



OFFERING MEMORANDUM

Actual Property

EAST KENTUCKY DOLLAR GENERAL "MARKET"

9751 MILLARD HWY, PIKEVILLE, KY 41501

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TRINITY
REAL ESTATE INVESTMENT SERVICES

BANG
REALTY



PIKEVILLE, KY

\$1,649,230 | 6.5% CAP

- New Development DG "Market" Concept - Pikeville, KY
- Low Price Point - 6.50% CAP
- Nearly a Full 15-Year Absolute NNN Lease Remaining
- Large Parcel of 2 Acres that Fronts Millard Hwy Generating Over 12,305 Vehicles/Day
- Extremely Passive Lease - Zero Landlord Responsibilities
- Located 11 Miles from Downtown Pikeville, Home to the University of Pikeville

EXCLUSIVELY MARKETING BY:

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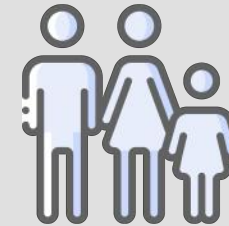
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$107,199
Rent Per SF:	\$8.46
Rent Commencement Date:	11/19/2022
Lease Expiration Date:	11/30/2037
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General 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 US Population



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

PROPERTY DETAILS:

Building Area:	12,668 SF
Land Area:	2.09 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$130.19

LEASE ABSTRACT

9751 MILLARD HWY | PIKEVILLE, KY

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/19/2022-11/30/2037	\$107,199	\$8.46	6.50%
Five (5), 5-Year Options 10% Increase	12/1/2037-11/30/2042	\$117,919	\$9.31	7.15%
	12/1/2042-11/30/2047	\$129,711	\$10.24	7.86%
	12/1/2047-11/30/2052	\$142,682	\$11.26	8.65%
	12/1/2052-11/30/2057	\$156,950	\$12.39	9.52%
	12/1/2057-11/30/2032	\$172,645	\$13.63	10.47%



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

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	211	2,922	7,241
2023 Estimated	181	2,536	6,152
2028 Projected	173	2,421	5,900

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$30,799	\$30,257	\$34,096
Average	\$44,344	\$49,675	\$48,066

Demographic data provided by CoStar



11 Miles to Pikeville, KY



RETAIL MAP

9751 MILLARD HWY | PIKEVILLE, KY



Actual Property



Actual Property



Actual Property



DOLLAR GENERAL
market



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



"Market"
New Concept



18,000+
Locations

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