



**BRAND NEW POPSHELF BY **DOLLAR GENERAL** | HOPKINSVILLE TOWNE CENTER**

ACTUAL STORE

**4803 FORT CAMPBELL BLVD, HOPKINSVILLE, KY 42240**

**EXCLUSIVELY LISTED BY:**

**BRYAN BENDER**

MANAGING DIRECTOR  
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BBENDER@FORTISNETLEASE.COM

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**STATE BROKER OF RECORD:**

**BRIAN BROCKMAN**

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11427 REED HARTMAN HWY #236  
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BANG REALTY  
Instate Broker of Record  
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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License # 204982  
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## INVESTMENT SUMMARY

List Price:	\$2,824,015
Current NOI:	\$197,681.04
Initial Cap Rate:	7.00%
Land Acreage:	+/- 2.01
Year Built	2023
Building Size:	9,998 SF
Price PSF:	\$282.46
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.00%

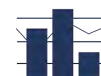
## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,998 SF. pOpshelf store located in Hopkinsville, Kentucky - part of the Hobby Lobby anchored Hopkinsville Towne Center. pOpshelf is Dollar General's newest retail store concept aimed at engaging customers with a fun, affordable and stress-free shopping experience. The property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (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 has completed construction and successfully opened for business in October 2023.

This pOpshelf is highly visible as it is strategically positioned off of Eagle Way, which sees 17,466 cars per day, on Fort Campbell Blvd, which sees 19,093 cars per day and is a main retail thoroughfare into downtown Hopkinsville. An outlot in Hopkinsville Towne Center, the tenant make-up includes Hobby Lobby, Burkes Outlet, TJ Maxx, Ross Dress For Less, ULTA Beauty, PetSmart, GNC, Rack Room Shoes, Five Below, Maurices, & Cato Fashions. Hopkinsville Towne Center is a neighborhood shopping center and is about 1 mile from The Bruce Convention Center (a 26,000 SF meeting and expo facility) and new Planters Bank-Jennie Stuart Health Sportsplex Hopkinsville (a 54,000 SF climate-controlled indoor sports complex). The five mile population from the site is 31,781 while the one mile average household income is \$62,193 per year, making this location ideal for a pOpshelf store. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a pOpshelf store. List price reflects a 7.00% cap rate based on the NOI of \$197,681.04.



PRICE \$2,824,015



CAP RATE 7.00%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

## INVESTMENT HIGHLIGHTS

- **New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- Dollar General's Newest Retail Concept | **NOW OPEN!**
- **Hopkinsville Towne Center Outlot | 184,000 SF Neighborhood Shopping Center**
- **Hobby Lobby, Burkes Outlot, TJ Maxx, Ross Dress For Less, & ULTA Beauty Anchored**
- **1 Mile from Bruce Convention Center (26K SF Meeting & Expo Facility) and Planters Bank-Jennie Stuart Health Sportsplex (54K SF Indoor Sports Complex)**
- Four (5 Year) Options | 10% Increases At Each Option
- One Mile Household Income \$62,193
- **Five Mile Population 31,781**
- **19,093 VPD on Fort Campbell Blvd | 17,466 on Eagle Way**
- Dollar General Corporate Guaranty With "BBB" Credit Rating
- **On Main Retail Thoroughfare | Lowes (ranked in top 15% of US), Walmart (ranked in top 12% of US), Kroger (nearly 1M visitors/yr)**
- **15 Miles to Fort Campbell | Major Economic Driver for Hopkinsville**

**FINANCIAL SUMMARY**

INCOME		PER SF
Rent	\$197,681.04	\$19.77
<b>Gross Income</b>	<b>\$197,681.04</b>	<b>\$19.77</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$197,681.04</b>	<b>\$19.77</b>

**PROPERTY SUMMARY**

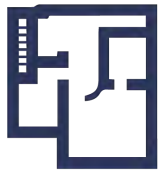
Year Built:	2023
Lot Size:	2.01 +/- Acres
Building Size:	9,998 SF
Traffic Count 1:	19,093 Fort Campbell Blvd
Traffic Count 2:	17,466 Eagle Way
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

**LEASE SUMMARY**

Tenant:	pOpsshelf
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$197,681.04
Rent PSF:	\$19.77
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/1/2023
Lease Expiration Date:	9/30/2038
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
<b>Lease Guarantor:</b>	<b>Dollar General Corporation</b>
Lease Guarantor Strength:	BBB
Tenant Website:	www.popsshelf.com



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
pOpshelf	9,998	10/1/2023	9/30/2038	\$197,681.04	100.0	\$19.77
			Option 1	\$217,449.12		\$21.75
			Option 2	\$239,193.96		\$23.92
			Option 3	\$263,113.44		\$26.32
			Option 4	\$289,424.76		\$28.95
<b>Totals/Averages</b>	<b>9,998</b>			<b>\$197,681.04</b>		<b>\$19.77</b>



**TOTAL SF**  
9,998



**TOTAL ANNUAL RENT**  
\$197,681.04



**OCCUPANCY RATE**  
100.0%



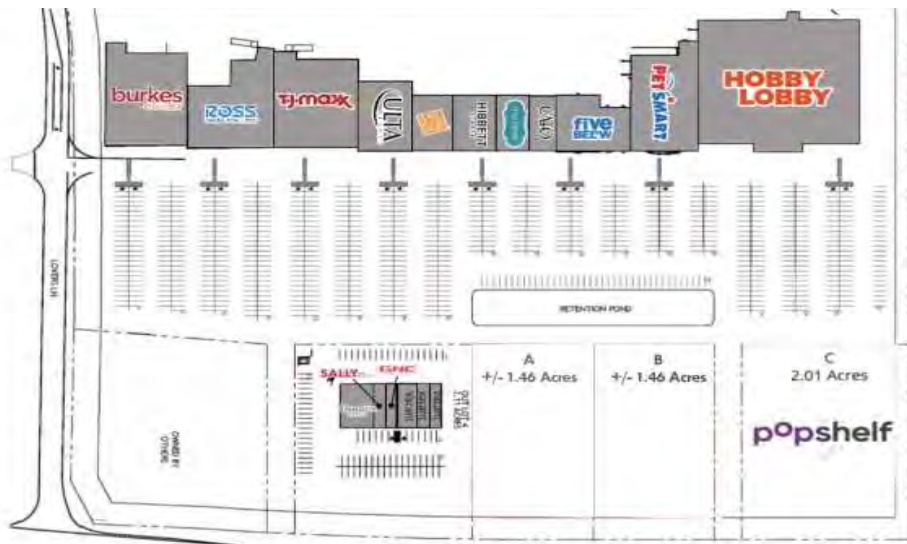
**AVERAGE RENT/SF**  
\$19.77



**NUMBER OF TENANTS**  
1







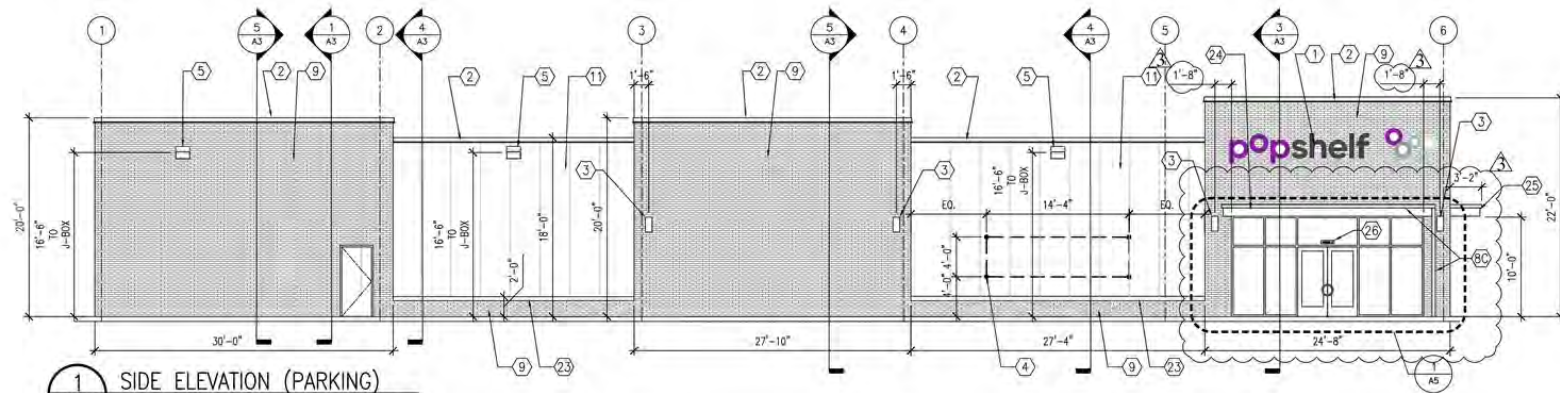
## HOPKINSVILLE TOWNE CENTER

Hopkinsville Towne Center is a 184,761 square foot constructed dominant open-air community center located in Hopkinsville, Kentucky. This neighborhood shopping center was developed in 2017 and is within 1.6 miles of The Bruce Convention Center and new Planters Bank-Jennie Stuart Health Sportsplex Hopkinsville. Hobby Lobby executed a new 15 year lease with increases throughout the initial term and all other national tenants have leases that run for at least ten years with increases.

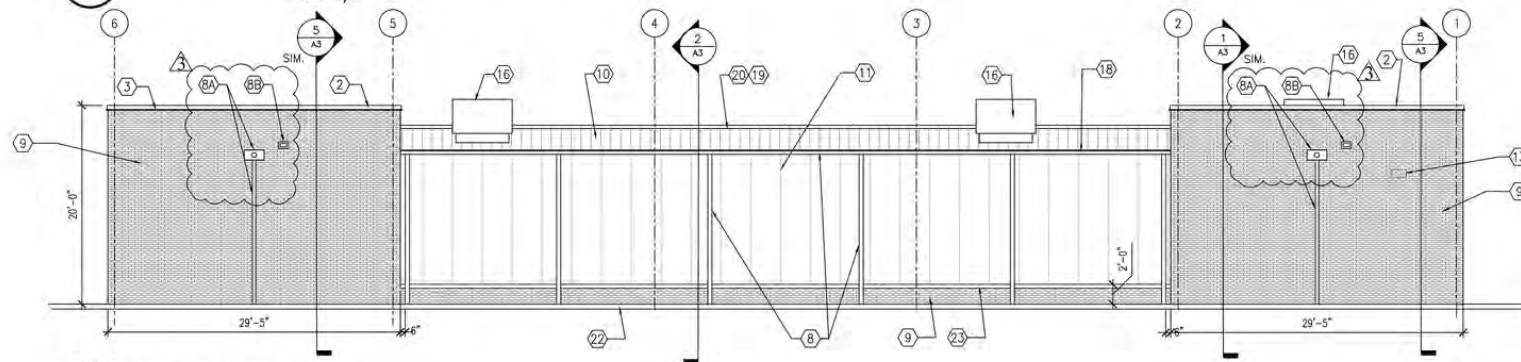
Hopkinsville Towne Center is only 10 miles north of Fort Campbell, home to the 5th largest US military base in the country with more than 70,000 active soldiers and their family members. Fort Campbell is the largest employer in Tennessee and Kentucky and puts \$2.6 billion into the local economy each year. Located at the intersection of Fort Campbell Blvd and Eagle Way, Towne Center is accessible from the nearby exit of I-169 and the property is surrounded by big box retailers such as Lowe's, Walmart, and Kroger.

### Property Highlights:

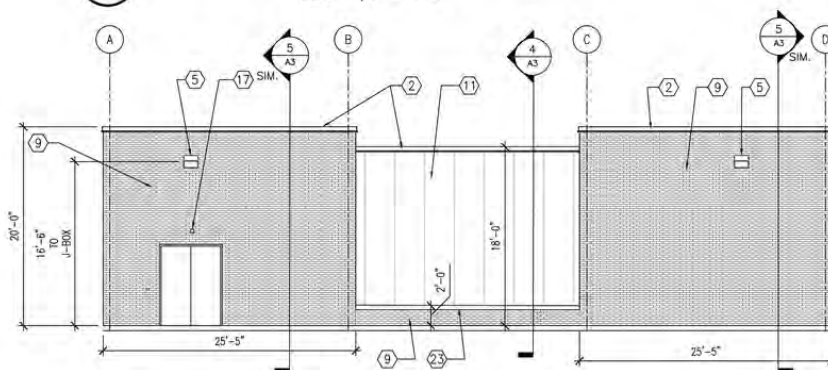
- Anchored by Hobby Lobby, Ross, TJ Maxx, Ulta, Five Below, and Burkes Outlet
- Long-term lease structures
- 100% leased to National tenants/brands
- Located on Fort Campbell Blvd/Highway 41A
- Surrounded by Lowe's, Walmart, and Kroger
- Less than 1 mile northeast of the James E. Bruce Convention Center, a 26,000 SF meeting and expo facility
- 10 miles north of the fifth largest US Military base



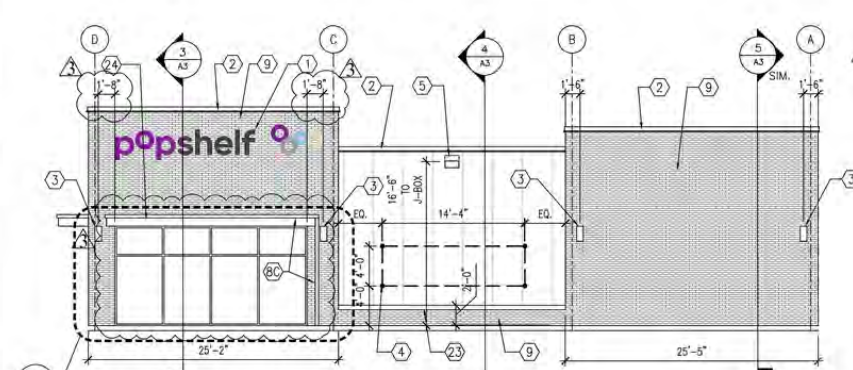
1 SIDE ELEVATION (PARKING)  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"





**DOLLAR  
GENERAL**

**DOLLAR GENERAL**

GUARANTY



**1,000 NEW STORES**

BY END OF 2025



**\$38 BIL**

IN SALES 2022



**84 YEARS**

IN BUSINESS (DG)

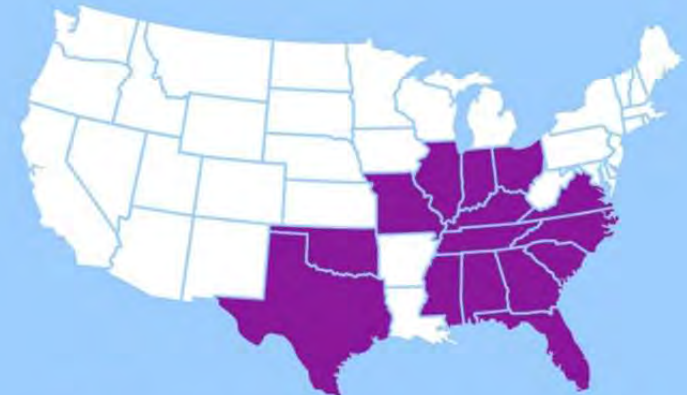


**\$452.2 MIL**

IN NET SALES

**pOpshelf's mission is to make every day special by providing shopper's a stress-free shopping destination for everyday items and those special things that make living better. With the majority of items priced under \$5, they make it easy for their customers to stay within their budget while treating themselves at the same time.**

**pOpshelf offers a fun, on-trend and rotating selection of seasonal, houseware, home decor, health and beauty products, home cleaning supplies and paper products and party goods in addition to candy & snacks, toys, games and electronics, among other items.**



**196 stores & counting**











**TJ-maxx**

Ranking in Category Group: Apparel:  
Top 4% in KY (21/574)  
Top 6% in US (2,270/41,748)

**five  
BEL'W**

Ranking in Category Group: Shops & Services:  
Top 4% in KY (158/3,928)  
Top 6% in US (12,807/241,560)

**HOBBY  
LOBBY**

Ranking in Category Group: Shops & Services:  
Top 1% in KY (33/3,928)  
Top 2% in US (2,706/241,551)

**ROSS**  
DRESS FOR LESS®

Ranking in Category Group: Apparel:  
Top 24% in KY (136/574)  
Top 30% in US (12,258/41,750)

**HOPKINSVILLE TOWNE CENTER**

Ranking in Category Group: Shopping Centers  
Top 25% in KY (99/396)  
Top 24% in US (8,631/36,048)

**PET SMART**

Ranking in Category Group: Shops & Services:  
Top 5% in KY (196/3,928)  
Top 7% in US (14,616/241,560)

Site

**pop  
shelf**

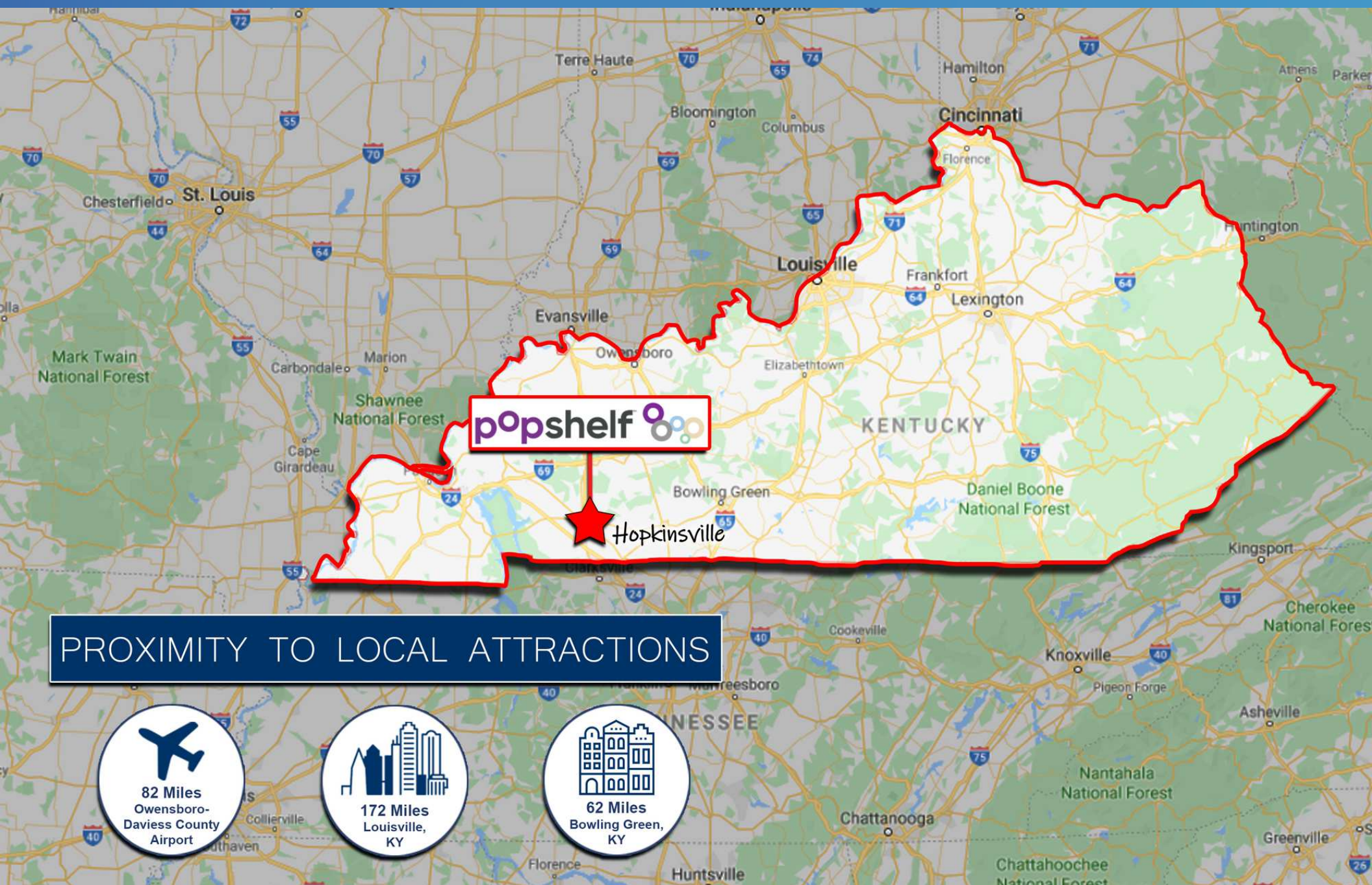
**Fort Campbell Blvd**

**19,093 VPD**





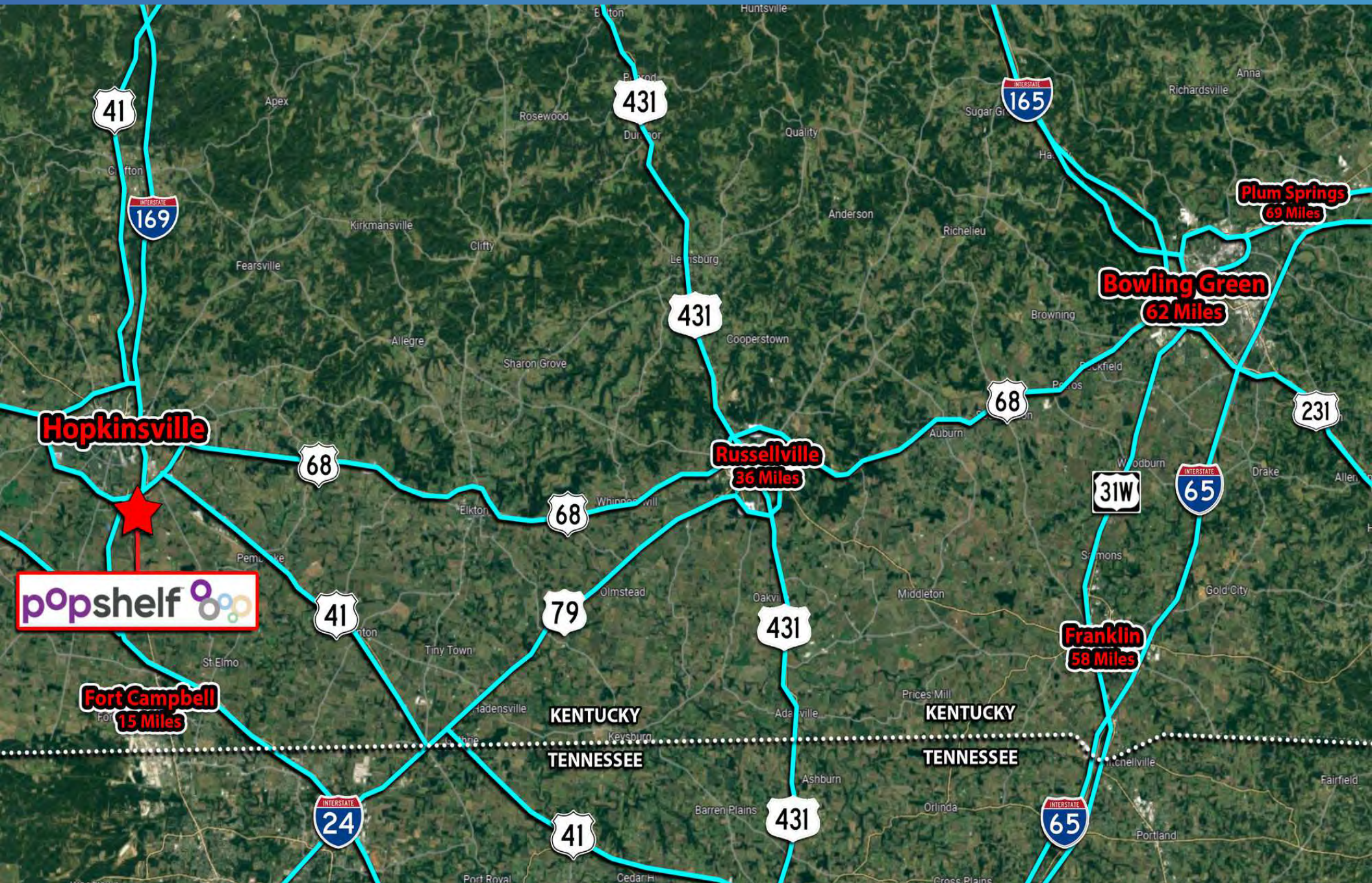




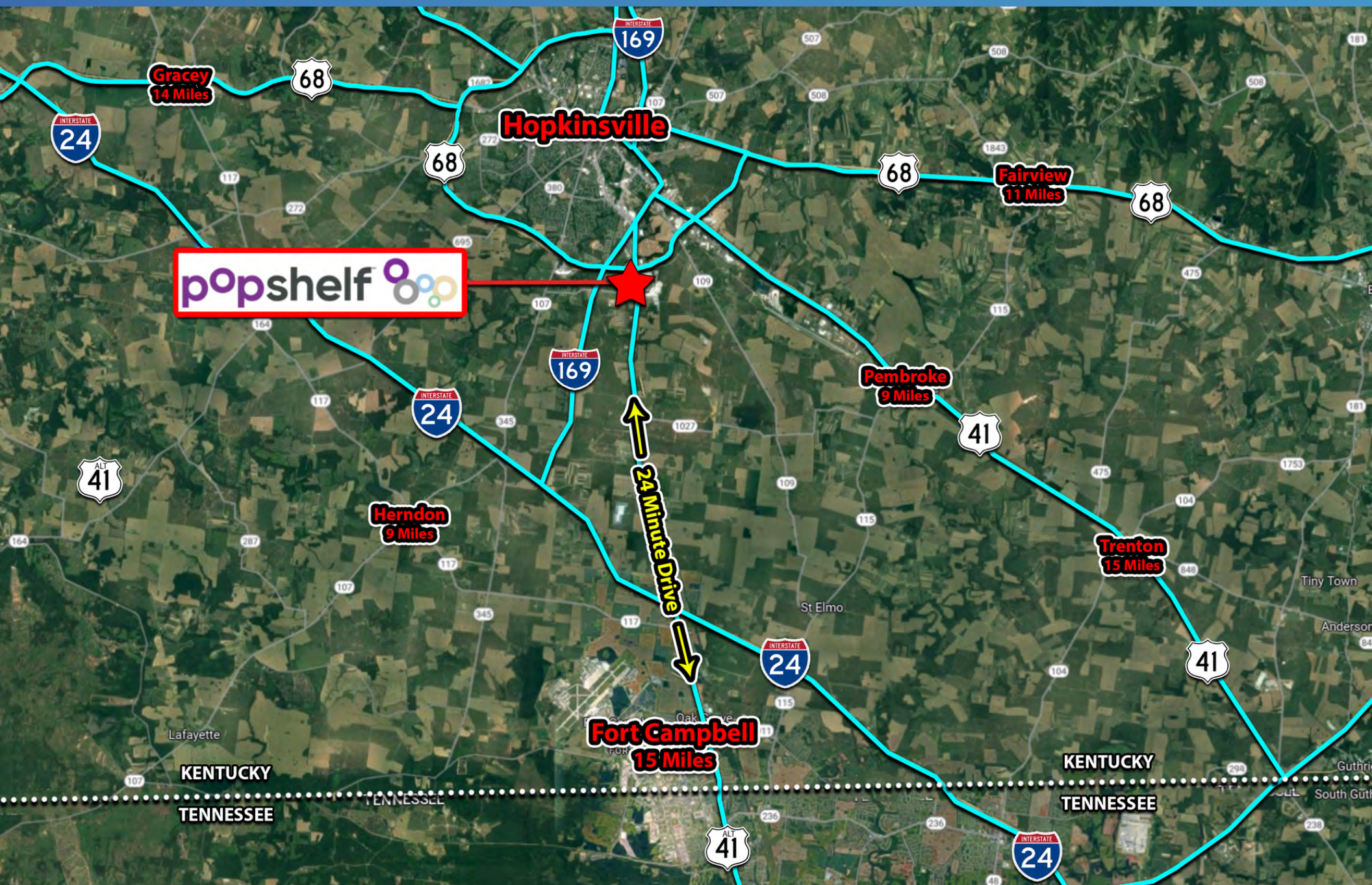
## PROXIMITY TO LOCAL ATTRACTIONS







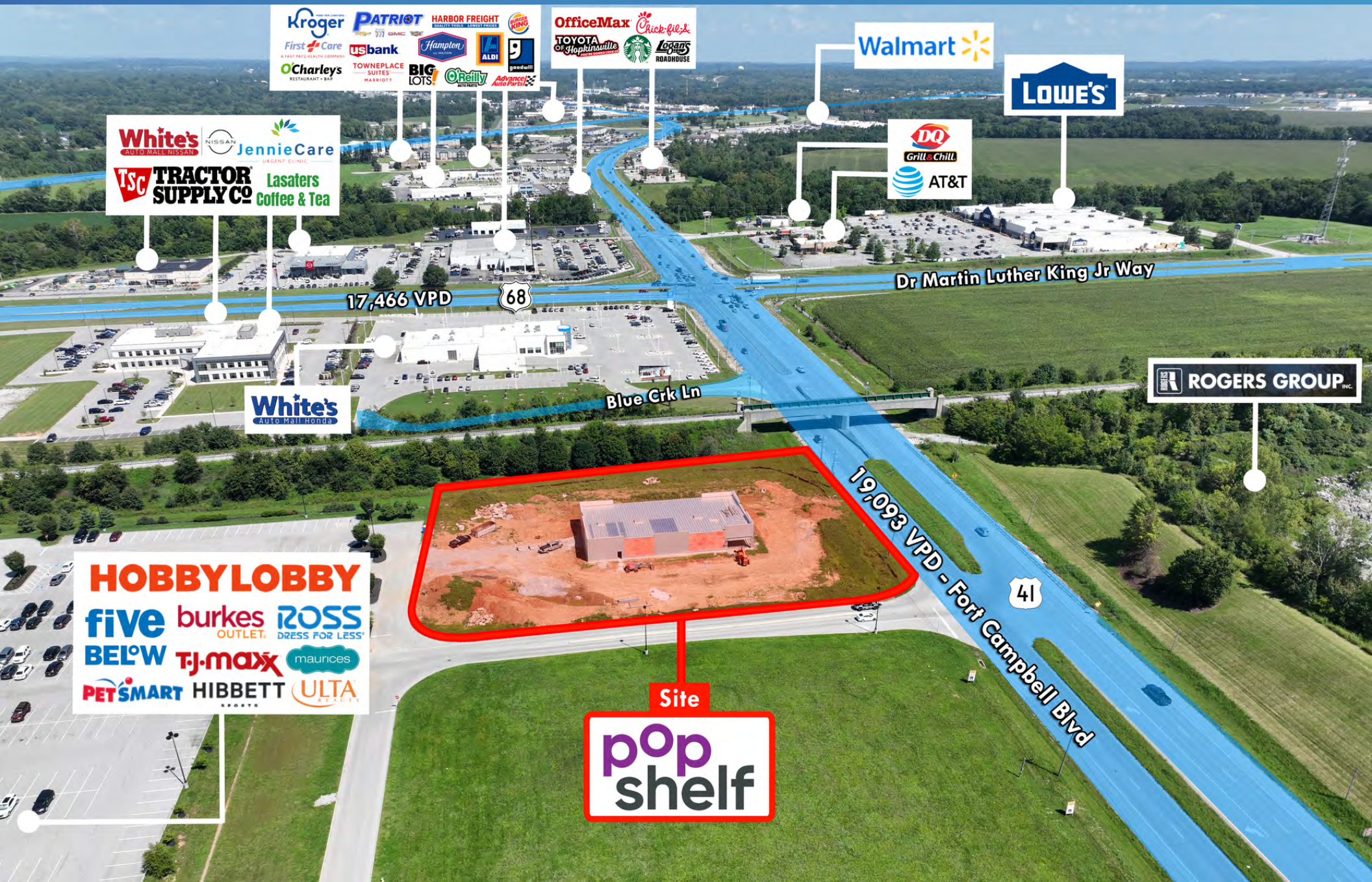




















As you enter Hopkinsville, you'll be greeted by tree-lined streets and historic architecture that evoke a sense of nostalgia. The city's vibrant downtown area is a hub of activity, featuring boutique shops, cozy cafes, and locally-owned restaurants. Stroll along the sidewalks and you'll find well-preserved buildings that tell the story of Hopkinsville's past, while still accommodating the needs of today's residents and visitors.

One of the highlights of the year in Hopkinsville is the Great American Eclipse Festival. In 2017, the city was a prime viewing location for a total solar eclipse, drawing visitors from far and wide to witness this awe-inspiring event. The festival continues to be a celebration of astronomy, science, and community spirit.

Nature enthusiasts will find plenty to explore in and around Hopkinsville. With its proximity to the Land Between the Lakes National Recreation Area, outdoor activities abound. Hiking trails, fishing spots, and serene lakes provide ample opportunities to connect with nature. Additionally, Hopkinsville is known for its stunning sunsets – the open fields and expansive skies create a breathtaking backdrop for evening relaxation.

In Hopkinsville, there's a sense of genuine hospitality that makes visitors feel like they're part of the community. Whether you're exploring its historic sites, enjoying the beauty of the natural surroundings, or simply savoring the warmth of its people. Hopkinsville is a destination that leaves a lasting impression.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2023	739	11,620	31,781
Total Population 2028	769	11,738	31,986
Population Growth Rate	4.06%	1.02%	0.65%
Median Age	34.6	33.0	33.0
# Of Persons Per HH	2.2	2.4	2.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	337	4,906	12,847
Average HH Income	\$62,193	\$65,895	\$60,197
Median House Value	\$184,693	\$143,560	\$130,988
Consumer Spending	\$8.9 M	\$128.1 M	\$311.6 M







TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

*Click to Meet Team Fortis*

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