

PRESENTED BY:

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FOR SALE

15 Year ABS. NNN Dollar General | Elkhorn City

164 N LEVISA ROAD | MOUTH CARD, KY 41548

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,298,210
BUILDING SIZE:	10,542 SF
LOT SIZE:	0.99 Acres
PRICE / SF:	\$125.79
CAP RATE:	7.15%
NOI:	\$92,822
ZONING:	Commercial

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this excellent Dollar General Plus investment opportunity in Mouthcard, KY. This property was constructed in 2022 and is subject to a 15-Year NNN Lease with Dollar General Corporation. Eastern KY has high barriers to entry for new development due to the mountainous terrain, and this property is well located among other businesses in the community being strategically located on HWY 1499, where traffic comes south into Mouthcard and north out of town.

PROPERTY HIGHLIGHTS

- Strategically located between two schools with over 500 students
- Busy intersection at the KY-VA border
- No LL responsibilities
- Corporate Guarantee: Dollar General Corporation
- 2,400+ VPD

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ADDITIONAL PHOTOS



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LEASE SUMMARY

Investment Summary

List Price:	\$1,298,210
Net Operating Income:	\$92,822
Cap Rate:	7.15%
Building Size	10,542 SF
Land Acreage:	0.99 Acres
Year Built:	2022
Price PSF:	\$123.15
Lease Type:	NNN
Lease Term:	15 Years

Property Summary

Year Built:	2022
Lot Size:	0.99 Acres
Building Size:	10,542 SF
Roof Type:	Standing Seam
Parking Lot:	Concrete
# of Parking Spaces:	35
HVAC:	Roof Mounted
Zoning:	Commercial
Traffic Count:	1,600 VPD



List Price:
\$1,298,210



Cap Rate:
7.15%



Net Operating Income:
\$92,822

Lease Summary

Tenant:	Dollar General
Guarantor:	Dollar General Corporation
Credit Rating:	BBB
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$92,822
Rent PSF:	\$8.80
Lease Start Date:	06/19/2022
Lease Expiration Date:	06/30/2037
Lease Term Remaining:	12 Years
Renewal Options:	Five, 5-Year Options
Rent Increases:	10% Each Option
Roof, Structure & Parking:	Tenant Responsibility
Taxes, Insurance, and CAM:	Tenant Responsibility

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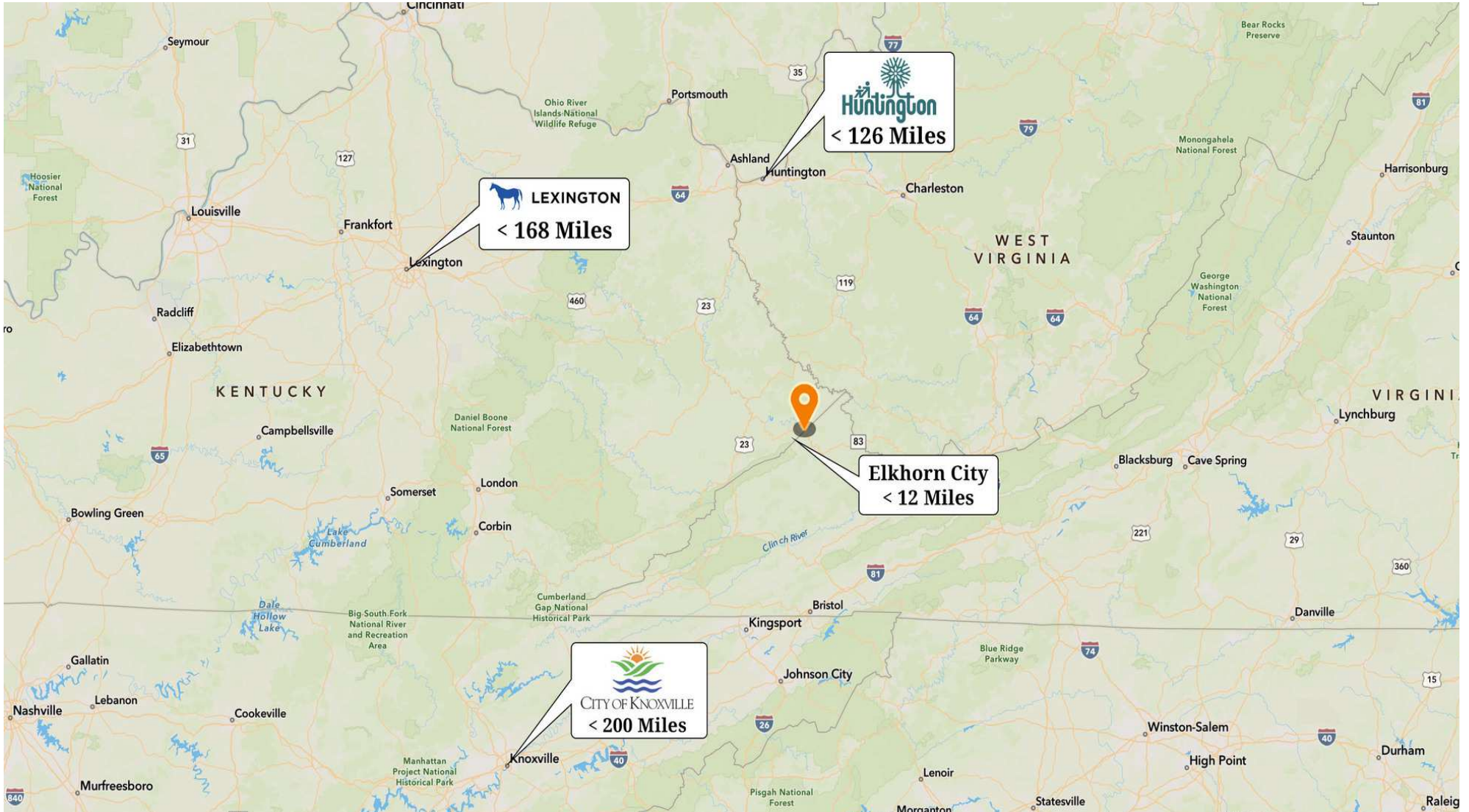
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

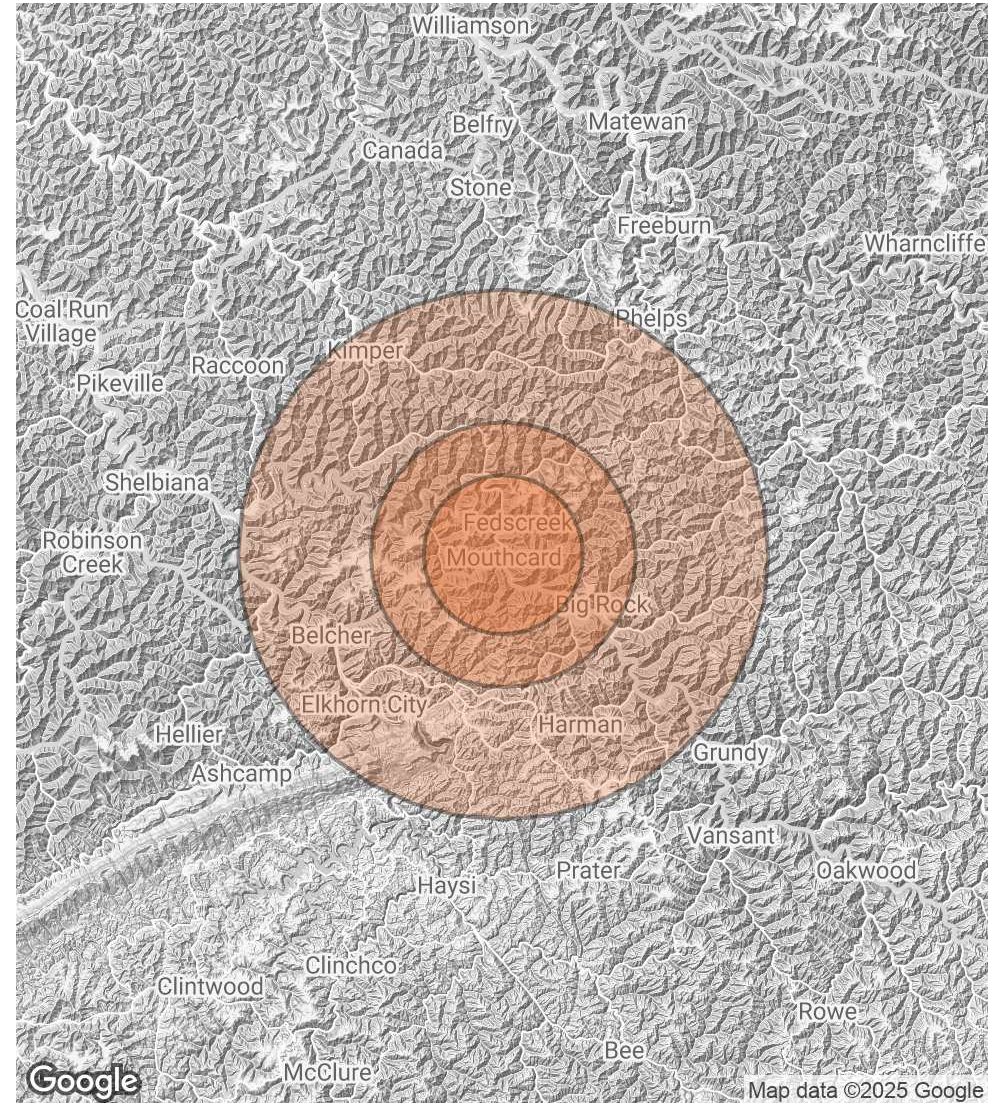
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,278	3,563	15,485
AVERAGE AGE	40.9	43.9	45.4
AVERAGE AGE (MALE)	36.9	40.9	43.8
AVERAGE AGE (FEMALE)	41.9	44.7	46.3

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	689	1,931	8,480
# OF PERSONS PER HH	1.9	1.8	1.8
AVERAGE HH INCOME	\$30,887	\$32,916	\$33,791
AVERAGE HOUSE VALUE	\$159,272	\$116,027	\$88,664

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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