

FOR SALE

CC&A
OSWALD COOKE & ASSOCIATES



3468 Greensburg Road
Campbellsville, KY

15-Year NNN Lease | Corporate Guaranty | (5) 5-Year Renewal Options

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Catherine Vaughn

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Broker of Record

Dawn Arnold - Arnold Realty Group

License # 218391

Brokerage 237551

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DOLLAR GENERAL

3468 Greensburg Road
Campbellsville, KY

Price	\$1,288,334
CAP Rate	5.85%
NOI	\$75,357.56
Lease Expiration	October 2035
Lease Type	NNN
Rental Increases	10% at Each Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Square Feet	9,100 SF
Year Built	2020
Land Area	1.82 Acres

Full Gospel
Tabernacle



DOLLAR
GENERAL

Old Hwy 68

Greensburg Road (Hwy 68) 6,711 VPD

- 12+ Years Remaining
- (5) 5-Year Options
- 9,100 SF
- 17,000+ 5-Mile Population
- Located between Campbellsville and Greensburg

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Taylor County
High School



DOLLAR GENERAL

Greensburg Road 8,490 VPD

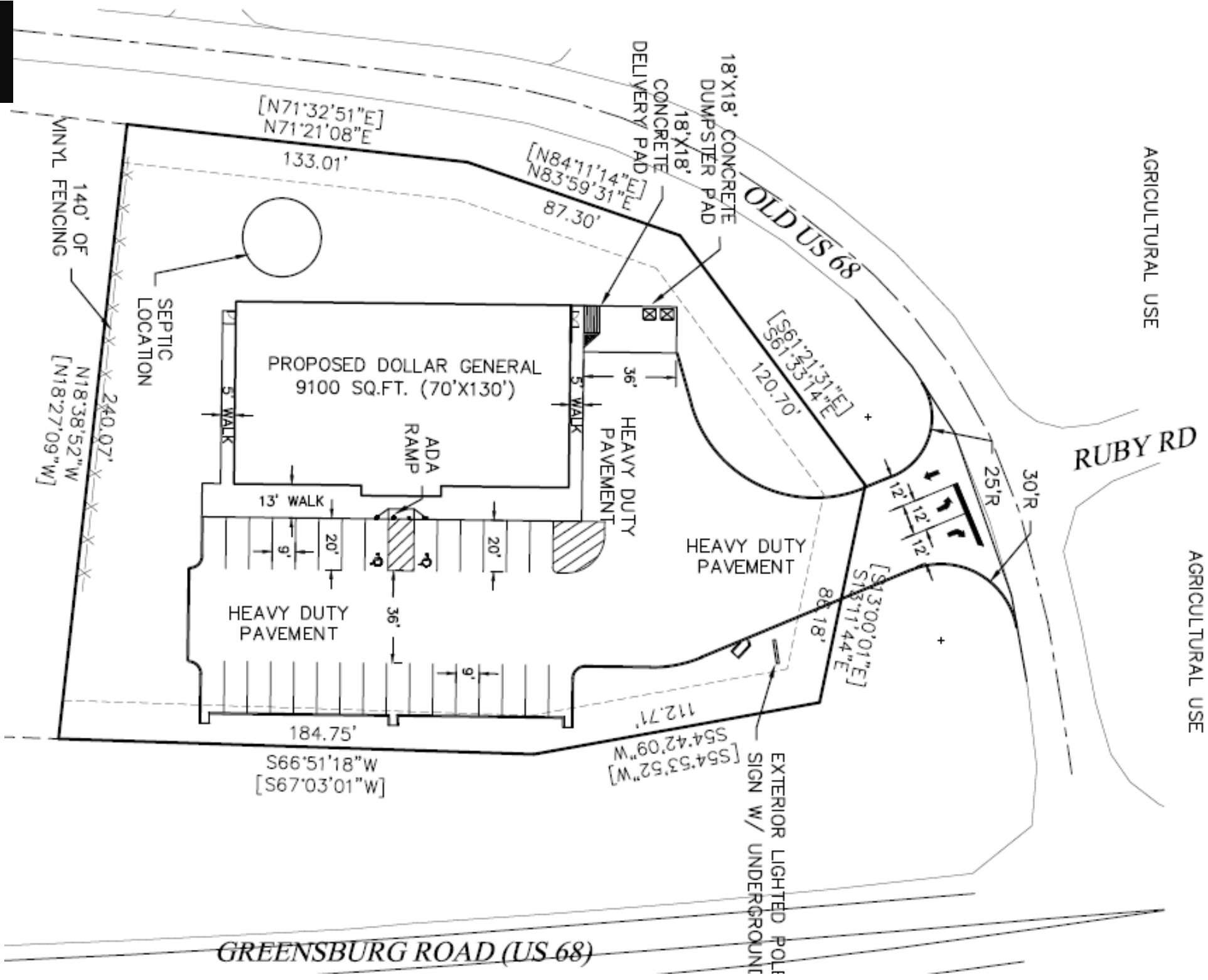


Downtown Campbellsville

amazon
Fulfillment Center

SITE PLAN

30 REQUIRED BY U.S.
30 PROVIDED



VICINITY



3.7 Miles to Downtown Campbellsville



31 Miles to Hodgenville, KY



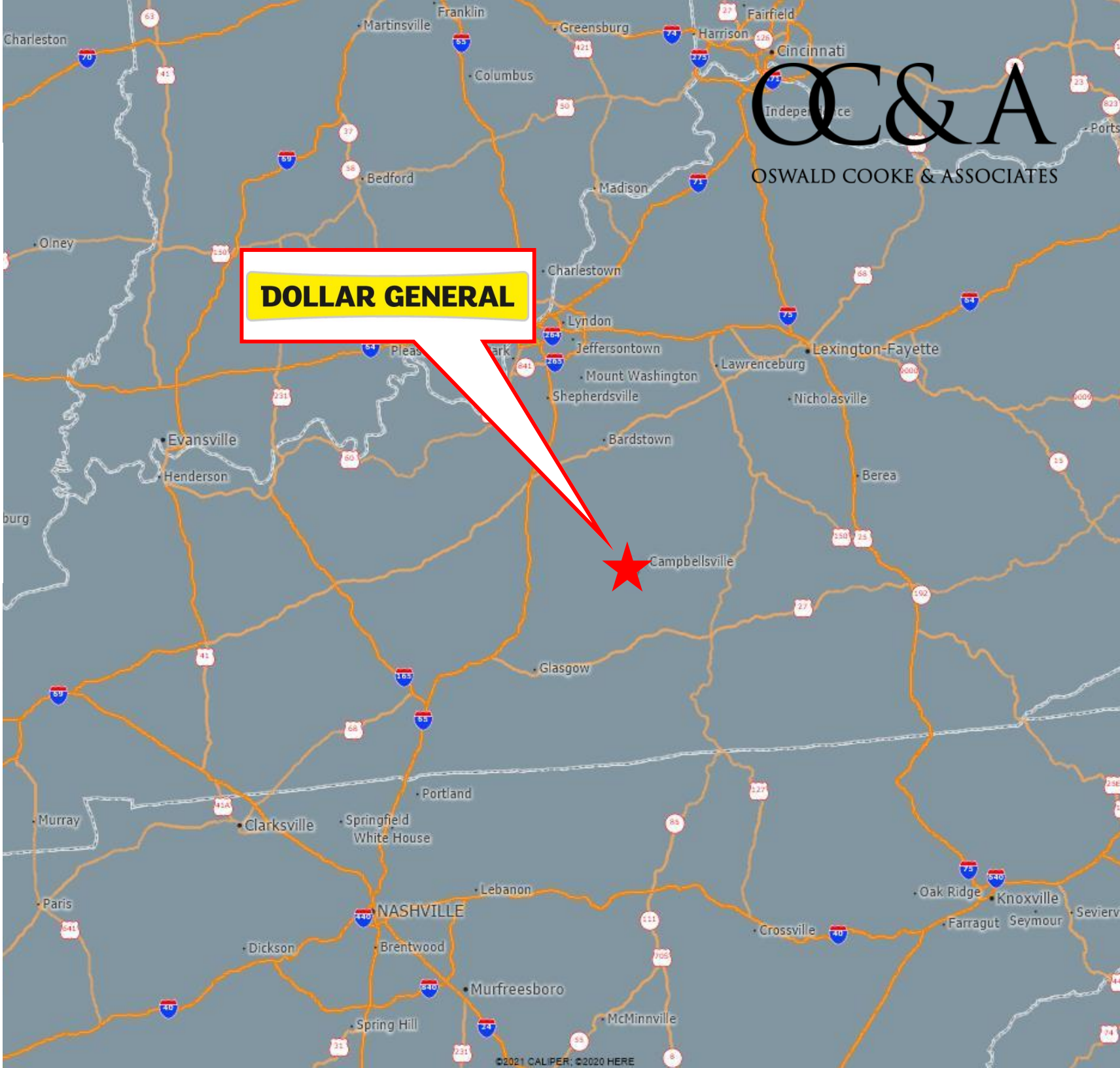
87 Miles to Louisville, KY



131 Miles to Nashville, TN

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2022 Population	554	4,965	17,765
Population Growth 2010-2022	-7.25%	1.25%	10.09%
2022 Households	365	1,873	7,261
2022 Average Household Income	\$64,876	\$62,010	\$63,528





NYSE | DG

Dollar General Corporation has been delivering value to shoppers for over 82 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, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations.

With 17,000 stores in 46 states, Dollar General is among the largest discount retailers in the United States. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **17,426** stores in **46** states as of April 30, 2021.
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **18** traditional distribution centers; **10** DG Fresh cold storage facilities
- More than **157,000** employees
- Ranked **#91** on the [Fortune 500](#) list as of June 2021
- Included on *Fortune's 2020 World's Most Admired Companies* list
- Awarded *Mass Market Retailer's 2020 Retailer of the Year Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19

* Source: www.dollargeneral.com



ABOUT CAMPBELLSVILLE

Campbellsville is a city in central Kentucky founded in 1817 by Andrew Campbell. It is known for Campbellsville University, Taylor Regional Hospital, and an Amazon Distribution Center, its historic downtown, and the proximity to Green River Lake State Park. Campbellsville is the county seat of Taylor County, with a geographic boundary shaped like a heart. Campbellsville celebrated its bicentennial on July 4, 2017.

Information courtesy of: <https://campbellsville.us/about-campbellsville/>



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