



BANG
REALTY

EVEN LOWER PRICES



LOWER PRICE POINT NNN DG

380 JOSH HILL RD, PINE KNOT, KY 42635

\$1,360,000

6.75% CAP

**DOLLAR
GENERAL**

PINE KNOT, KY

\$1,360,000 | 6.75% CAP

- Absolute NNN Lease Dollar General
- 10,640 Square Foot Prototype
- Rent Commenced July 2022 - Leaving Over 13 Years Remaining on Primary Term
- Lower Price Point New Development DC
- 6.75% List CAP - 5 (5) Year Options with 10% Rental Increases During the Option Periods
- Southern KY - 75 Miles North of Knoxville, TN

EXCLUSIVELY MARKETING BY:

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$91,800
Rent Per SF:	\$8.63
Rent Commencement Date:	7/12/2022
Lease Expiration Date:	7/31/2037
Lease Term Remaining:	13+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, DollarGeneral 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 U.S. Population



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

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.55 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$127.82

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/12/2022-7/31/2037	\$91,800	\$8.63	6.75%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$100,980	\$9.49	7.42%
	8/1/2042-7/31/2047	\$111,078	\$10.44	8.17%
	8/1/2047-7/31/2052	\$122,186	\$11.48	8.98%
	8/1/2057-7/31/2062	\$134,404	\$12.63	9.88%
	8/1/2062-7/31/2067	\$147,845	\$13.90	10.87%



RESPONSIBILITIES BREAKDOWN

TAXES

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...

INSURANCE

PAID BY TENANT

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").

ROOF & STRUCTURE

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.

PARKING LOT & HVAC

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	778	5,786	9,008
2023 Estimated	692	5,293	8,276
2028 Projected	681	5,231	8,163

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$39,412	\$32,792	\$32,712
Average	\$61,605	\$50,384	\$49,682

Demographic data provided by CoStar

**DOLLAR
GENERAL**

76 Miles to Knoxville, TN



RETAIL MAP

380 JOSH HILL RD | PINE KNOT, KY

WILLIAMSBURG, KY (17 MILES AWAY)



Lower March
Creek Church

92

3,073 NPD

Josh Hill Road

DOLLAR
GENERAL

Actual Property





Actual Property

PROPERTY PHOTO

380 JOSH HILL RD | PINE KNOT, KY



Actual Property



**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48.65B
Market Cap



18,770+
Locations

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CONTACT INFORMATION



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