 **Maker's Mark**

*Home of the Maker's Mark  
Distillery*



**Family Dollar & Dollar Tree**

4925 KY-52, Loretto, KY 40037

Marcus & Millichap

# Table Of Contents

---

03

INVESTMENT SUMMARY  
INVESTMENT HIGHLIGHTS

---

04

OPERATING SUMMARY  
RENT ROLL

06

LEASE ABSRACT  
TENANT OVERVIEW

---

08

MARKET AERIAL

09

MARKET OVERVIEW  
MAKER'S MARK DISTILLERY

---

11

DEMOGRAPHICS

# INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the **Family Dollar & Dollar Tree located in Loretto, Kentucky.**

The 10,500 square foot building is positioned on about 1.07 acres in the heart of Loretto, Kentucky. The building was built-to-suit to the Family Dollar Tree Combination Store prototype. The building sits about 3.3 miles from the Maker's Mark Distillery, which is a centerpiece along the Kentucky Bourbon Trail and is the major economic and tourist traffic driver to this area. Loretto is less than 60 miles from Louisville and less than 70 miles from Lexington, home of the University of Kentucky.

Family Dollar Tree signed an original ten-year lease that commenced at the end of 2021. There are currently more than 7-and-a-half years remaining on the lease. The lease is a modified triple net lease, with the landlord being responsible for the roof and structure of the building. The tenant is responsible for real estate taxes, insurance, common area maintenance and both maintenance and replacement of the HVAC. There are rent increases in each of the four, five-year renewal options that are available.

# INVESTMENT HIGHLIGHTS

- 2021 Build-to-Suit Construction
- 3.3 Miles from the Maker's Mark Distillery | Renowned Centerpiece on the Kentucky Bourbon Trail
- New Concept Combination Store | Specifically Formatted for Small-Town America | Delivered Comp Sales of over 20%
- Original 10-Year Lease | No Early Termination Clause | 7+ Years Remaining
- Modified Triple Net Lease | Tenant Reimburses for All Expenses Including CAM, Taxes, Insurance & Admin Fee | Landlord Responsible for the Roof & Structure
- Four, Five-Year Renewal Options | Rent Increases in Each of the Option Periods
- Dollar Tree is Publicly Traded on the NASDAQ ("DLTR") | S&P Rated "BBB-"

## Pricing

Price	\$1,437,187
Cap Rate	8.00%
Building Square Footage	10,500
Year Built	2021
Lot Size	1.07 Acres

## Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent
Current:	\$114,975	\$9,581
Option I:	\$120,225	\$10,018
Option II:	\$125,475	\$10,456
Option III:	\$130,725	\$10,893
Option IV:	\$135,975	\$11,331
<b>NET OPERATING INCOME</b>	<b>\$114,975</b>	

## Tenant Summary

Lease Commencement	December 31, 2021
Lease Expiration	January 31, 2032
Years Remaining	7+ Years
Increases	In Options
Guarantee	Corporate Guarantee
Lease Type	Modified NNN
Option Periods	(4), 5-Year
Right of First Refusal	5 Business Day Response



Avg. HH Income  
\$63,381 within 5 Miles



Population  
4,084 within 5 Miles



Guarantee  
Corporate



Net Operating Income  
\$114,975



Cap Rate  
8.00%



Years Left on Lease  
7+

## Financing Options

Approximate Rate	6.50%
Loan To Value	75%
Fixed Term	5 Years
Amortization	25 Years

*Multiple financing options are available based on buyer requirements. Please contact listing agents to discuss options in detail.*

## Lease Responsibilities

Roof & Structure	Landlord Responsible
HVAC	Tenant Responsible
Real Estate Taxes	Tenant Reimburses
Common Area Maintenance	Tenant Responsible
Insurance	Tenant Responsible

# RENT ROLL

TENANT	SF	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PSF	INCREASE EFFECTIVE DATE	INCREASE AMOUNT PSF	INCREASE AMOUNT ANNUAL	INCREASE AMOUNT MONTHLY	LEASE TYPE	OPTION TERMS
Dollar Tree/Family Dollar	10,500	12/31/2021	1/31/2032	\$9,581	\$114,975	\$10.95					NNN	(4) 5-yr
							<i>Option I</i>	2/1/2032	\$11.45	\$120,225	\$10,018	
							<i>Option II</i>	2/1/2037	\$11.95	\$125,475	\$10,456	
							<i>Option III</i>	2/1/2042	\$12.45	\$130,725	\$10,893	
							<i>Option IV</i>	2/1/2047	\$12.95	\$135,975	\$11,331	
<b>TOTAL SQUARE FEET:</b>	10,500			<b>MONTHLY INCOME:</b>			\$9,581					
<b>TOTAL OCCUPIED SQUARE FEET:</b>	10,500			<b>ANNUAL INCOME:</b>			\$114,975					
<b>TOTAL AVAILABLE SQUARE FEET:</b>	0			<b>AVERAGE NNN RENT PSF:</b>			\$10.95					

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies*



YEAR FOUNDED  
**2019**

HEADQUARTERED  
**Chesapeake, Virginia**

OWNERSHIP  
**Public**

TENANT  
**Corporate**

# OF LOCATIONS  
**50+**

WEBSITE  
[www.familydollar.com](http://www.familydollar.com)

## LEASE ABSTRACT

COMMON AREA MAINTENANCE:

**TENANT** SHALL BE OBLIGATED TO PERFORM ROUTINE MAINTENANCE OF PARKING LOT, ROADWAYS, SIDEWALKS, LOADING DOCS AND TRASH AREAS INCLUDING SWEEPING AND SEASONAL PLOWING OF PARKING AREAS; SEASONAL MAINTENANCE OF LANDSCAPING, REPLACEMENT OF LIGHT BULTS AND DOCK MAINTENANCE. **TENANT** SHALL BE OBLIGATED TO PERFORM ALL PARKING LOT REPAIRS UP TO \$1,000 PER YEAR.

REAL ESTATE TAXES:

**TENANT** SHALL REIMBURSE LANDLORD FOR PROPERTY TAXES. TENANT PAYS MONTHLY ESTIMATES.

INSURANCE:

**TENANT** AT TENANT'S SOLE EXPENSE, SHALL CARRY COMMERCIAL GENERAL LIABILITY INSURANCE.

ROOF AND STRUCTURE:

**LANDLORD** RESPONSIBLE.

HVAC:

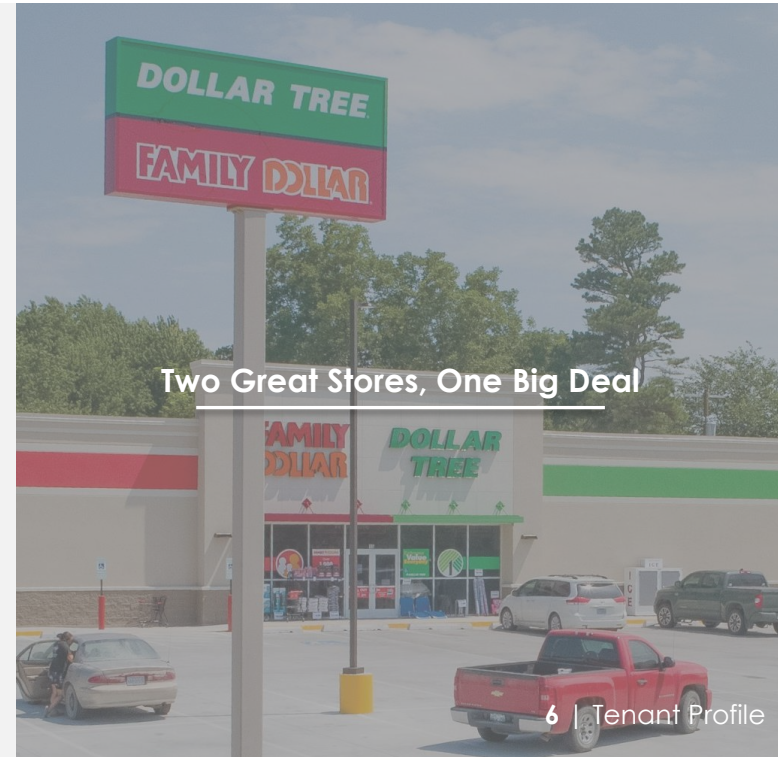
**TENANT** SHALL MAINTAIN A SERVICE CONTRACT FOR AND PERFORM ROUTINE, STANDARD MAINTENANCE AND SHALL PERFORM ANY ADDITIONAL MAINTENANCE, REPAIRS ORE REPLACEMENT AT TENANT'S DISCRETION, COST AND EXPENSE.

ROFR:

**TENANT** SHALL HAVE 5 BUSINESS DAYS TO RESPOND TO RECEIPT OF BONAFIDE OFFER FROM LANDLORD.

## TENANT OVERVIEW

Dollar Tree and Family Dollar Combo Stores first opened in 2019 in response to rival Dollar General creating their PopShelf concept. They are being positioned in places with populations of around 3,000-4,000, targeting small-market locations. This means that people who live in these locations will not have to drive The combo stores have found to have generated comp sales over 20%, which means higher gross profit margins and improved operating income. Instead of having just the fixed price of \$1 for everything in the store like Dollar General does, there will also be opportunity for there to be a larger inventory with having low-cost items for the Family Dollar aspect.





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FAMILY DOLLAR  
DOLLAR TREE



KY-49 (2,386VPD)



LORETTO LUMBER & HARDWARE CO. INC.



KY-52 (4,480VPD)

# LORETTO

*Kentucky*

Loretto, Kentucky, a quaint town nestled in Marion County, embodies the essence of small-town charm and rich history. Loretto is perhaps best known for being the home of the Maker's Mark Distillery, where the renowned bourbon whiskey is crafted with meticulous care, a source of pride for locals and a popular destination for visitors.

The town boasts picturesque landscapes, including rolling hills and lush farmlands, providing a serene backdrop for outdoor enthusiasts and photographers alike. With its welcoming community, historic landmarks, and thriving local businesses, Loretto offers a delightful blend of tradition and modernity, inviting travelers to experience the warmth and hospitality of rural Kentucky life.

For more information, visit:  
<https://www.bourboncountry.com>





165,000+  
VISITORS  
PER YEAR!



# **Maker's Mark**<sup>®</sup>

3350 Burks Spring Rd Loretto, KY 40037  
3.3 Miles from Subject Property

The Maker's Mark Distillery is an iconic establishment renowned for its production of premium bourbon whiskey. Founded in 1954 by Bill Samuels Sr., Maker's Mark is celebrated for its distinctive handcrafted approach to bourbon-making, characterized by the use of red winter wheat in its mash bill instead of the traditional rye, resulting in a smoother and milder flavor profile. The distillery's signature bottle, sealed with red wax, has become an emblem of quality and craftsmanship in the world of spirits. Visitors to the Maker's Mark Distillery can embark on guided tours, offering insights into the whiskey-making process, from grain to bottle, and the rich history behind this beloved brand.

The scenic grounds, with their historic buildings and picturesque surroundings, provide a captivating backdrop for enthusiasts to immerse themselves in the heritage and tradition of Kentucky bourbon culture. With its commitment to excellence and innovation, the Maker's Mark Distillery continues to captivate aficionados and newcomers alike, earning its place as a cornerstone of the American whiskey industry.

## *Tours & Experiences*

The Maker's Mark Tour  
The Star Hill Farm Tour  
Behind the Bourbon  
Whisky Creek Walking Tour

# DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
▪ 2027 Projection			
Total Population	628	2,183	4,097
▪ 2022 Estimate			
Total Population	625	2,178	4,084
▪ 2010 Census			
Total Population	627	2,199	4,168
▪ 2000 Census			
Total Population	572	2,016	3,839
▪ Current Daytime Population			
2022 Estimate	417	1,418	2,455
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
▪ 2027 Projection			
Total Households	272	819	1,598
▪ 2022 Estimate			
Total Households	270	812	1,575
Average (Mean) Household Size	2.64	2.64	2.63
▪ 2010 Census			
Total Households	266	798	1,532
▪ 2000 Census			
Total Households	238	716	1,368
HOUSEHOLDS BY INCOME	1 Mile	3 Mile	5 Mile
▪ 2022 Estimate			
\$150,000 or More	3.8%	3.8%	5.2%
\$100,00 - \$149,000	9.0%	9.1%	9.8%
\$75,000 - \$99,999	13.0%	13.1%	13.8%
\$50,000 - \$74,999	23.3%	23.4%	23.7%
\$35,000 - \$49,999	15.1%	15.0%	14.4%
Under \$35,000	35.9%	35.6%	33.0%
Average Household Income	\$57,838	\$58,095	\$63,381
Median Household Income	\$48,869	\$49,238	\$52,501
Per Capita Income	\$25,155	\$21,849	\$24,853

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THE WHALEN JOHNSON TEAM



Grant Fitzgerald | Broker of Record

4925 KY-52, Loretto, KY 40037

[The Whalen | Johnson Team Website](#)