



FAMILY DOLLAR / DOLLAR TREE COMBO STORE

350 Mammoth Cave Parkway - Park City, KY 42160

FAMILY DOLLAR / DOLLAR TREE COMBO STORE - PARK CITY, KY

EXCLUSIVELY MARKETING BY

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,500 SF Family Dollar/Dollar Tree Combo Store Located in Park City, Kentucky. This Investment Grade Credit Deal Includes 7+ Years Remaining on the Lease Term With Five (5) By 5-Year Option Periods. This Family Dollar/Dollar Tree Location is Being Sold in Connection With Another Location in Kentucky at the Same Price Point and Ownership is Open to Providing Seller Financing.

Sale Price	\$1,385,555
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OFFERING SUMMARY

Cap Rate:	7.65%
NOI:	\$105,995
Price / SF:	\$131.96
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	350 Mammoth Cave Pkwy
City, State, Zip:	Park City, KY 42160
County:	Barren
Building Size:	10,500 SF
Lot Size:	0.85 Acres
Year Built:	2021



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Lease Duration: 7+ Years Remaining on the Base Lease Term with Five (5) By 5-Year Option Periods; \$0.50 Per Square Foot (5%) Rent Increase at Each Option Period
- Seller Financing: Favorable Terms Available to Qualified Borrowers; Inquire with Broker for Details
- Pricing: 7.50% Cap Rate Puts This Deal at the Top of the Range for Available Dollar Stores With 7+ Years Remaining
- Tenant Strength: Strong Corporate Guaranty by Investment Grade Tenant; Dollar Tree Inc. Had a 7.88% Increase in Revenue in the Fiscal Year Ending 07/31/2023 and Has a S&P Credit Rating of BBB
- Minimal Landlord Responsibilities: Limited to Roof and Structure
- Newer Construction: Completed in 2021
- Location: Excellent Visibility Along a Main Park City Artery With Direct Access To/From Highway 65
- Demographics: Ideal Average Household Income of \$45,500 Within 3 & 5-Miles Positions for Long-Term Success for Family Dollar



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

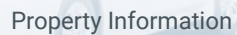
LEASE ABSTRACT

Tenant:	Family Dollar
Premises:	10,500 SF
Base Rent:	\$105,995
Rent Per SF:	\$10.09
Lease Commencement:	09/01/2021
Rent Commencement:	09/30/2021
Lease Expiration:	09/30/2031
Lease Term:	7+ Years Remaining
Renewal Options:	5 x 5 Years
Rent Increases:	0% Annual (\$.50/ SF At Each Renewal)
Lease Type:	Double Net (NN)
Use:	Dollar Store
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None
Guarantor:	Corporate

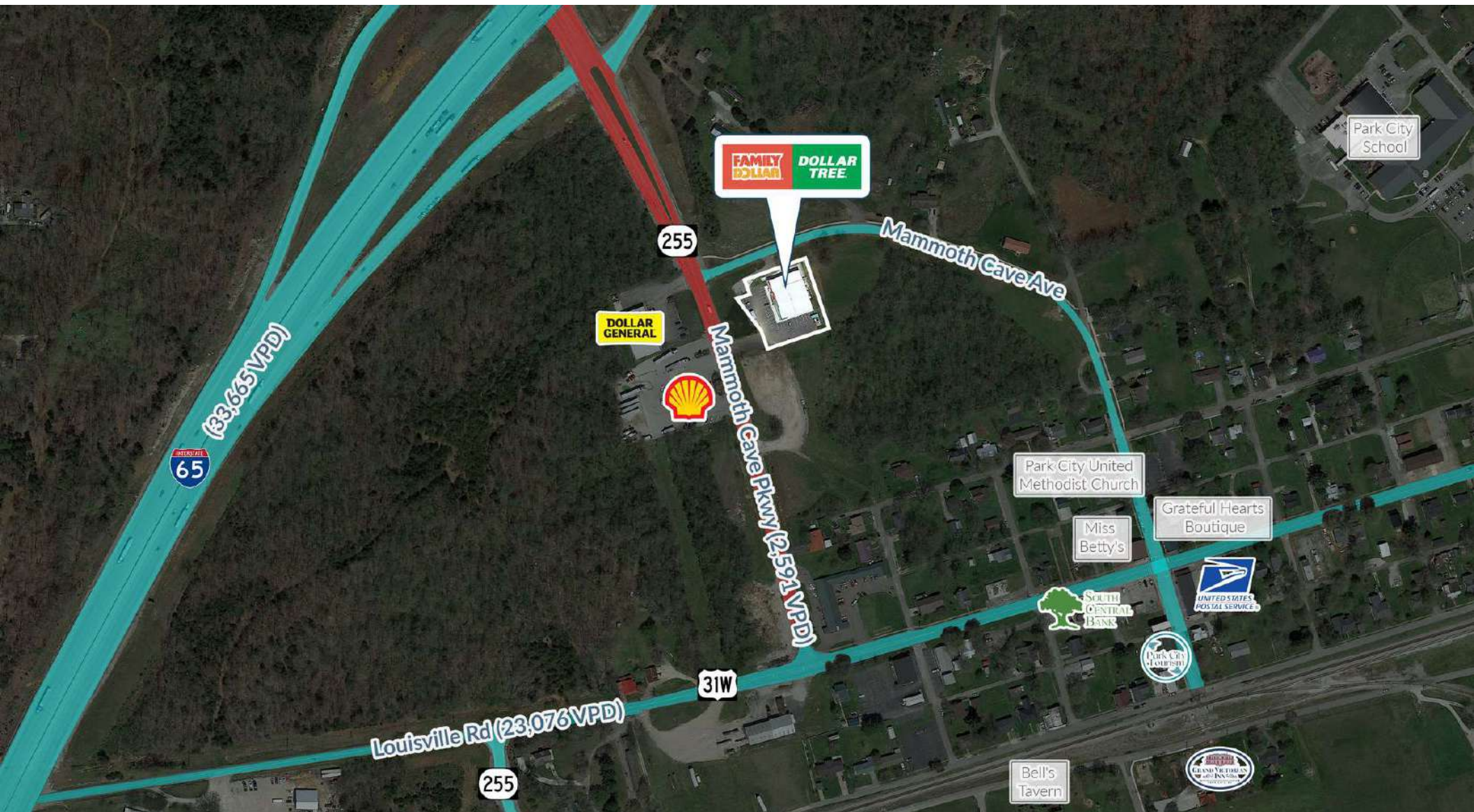


SECTION 3

PROPERTY INFORMATION



AERIAL MAP



RETAILER MAP



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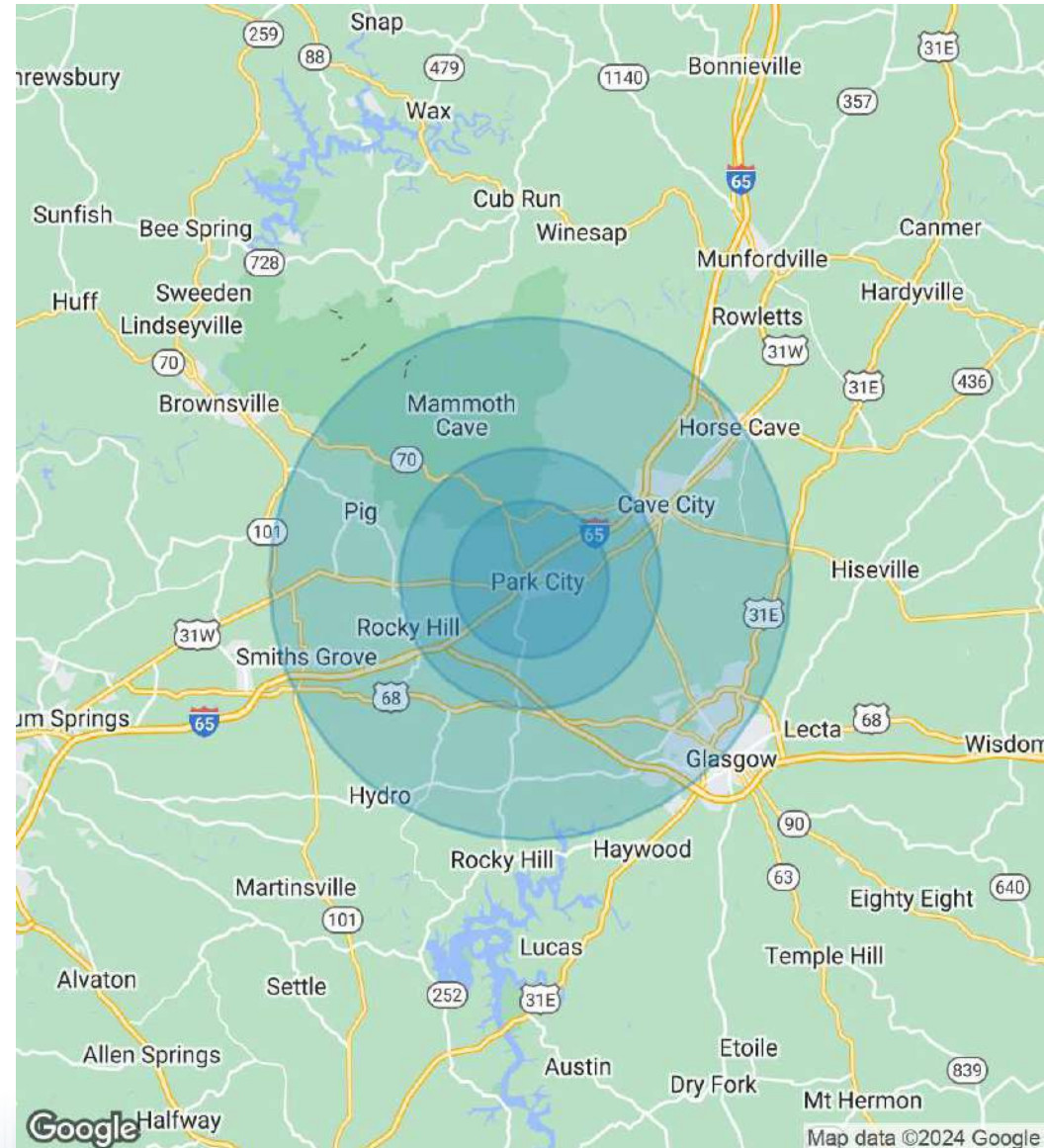
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,897	4,982	25,275
Average Age	38.8	37.7	40.3
Average Age (Male)	38.7	36.9	39.1
Average Age (Female)	40.8	40.3	40.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	860	2,176	11,085
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$51,388	\$55,129	\$56,703
Average House Value	\$113,115	\$126,859	\$131,075

TRAFFIC COUNTS

Louisville Road	23,076 VPD
I-65	33,665 VPD
Mammoth Cave Parkway	2,591 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Park City, KY



Mammoth Cave 50K/25K & Scamper in the Park

PARK CITY, KY

Park City is a home rule-class city in Barren County, in the Southern region of Kentucky. Park City is part of the Glasgow micropolitan area. Park City is located in western Barren County. U.S. Route 31W passes through the center of the city, and Interstate 65 cuts through the northwest corner, with access via Exit 48 (Kentucky Route 255/Mammoth Cave Parkway). According to the United States Census Bureau, the city has a total area of 1.5 square miles. The City of Park City had a population of 611 as of July 1, 2023. Park City is an half an hour drive from the city of Bowling Green. Bowling Green is a home rule-class city and the county seat of Warren County. The City of Bowling Green is the 4th largest city in Kentucky with a population of 75,986 as of July 1, 2023.

Proximity to Bowling Green is beneficial for the economy of Park City. The city serves as the retail, educational, medical, commercial, and social hub for south-central Kentucky and northern Tennessee. The local economy is comprised of a well-balanced blend of service, manufacturing, retail and other industries that support the city's main revenue source. Bowling Green is the home of Western Kentucky University (WKU), the city's second largest employer with approximately 2,703 employees and a prime catalyst for the local economy. Other major employers include the General Motors Corvette assembly plant and two regional hospitals. In addition, countless local businesses prosper in the community proving that the entrepreneurial spirit is alive and well in the region. Bowling Green is developing a more knowledge-based, technology powered economy. Bowling Green is also a commercial center. Some of the city's important companies are Fruit of the Loom, Houchen's Industries, MedioArts.com, Camping World, SCA and Holley Performance Products. Major employers include: Commonwealth Health Corporation, Western Kentucky University, BG Metalforming LLC, General Motors Corporation and Graves-Gilbert Clinic PSC among the top five on the year 2021.

There's much to see here in Park City & Southern Kentucky's Cave country. Park City is located just next door to Mammoth Cave National Park. Park City is the Trail head for the Mammoth Cave Bike & Hike Trail and the historic entrance to Mammoth Cave and Diamond Caverns! Nolin Lake State Resort Park is about 40 minutes away and Barren River Lake State Resort Park is a 31 minute drive. In addition to the Railroad Trail, Mammoth Cave National Park offers several opportunities for bicyclists to get out into the outdoors. Park Mammoth Golf Club and Diamond Caverns RV Resort & Golf can be visited. Park City Community Veteran's Memorial honors Veterans who served in all branches of the Military. Events in the city include: Park City Christmas Tree Lighting, Street Market & Parade Day; Karaoke in the Park, Bell's Tavern 5K and Park City Bigfoot Festival. One should not miss the opportunity to visit Dinosaur World in Park City.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NASDAQ: DLTR
Founded:	1953
Locations:	16,476
Headquarters:	Chesapeake, VA
Website:	familydollar.com dollartree.com

FAMILY DOLLAR/ DOLLAR TREE

Dollar Tree, Inc. North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree operated 16,476 stores across 48 states and five Canadian provinces as of July 29, 2023. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada. Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private- brand merchandise customers need and use every day. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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