



TRINITY
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - 2021 BUILD - ABSOLUTE NNN

8535 US-25, CORBIN, KY 40701

\$1,837,240

5.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

CORBIN, KY

\$1,837,240 | 5.0% CAP

- 2021 Build Dollar General With 13+ Years Remaining on Primary Term
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Strong 5-Mile Population With Nealy 30,000 Residents
- Located on One of the City's Main Thoroughfares, US-25, and Laurel Road With a Combined Daily Traffic Count Exceeding 16,000 Vehicles
- About 3 Miles From a Major Retail Corridor Including Lowe's, Walmart, Kroger, ALDI & More
- Corporately Guaranteed by Dollar General Corporation With an S&P Credit Rating of BBB, Deemed an Investment Grade Tenant

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

806.679.9776 | chance@trinityreis.com

MATT DAVIS

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CODY CRIST

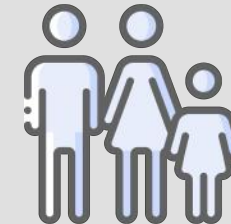
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$91,862
Rent Per SF:	\$10.18
Rent Commencement Date:	3/17/2021
Lease Expiration Date:	3/30/2036
Lease Term Remaining:	13+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.0 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$203.55

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	3/17/2021-3/30/2036	\$91,862	\$10.18	5.00%
Five (5), 5-Year Options 10% Increase	4/1/2036-3/30/2041	\$101,048	\$11.20	5.50%
	4/1/2041-3/30/2046	\$111,153	\$12.31	6.05%
	4/1/2046-3/30/2051	\$112,268	\$12.44	6.65%
	4/1/2051-3/30/2056	\$134,496	\$14.90	7.32%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

ROOF & STRUCTURE

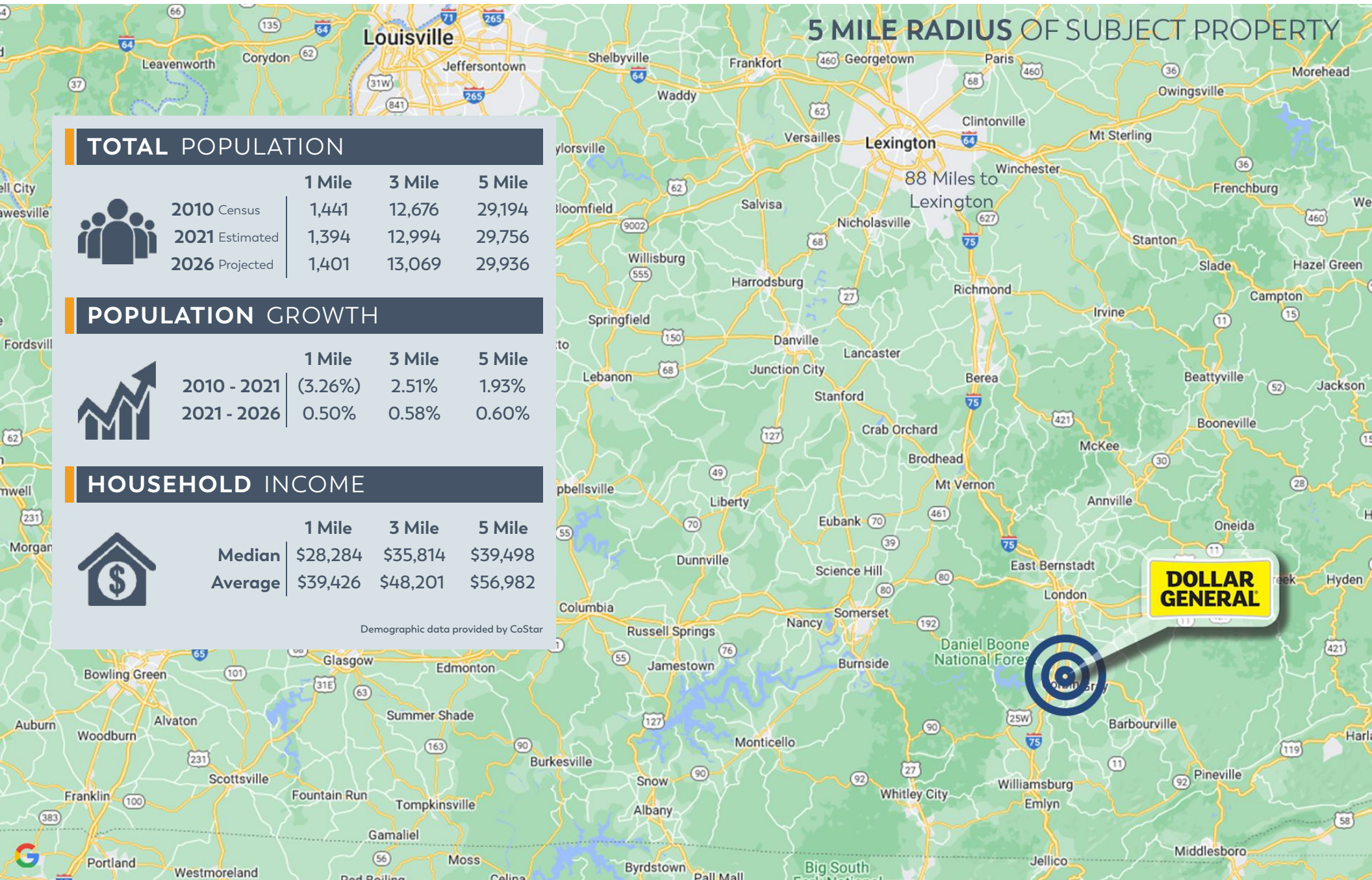
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HVAC

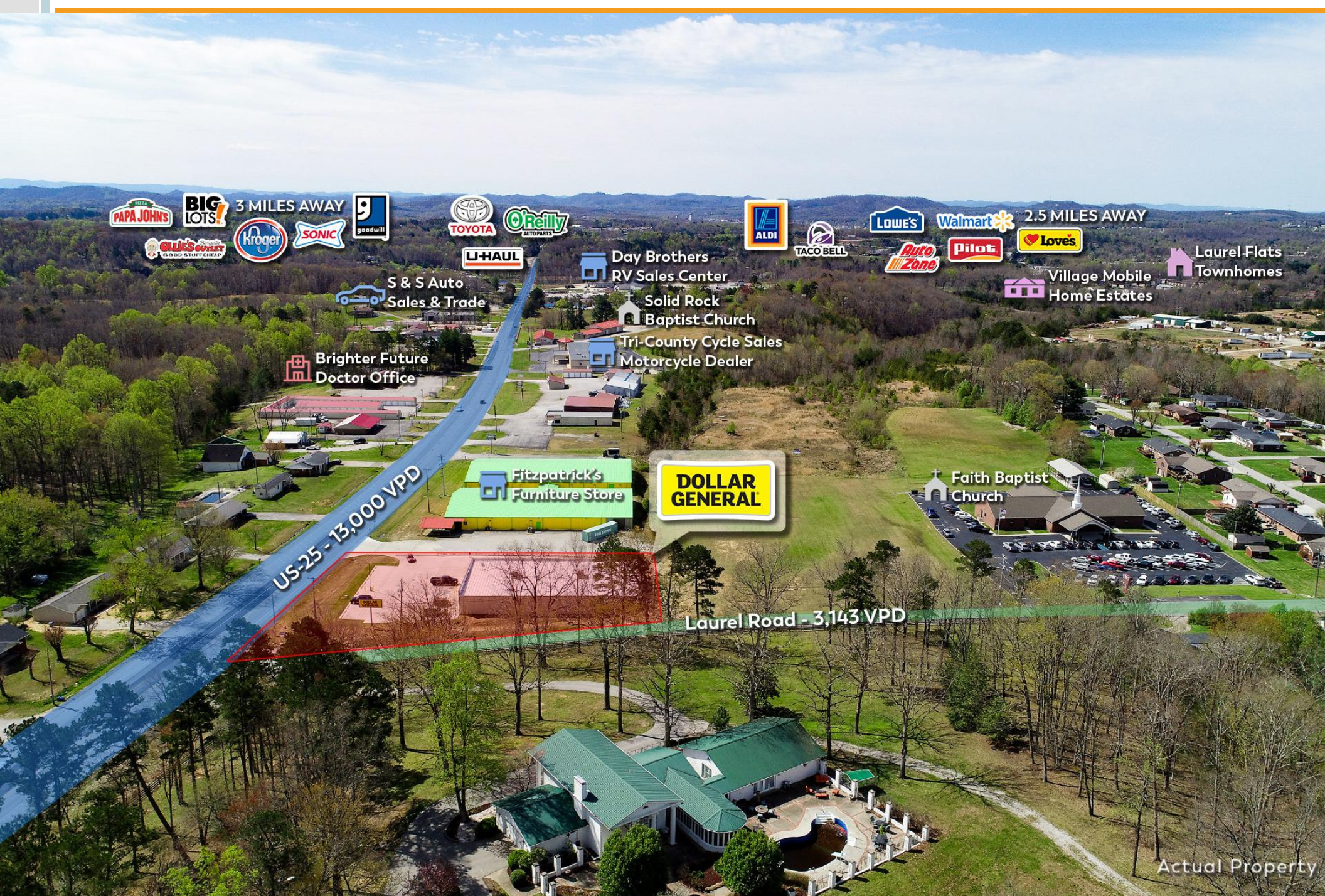
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Actual Property







Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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.

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Actual Property



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BROKER OF RECORD

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