



SUBJECT PROPERTY

Dollar General

\$1,725,000 | 5.35% CAP

617 Columbia Hwy, Greensburg, KY 42743

- ✓ **New Dollar General Plus Prototype** features 10,640 SF
- ✓ **Brand New 15 Year Lease**, Rent Commenced May 2022
- ✓ **Absolute Triple Net Lease**, Zero Landlord Responsibilities
- ✓ **Strategic Location with Superb Traffic Counts** - Located on Columbia Hwy (5,500+ VPD)
- ✓ **Dollar General has an S&P BBB rating and Ranked #91 on the Fortune 500 List** - Jumped 21-places into the Top 100 in 2021

Dollar General Corp. engages in **retailing** of merchandise, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.

INVESTMENT OVERVIEW

DOLLAR GENERAL GREENSBURG, KY

Subject Property



CONTACT FOR DETAILS

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KY Broker of Record: Jack Foley

License #: 198296

\$1,725,000

5.35% CAP

NOI

\$92,215.20

Building Area

±10,640 SF

Land Area

±1.88 AC

Year Built

2022

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 15 Year Lease**, Rent Commenced May 2022.
- ✓ **Strategic Location with Superb Traffic Counts** - Subject Property is located on major area thoroughfare, Columbia Highway (5,500+ VPD) providing strong visibility.
- ✓ **New Dollar General Plus Prototype** features 10,640 SF.
- ✓ **Commitment to Long Term Tenancy** - Dollar General completed more than 1,750 store remodels in 2021 and plans to include self-check capabilities to more than 11,000 stores in 2022.
- ✓ **Absolute Triple Net Lease**, Zero Landlord Responsibilities.
- ✓ **E-commerce Resistant Retailer Experiencing Explosive Growth** - Dollar General plans to open 1,100 stores in 2022 after adding approximately 1,000 stores in 2021.
- ✓ **Dollar General has an S&P BBB rating and is ranked #91 on the Fortune 500 List** - Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$34.2 billion in sales in fiscal year 2021.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DOLLAR GENERAL GREENSBURG, KY

Dollar General

Lessee: Dollar General

REVENUE
\$27.8 B

CREDIT RATING
BBB

STOCK TICKER
DG

LOCATIONS
18,200+

DOLLAR GENERAL

dollargeneral.com

Dollar General Corporation has been delivering value to shoppers for over 80 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 operates **more than 18,100 stores in 46 states** as of January 2022. 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**.



IN THE NEWS

DOLLAR GENERAL GREENSBURG, KY

Dollar General Takes 'First Major Step' Toward Expanding Healthcare Products in Stores

RICHARD LAWSON, JULY 8, 2021 (COSTAR)

Dollar General may have taken the its first step toward adding pharmacy services to its stores, a move that could require the chain to reshuffle some real estate.

The Goodlettsville, Tennessee-based retailer said it will increase healthcare offerings in its **17,426 stores in 46 states**. The move includes cough and cold, dental, nutritional, medical, health aids and feminine hygiene products. Dollar General said it has hired as **chief medical officer** Dr. Albert Wu, who worked for five years at consulting firm McKinsey & Co. and led a team that created a total cost-of-care model for **250,000 rural healthcare** patients.

Dollar General is just the latest national chain to expand into healthcare, a move that has the potential to boost foot traffic at its stores.

Most of Dollar General's stores are in rural areas, and the retailer often notes that **75%** of the U.S. population lives within **about 5 miles** of a Dollar General store.

While Dollar General is **increasing its healthcare** products, drugstore chains Walgreens and CVS are moving into healthcare services. Walgreens is opening **primary-care clinics** with Chicago-based VillageMD in a quest to become a neighborhood health destination. For its part, CVS has been adding HealthHubs and MinuteClinics in stores.

Todd Vasos, Dollar General's CEO, said in the company's statement that "our customers have told us that they would like to see **increased access** to affordable healthcare products and services in their communities" and that the retailer's goal is to "build and enhance affordable **healthcare offerings** for our customers, especially in the rural communities we serve."

EXPLORE ARTICLE



Dollar General Announces Opening of Newest Store-within-a-Store Concept

JULY 28, 2021 (BUSINESS WIRE)

"Through this combined format, we aim to deliver the value and products customers trust from a DG Market with the continually-refreshed merchandise including beauty and seasonal products, home décor and arts and crafts through pOpshelf.

We have been pleased with customers' positive initial reactions, and we look forward to welcoming additional customers to **experience our newest format**." The Company plans **to host** a community grand opening celebration for each location on Saturday, **July 31** beginning at 7 a.m.

"We are thrilled to enhance our customers' shopping experiences through our new DG Market + pOpshelf store-within-a-store concept, which further demonstrates our innovative spirit and track record of format development," said Todd Vasos, Dollar General's CEO.

The first **100 adult shoppers** at each store will receive a **\$10 gift** card and all customers may enjoy free coffee and breakfast snacks, hotdogs and **popcorn beginning** at 11 a.m. and sam ples from Monster, Coca-Cola® and Reese's® while supplies last. Attending customers will also be eligible to receive a complimentary DG Market + pOpshelf tote bag with product samples and gift boxes, as well as enter to win sweepstakes for **\$500** in free shopping.

Customers can expect a fun, joyful and guilt-free shopping experience as they browse a selection of on-trend seasonal and home décor, health and beauty must-haves, home cleaning supplies, household and **specialty items**, arts and crafts, party planning and entertaining needs, toys and much more!

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL GREENSBURG, KY

Initial Lease Term	15 Years, 5 (5) Year Options
Rent Commencement	May 2022
Lease Expiration	May 2037
Lease Type	Complete NNN
Rent Increases	10% Increase in Options
Annual Rent YRS 1-15	\$92,215.20
Option 1	\$101,436.72
Option 2	\$111,580.39
Option 3	\$122,738.43
Option 4	\$135,012.27
Option 5	\$148,513.50

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88

61

793

70

±12,011 VPD



O'Reilly AUTO PARTS
FAMILY DOLLAR
SUBWAY

DOLLAR GENERAL
market



68



61

HILLVIEW TERRACE
APARTMENTS
(73 UNITS)



LIMESTONE
BANK



Forcht Bank
Hyattsville Branch

Community
Trust Bank

LEE'S
Farmhouse Recipe Chicken



GREEN COUNTY
INTERMEDIATE SCHOOL
(383 STUDENTS)

GREEN COUNTY
PRIMARY SCHOOL
(413 STUDENTS)

GREEN COUNTY
HIGH SCHOOL
(504 STUDENTS)

GREEN COUNTY
MIDDLE SCHOOL
(348 STUDENTS)

GREEN RIVER

Walgreens



DOLLAR GENERAL
SUBJECT PROPERTY
617 COLUMBIA HWY.

417

AMERICAN
LEGION

BLOWING SPRINGS ROAD
±1,392 VPD

GREEN COUNTY
AMERICAN LEGION
PARK

2189

JANE TODD
CRAWFORD HOSPITAL
(25 BEDS)

COLUMBIA HIGHWAY
±5,500 VPD

61



SITE OVERVIEW

DOLLAR GENERAL GREENSBURG, KY



Year Built

2022



Building Area

±10,640 SF

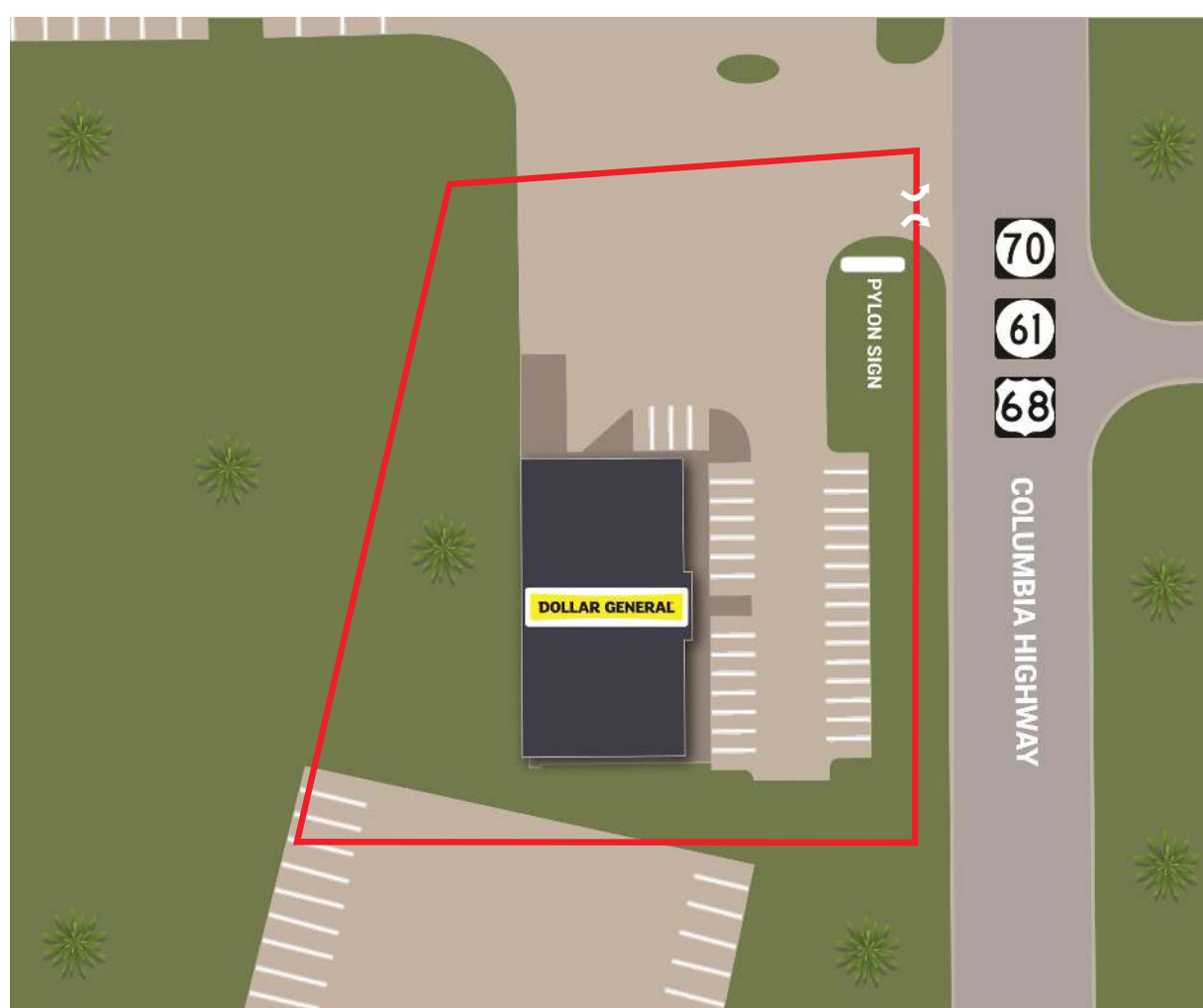


Land Area

±1.88 AC

NEIGHBORING RETAILERS

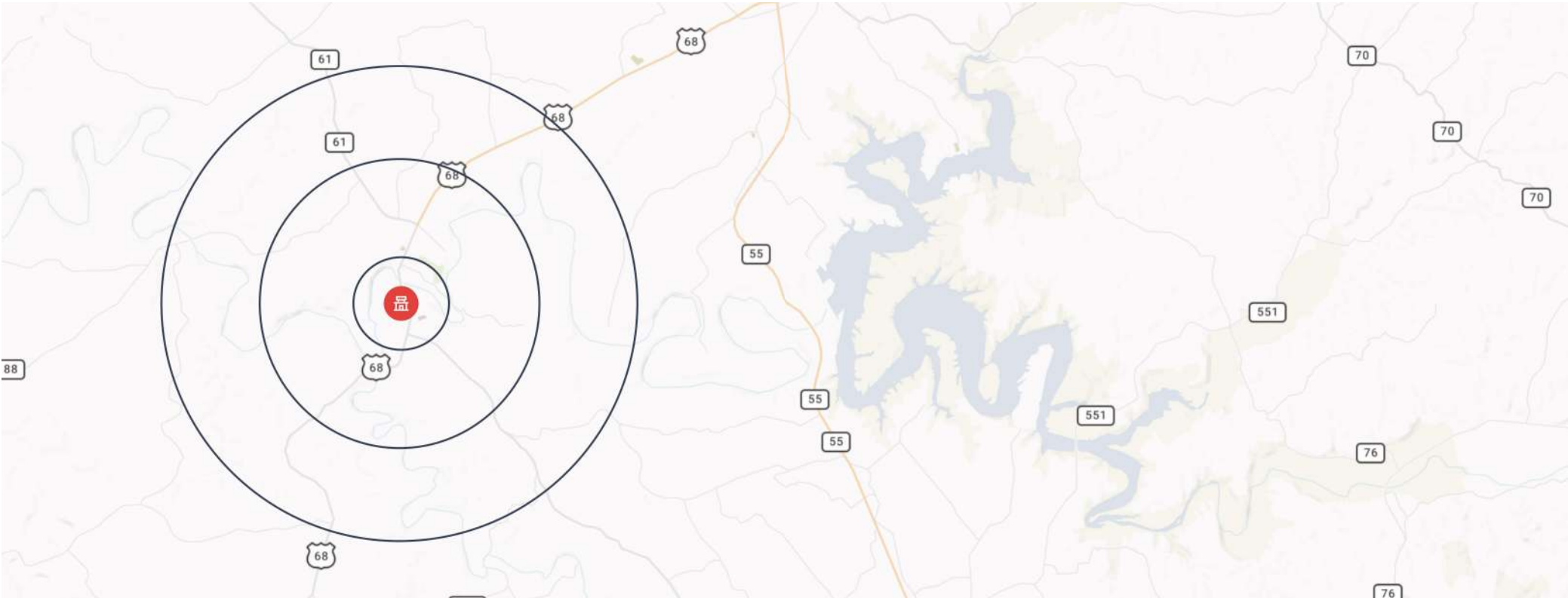
- Walgreens
- Pizza Hut
- McDonalds
- O'Reilly Auto Parts
- Family Dollar
- Subway
- Dairy Queen
- Five Star
- The Vault Wine and Spirit Shoppe
- Ace Hardware



Subject Property

LOCATION OVERVIEW

DOLLAR GENERAL GREENSBURG, KY



Demographics	1 Mile	3 Mile	5 Mile
Population	1,549	3,290	5,088
Households	673	1,427	2,158
Average Household Income	\$46,387	\$48,649	\$55,061
Total Household Expenditure	\$28.04 MM	\$61.25 MM	\$100.29 MM

LOCATION OVERVIEW

DOLLAR GENERAL GREENSBURG, KY

Greensburg

Kentucky



3,312

Population



\$48,649

Median Household Income



Greensburg is a home rule-class city in and the county seat of Green County, Kentucky.

Greensburg is located east of the center of Green County on the north side of the Green River, a west-flowing tributary of the Ohio River.

The Little Barren and Green River are two of the top 25 recommended streams in Kentucky for smallmouth bass fishing.

The Downtown Greensburg Historic District is on the National Register of Historic Places and includes the oldest courthouse west of the Allegheny Mountains.

U.S. Route 68 passes through the city as Main Street; it leads northeast 11 miles to Cambellsville and southwest 25 miles to Edmonton. Kentucky Route 61 joins US 68 on Main Street through Greensburg; KY 61 leads northwest 40 miles to Elizabethtown and southeast 19 miles to Columbia. Old Court House is one the oldest public buildings still standing in Kentucky, the courthouse was built in 1802, it is the oldest courthouse west of the Allegheny Mountains. The Green River Paddle Trail begins at the spillway below the Green River Lake Dam in Taylor County and extends to the Hart County line. The trail included parts of the Little Barren River and Russell Creek and offers canoeing, bird and wildlife watching, fishing, hunting, and other recreational activities. The Little Barren and Green River are two of the top 25 recommended streams in Kentucky for smallmouth bass fishing. The Green River, the fourth most biologically diverse river in the US and the longest and most diverse of Kentucky's rivers, is home to 151 fish species and 71 mussel species, some of which are found nowhere else. Green River Lake is made up of 8,200 acres surrounded by 1,331 acres of land. There are activities for everyone including: miniature golf, swimming, hiking, fishing, horseback riding, and boating.

IN THE NEWS

DOLLAR GENERAL GREENSBURG, KY

Unemployment rate is the lowest in state history

MAY 19, 2022 (WKYT)

According to the Kentucky Center for Statistics, an agency within the Education and Workforce Development Cabinet, Kentucky's seasonally adjusted preliminary April 2022 unemployment rate was 3.9%, the lowest rate ever recorded since the U.S. Bureau of Labor and Statistics began reporting state rates in 1976.

Kentucky Chamber of Commerce officials say only **58%** of the adult population is working. "Where it is very difficult for employers to **hire enough workers** to meet the demand of consumers," said Charles Aull, Kentucky Chamber of Commerce. The governor also says Kentucky is bringing in more **tax revenue**, saying that general fund receipts collected more than **\$1.84 billion**, in reporting just last week.

2021 featured a record \$11.2 billion in private-sector new location and expansion projects and the creation of 18,000-plus full-time jobs.

"Kentucky's economy is **absolutely on fire**, and today's report shows that continued success is benefiting Kentuckians across the commonwealth," Gov. Beshear said. "We've secured our spot as a **leader** by establishing Kentucky as the capital for electric vehicle battery production and agritech. But even more important, we're building a Kentucky where our people can create a better life **through great jobs, world-class education** opportunities, quality health care and **strong infrastructure**. We're not just talking about building a better Kentucky – we're doing it."

The Kentucky Republican Party says Gov. Beshear is putting a spin on unemployment numbers. Spokesman Sean Southard says the labor force has **20,000 fewer people** today than when Beshear was first elected and the state is dealing with numerous issues they say are from the "Biden-Beshear" economy, such as high gas prices and baby formula shortages.

EXPLORE ARTICLE



Greensburg community excited to welcome new manufacturer

Chad Mills, Apr 16, 2021 (wdrb)

In the small town of Greensburg, times have been tough. Over the past few decades, the town and surrounding community have lost multiple businesses and hundreds of jobs.

Thousands of jobs were lost when the Fruit of the Loom factory in neighboring Taylor County closed. Local workers were also impacted when a **host of other facilities** closed: Anaconda Wire and Cable, Clark Casual Furniture, Greensburg Manufacturing and others.

The expansion will include 25 jobs with a \$1.42 million investment.

But, finally, community leaders like Judge Executive John Frank have good news.

"To say this is a big deal would be an understatement," said Frank.

Mayor John Shuffett says while **25 jobs** might not sound like a huge amount, they'll be the first manufacturing jobs created in Green County in at least two decades.

"**It's a big deal for our community**," the mayor said. "It's a blue-collar community, and you know, we're flush with skilled labor. They just all have to leave the county and go to work, and so, I think the dream would be to bring our workforce home."

Mike Griffiths, with the **county's economic development** wing, the Green Economic Team, sees the investment as just a start.

"We're in hope that that breeds other ones to come here and want to open businesses," he said.

Nearby, other signs of life are already showing. **New retailers**, like Ace Hardware, are under construction. A brand new hospital is coming too.

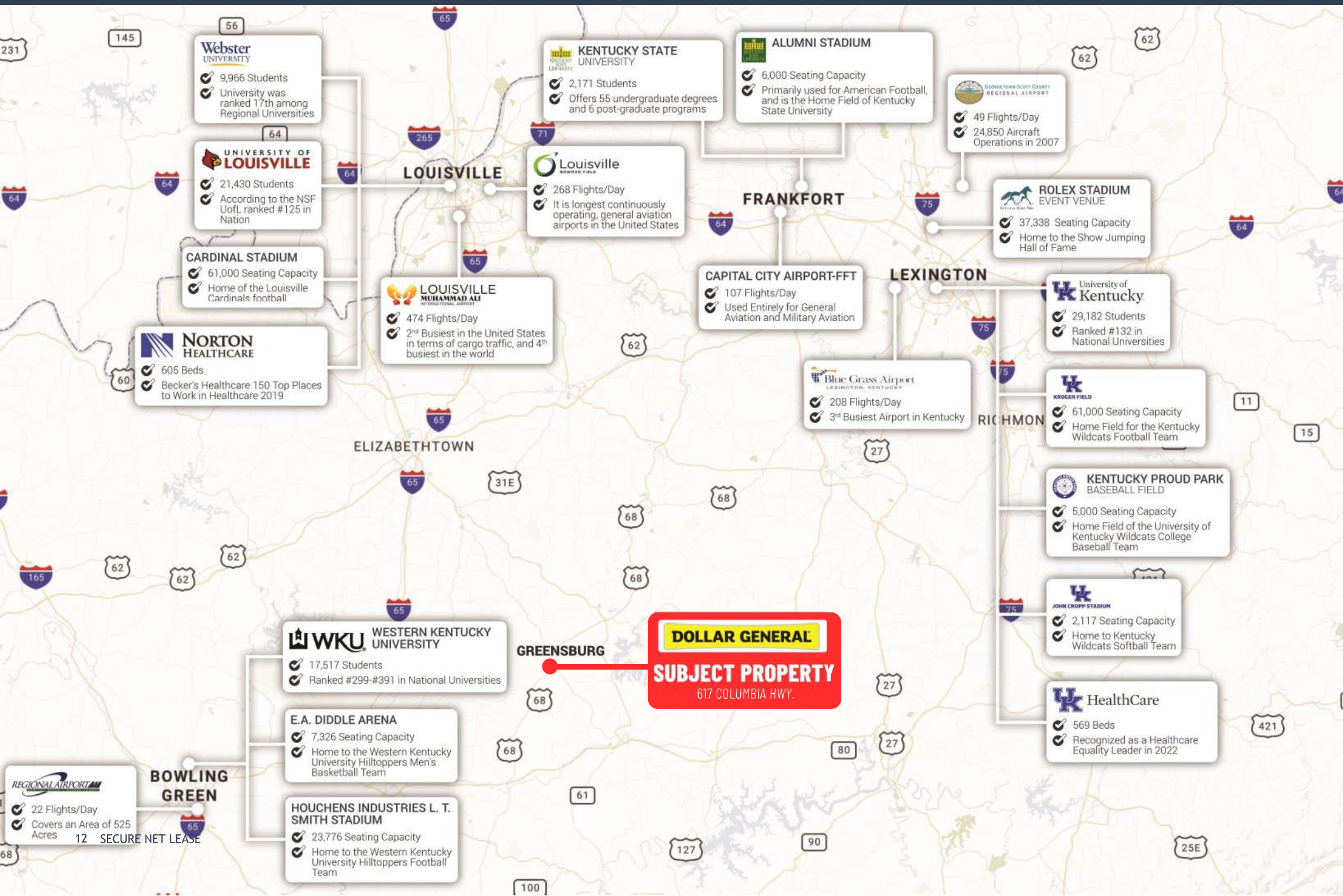
Worldwide Technologies plans to purchase and renovate an existing spec building at 1 Tech Way in Greensburg. Co-founded by Kenny Whitworth and Mike Jones, Worldwide Technologies has operated in Kentucky for the **past 15 years**.

EXPLORE ARTICLE



METRO NAME

DOLLAR GENERAL GREENSBURG, KY



DOLLAR GENERAL
SUBJECT PROPERTY
 617 COLUMBIA HWY.

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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