



BANG
REALTY



6.25% CAP KY DOLLAR GENERAL

6775 HWY 7 S, BLACKKEY, KY 41832

\$1,481,055

6.25% CAP

**DOLLAR
GENERAL**

BLACKKEY, KY

\$1,481,055 | 6.25% CAP

- Low Price Point Newer Development Dollar General With 13+ Years Remaining
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Large 2 Acre Parcel With a Concrete Parking Lot
- HVAC Fully Responsible by Tenant
- 5 Option Periods With 10% Rent Increases Every 5 Years
- Limited Retail Competition - Store Serves as Source of Retail Goods

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

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CHANCE HALES

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CODY CRIST

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INVESTMENT OVERVIEW:

Base Annual Rent:	\$92,565
Rent Per SF:	\$8.70
Rent Commencement Date:	7/26/2022
Lease Expiration Date:	7/31/2037
Lease Term Remaining:	13+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ stores in the continental United States



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	1.99 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$139.20

LEASE ABSTRACT

6775 HWY 7 S | BLACKKEY, KY

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/26/2022-7/31/2037	\$92,565	\$8.70	6.25%
Five (5), 5-Year Options 10% Increase	8/1/2037-7/31/2042	\$101,822	\$9.57	6.87%
	8/1/2042-7/31/2047	\$112,004	\$10.53	7.56%
	8/1/2047-7/31/2052	\$123,204	\$11.58	8.32%
	8/1/2052-7/31/2057	\$135,524	\$12.74	9.15%
	8/1/2057-7/31/2062	\$149,077	\$14.01	10.07%



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



2010 Census
2023 Estimated
2028 Projected

	1 Mile	3 Mile	5 Mile
2010 Census	403	1,714	4,156
2023 Estimated	389	1,585	3,738
2028 Projected	380	1,540	3,617

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$42,842	\$40,847	\$35,295
Average	\$51,195	\$49,815	\$46,219

Demographic data provided by CoStar

**DOLLAR
GENERAL**

15 Miles to Whitesburg, KY



Calvary Campus
Retreat Center

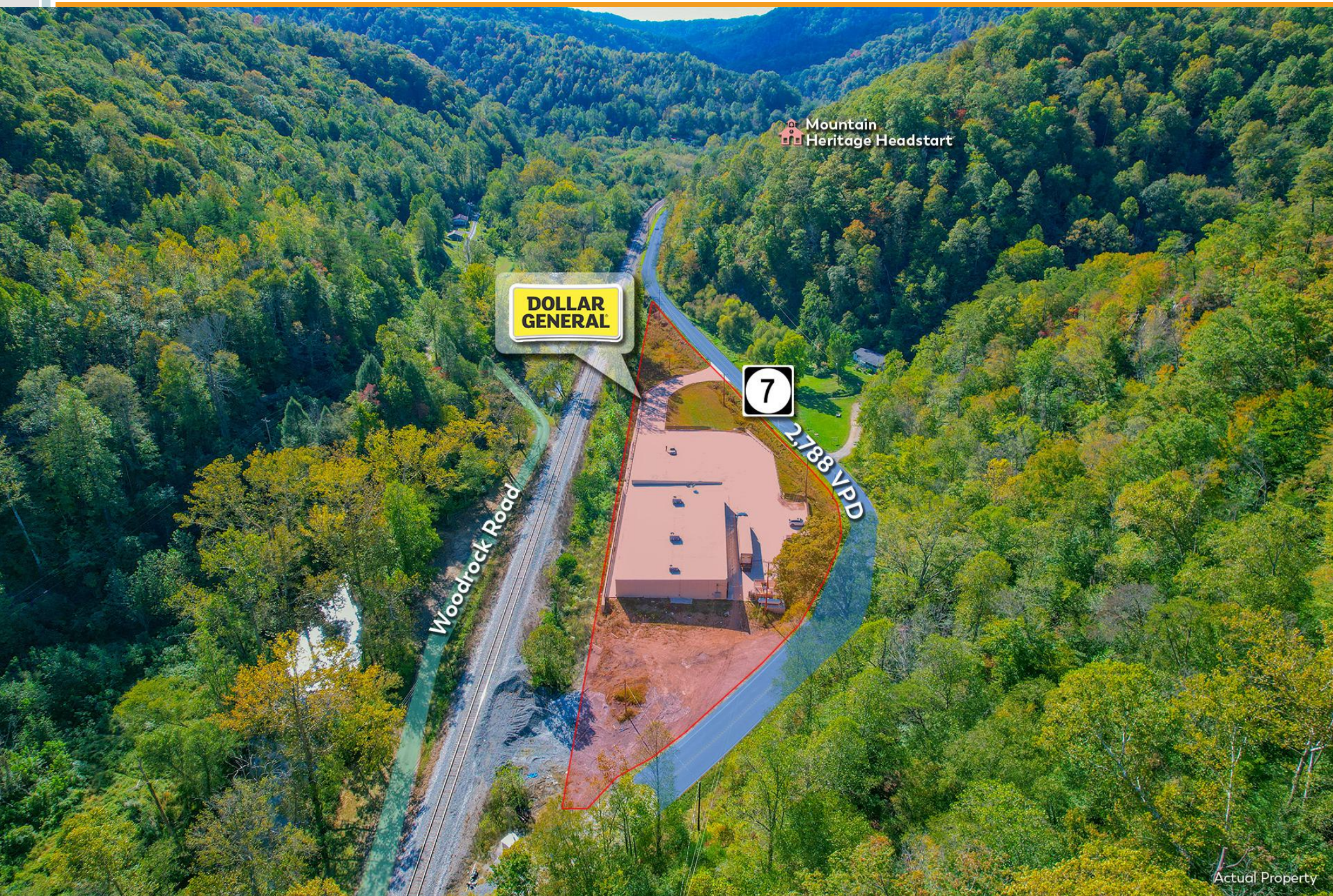
**DOLLAR
GENERAL**

Woodrock Road

2,788 VPD

7

Actual Property



Actual Property



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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BROKER OF RECORD

BRIAN BROCKMAN

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Actual Property