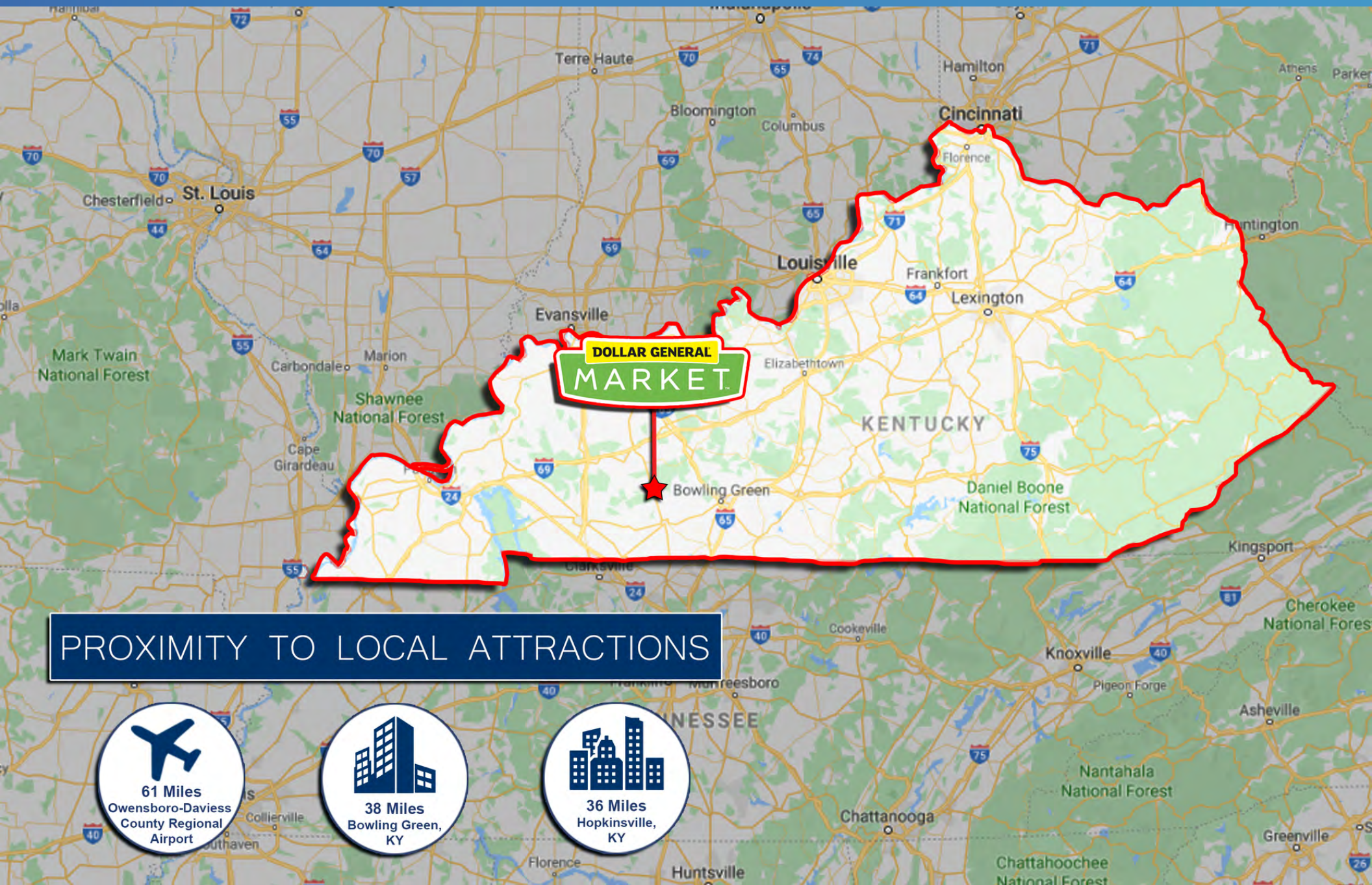


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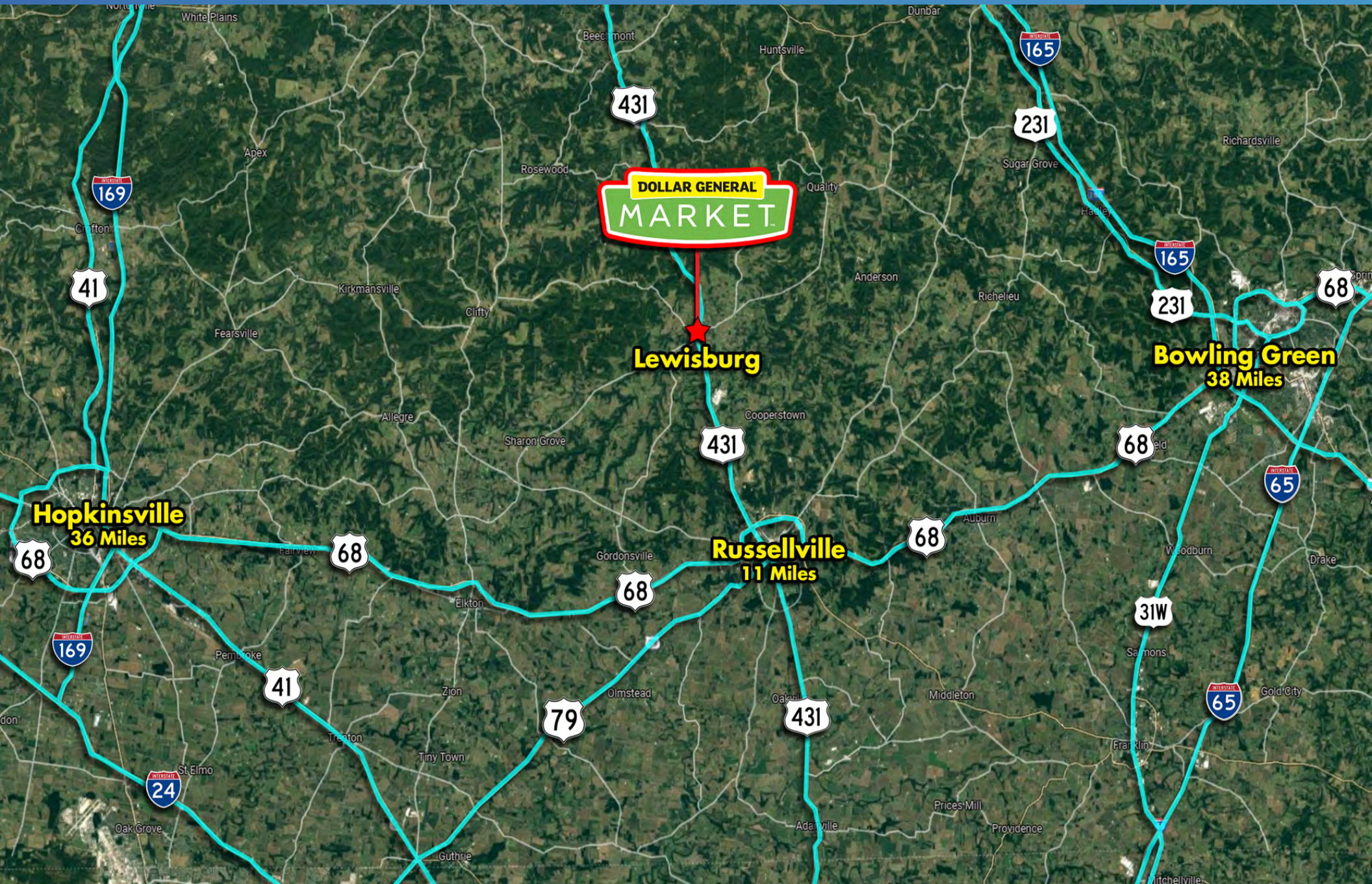
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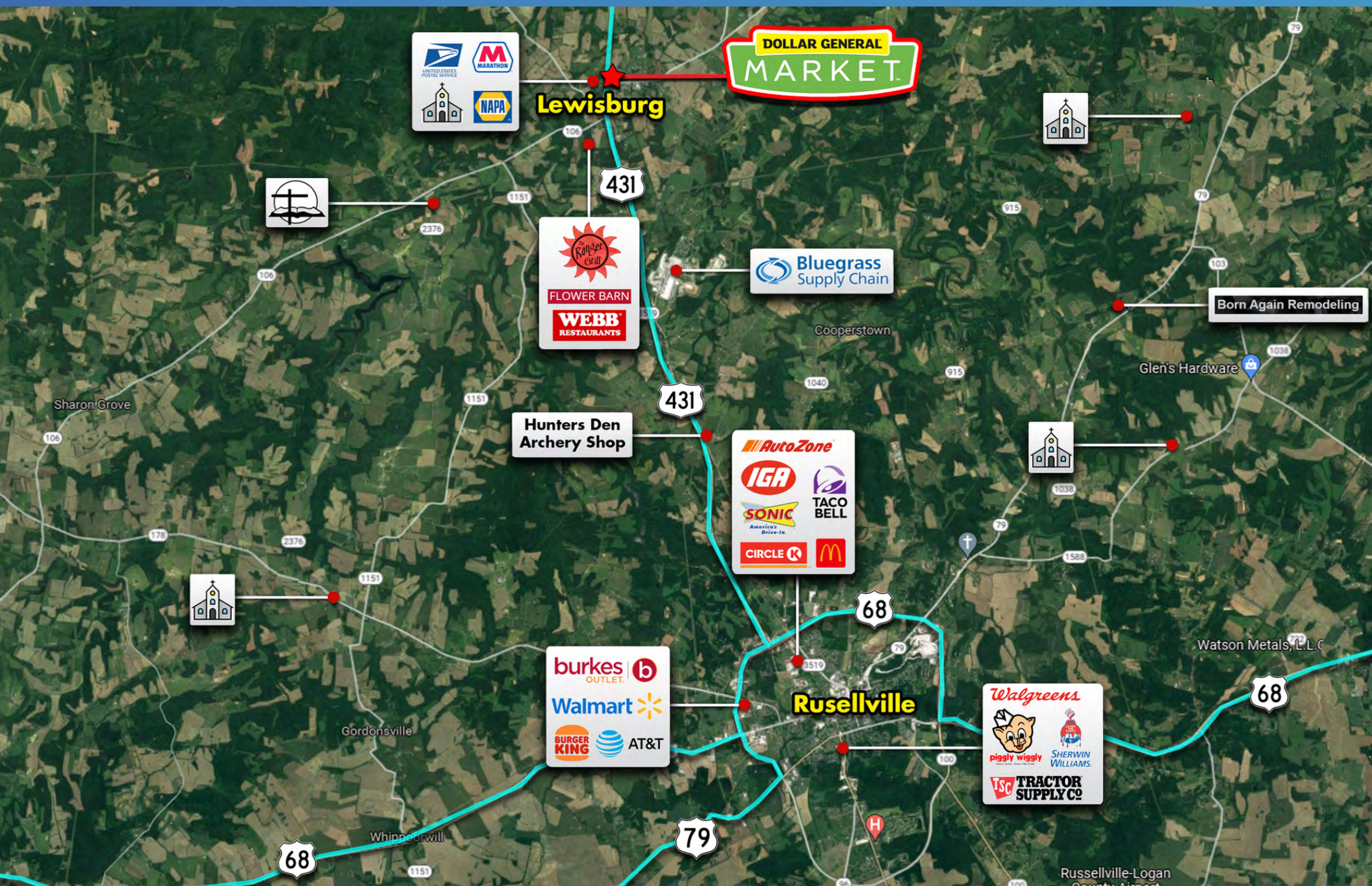
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Lewisburg is a home rule-class city in Logan County, Kentucky. The local post office was established at a nearby stage coach stop in 1852 under the name "Henrys ville" in honor of the local postmaster's family name.

In 1872, Lewisburg was surveyed, platted, and founded by the Owensboro and Nashville Railroad to serve as a depot on its line. It was named for Eugene C. Lewis, the line's chief engineer. In 1877, the post office moved to the new community and changed its name. The city was formally incorporated by the state assembly the next year.

Logan County (Courthouse pictures above) is a county in the southwest Pennyroyal Plateau area of the Commonwealth of Kentucky. As of the 2010 United States Census, the population was 26,835. Its county seat is Russellville. The county is named for Benjamin Logan, who had been second in command of the Kentucky militia during the American Revolutionary War and was a leader in bringing statehood to the area. Created from Lincoln County on September 1, 1792, Logan was the 13th Kentucky county in order of formation. Its original territory stretched from the Mississippi in the west to the Little Barren River in the east, and from the Green and Ohio Rivers in the north to the Tennessee border on the south; since then, 28 other counties have been formed within that area.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2021	1,667	2,856	12,498
Total Population 2026	1,717	2,942	12,762
Population Growth Rate	3.00%	3.01%	2.11%
Median Age	41.9	41.6	41.4
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	677	1,146	4,976
Average HH Income	\$57,685	\$57,302	\$58,953
Median House Value	\$109,862	\$109,130	\$112,511
Consumer Spending	\$18.6 M	\$32.2 M	\$142.5 M





TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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