



SALE

RELOCATION Family Dollar / Dollar Tree | Butler, KY

215 LOCK ROAD

Butler, KY 41006

PRESENTED BY:

NATHAN DILLY

O: 859.306.0604

nathan.dilly@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,875,000
BUILDING SIZE:	10,500 SF
LOT SIZE:	1.33 Acres
PRICE / SF:	\$178.57
CAP RATE:	7.0%
NOI:	\$131,250
YEAR BUILT:	2023

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this brand new 10-Year NN Family Dollar-Dollar Tree in Butler, KY. This is a relocation store showing the company's commitment to the market, and is also the only national brand dollar store in the community of Butler. The property is located at the intersection of Lock Road and US Highway 27 with traffic counts of 6,400+ VPD. Nearby businesses traffic generators include Northern Elementary School, Hilltop Stone, Heritage Bank, and the Kentucky Millstone. For additional information please contact Nathan Dilly at nathan.dilly@svn.com or 859-420-5492.

PROPERTY HIGHLIGHTS

- 10-Year NN Lease
- Only National Brand Dollar Store in the Market
- Corporate Guaranty: Family Dollar Stores, LLC
- Lease Commencement Date: 11/02/2023
- Lease Expiration Date: 11/01/2033
- US Highway 27 Frontage

ADDITIONAL PHOTOS



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PROPERTY AND LEASE SUMMARY

Investment Summary

List Price:	\$1,875,000
Net Operating Income:	\$131,250
Cap Rate:	7.0%
Building Size:	10,500 Sq. Ft.
Land Acreage:	1.33 Ac.
Year Built:	2023
Price PSF:	\$179
Lease Type:	Double Net
Lease Term:	10 Years

Property Summary

Year Built:	2023
Lot Size:	1.33 AC
Building Size:	10,500 Sq. Ft.
Roof Type:	Standing Seam
Parking Lot:	Concrete
# of Parking Spaces:	35
HVAC:	Ground Units
Zoning:	Commercial
Traffic Count:	6,400 VPD



List Price:
\$1,875,000



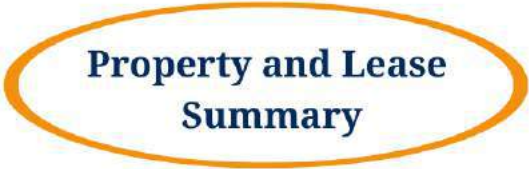
Cap Rate:
7.0%



Net Operating
Income:
\$131,250

Lease Summary

Tenant:	Family Dollar - Dollar Tree
Guarantor:	Family Dollar Stores, LLC
Credit Rating:	BBB
Lease Type:	Double Net
Primary Lease Term:	10 Years
Annual Rent:	\$131,250
Rent PSF:	\$12.50
Lease Start Date:	09/05/2023
Lease Expiration Date:	11/01/2023
Lease Term Remaining:	11/01/2033
Renewal Options:	Five 5-Year Options
Rent Increases:	\$0.50 PSF per Option
Roof, Structure, & Parking:	Landlord Responsibility
Taxes, Insurance, & CAM:	Tenant Responsibility



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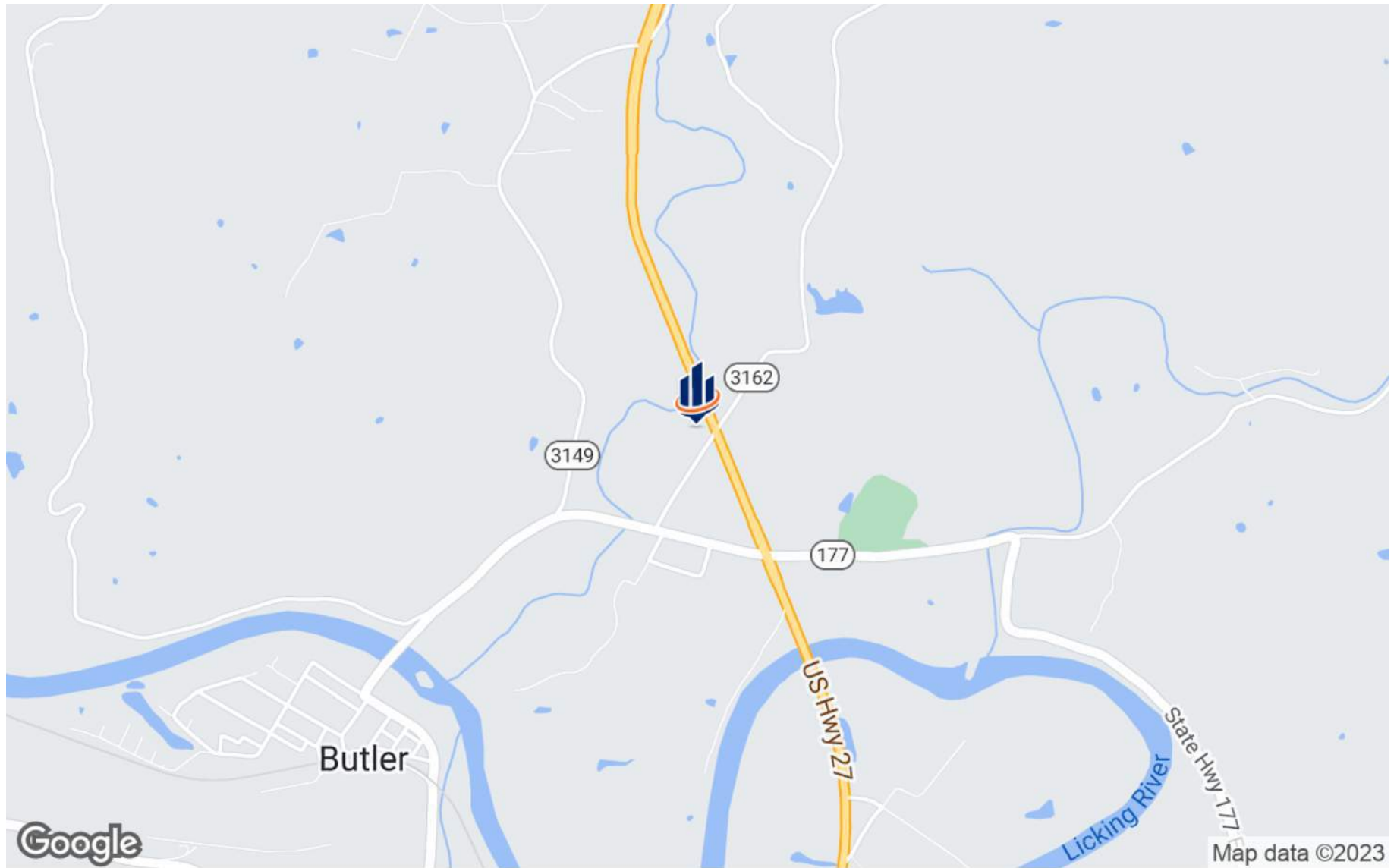


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LOCATION MAP

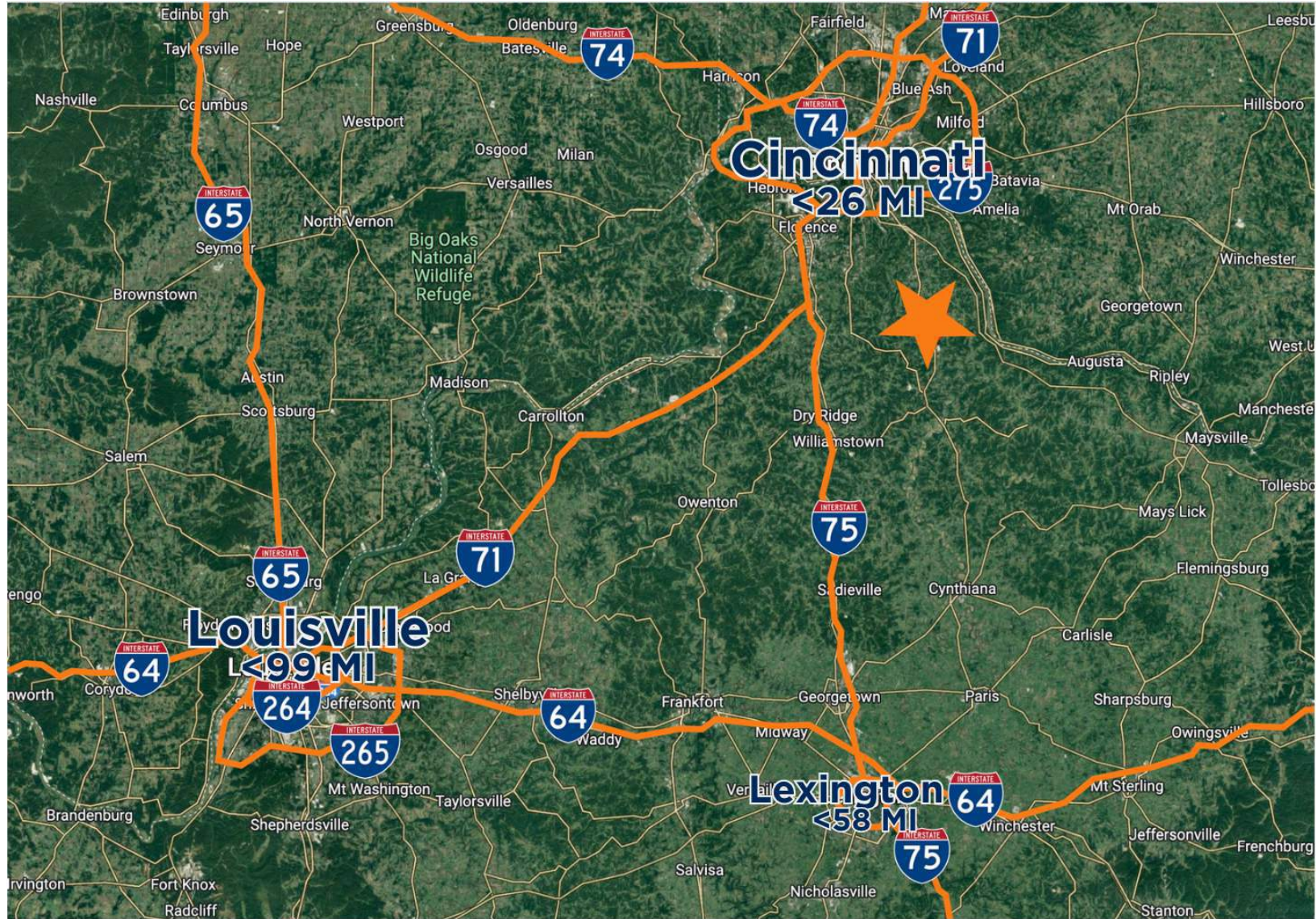


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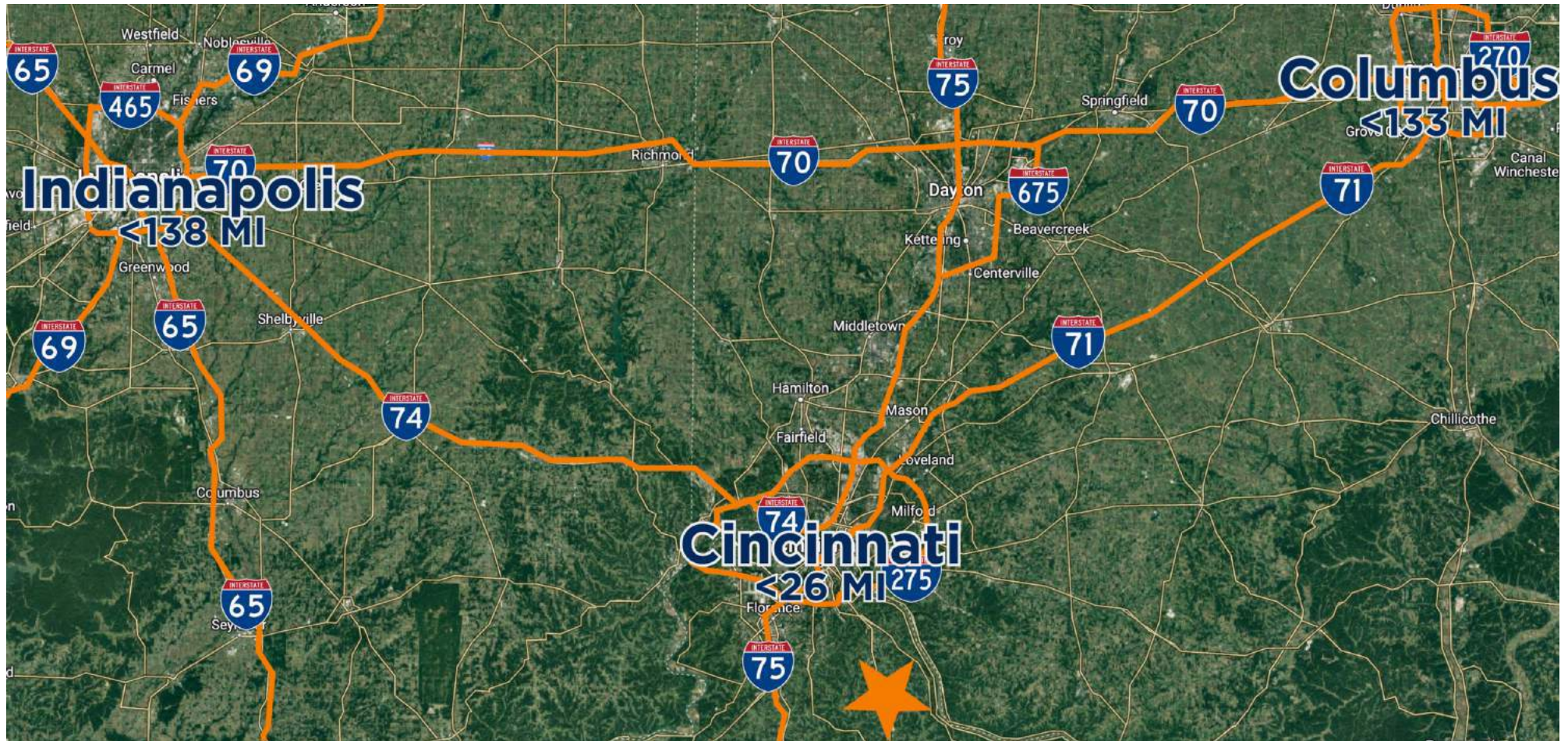


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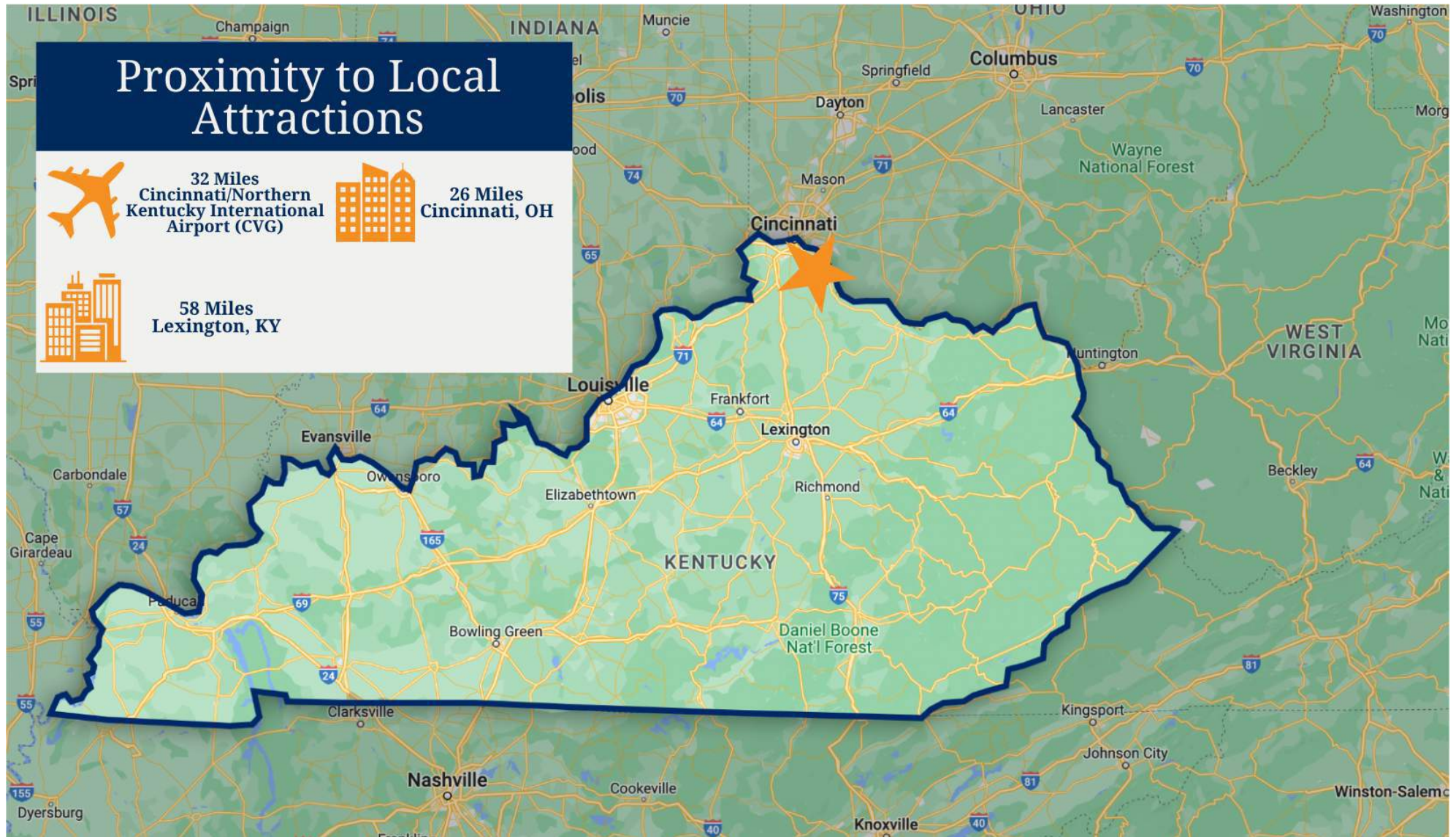


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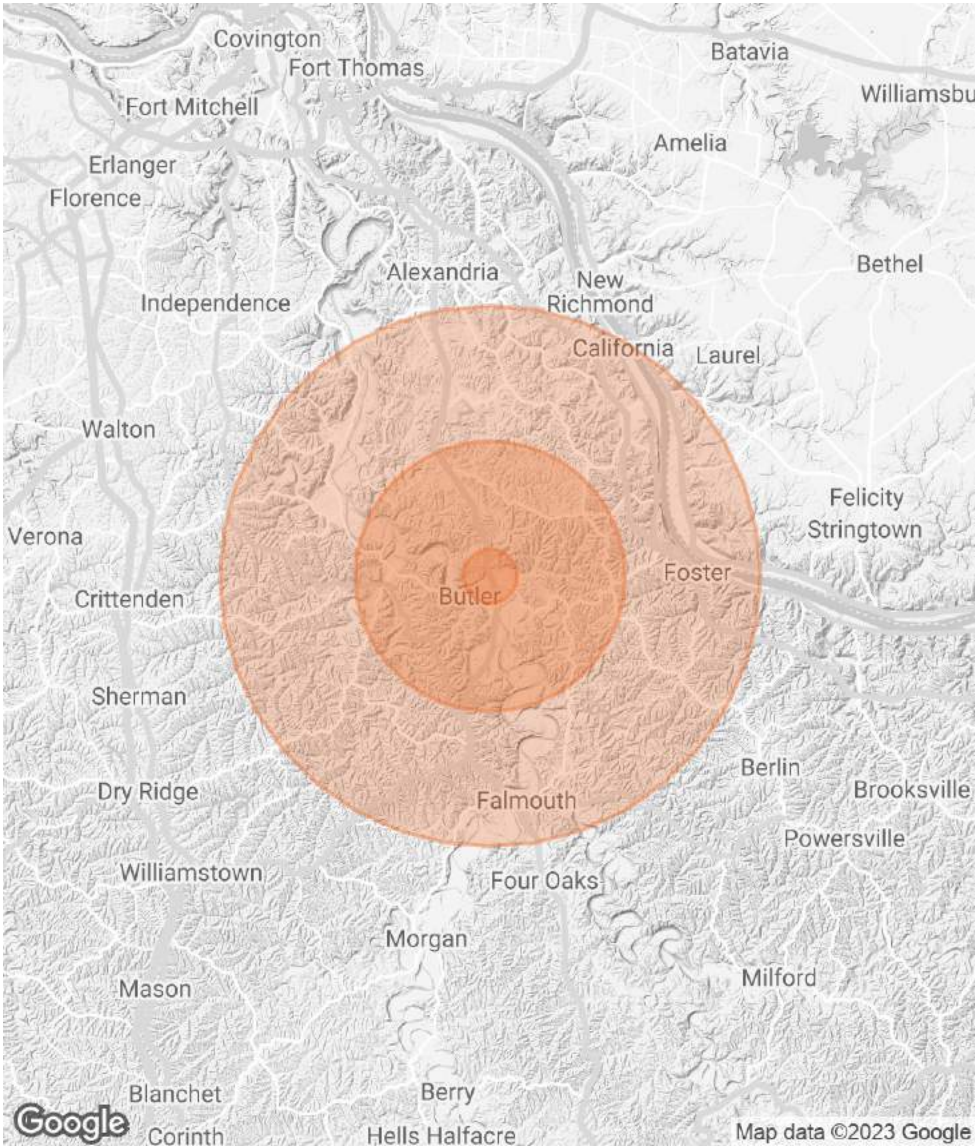
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	195	6,224	26,360
AVERAGE AGE	41.2	42.7	40.4
AVERAGE AGE (MALE)	39.1	41.7	40.2
AVERAGE AGE (FEMALE)	48.7	44.7	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	86	2,646	10,647
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$62,613	\$83,368	\$80,811
AVERAGE HOUSE VALUE	\$183,708	\$186,249	\$187,878

* Demographic data derived from 2020 ACS - US Census



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