LOW PRICE POINT RETAIL INVESTMENT

AT JUST $82 PER SQUARE FOOT

FAMILY DOLLAR-ANCHORED (SINCE 1982)

OFFERED AT $1,253,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

100% LEASED TO NATIONAL CREDIT TENANTS | CUMBERLAND, KY (HARLAN MSA)

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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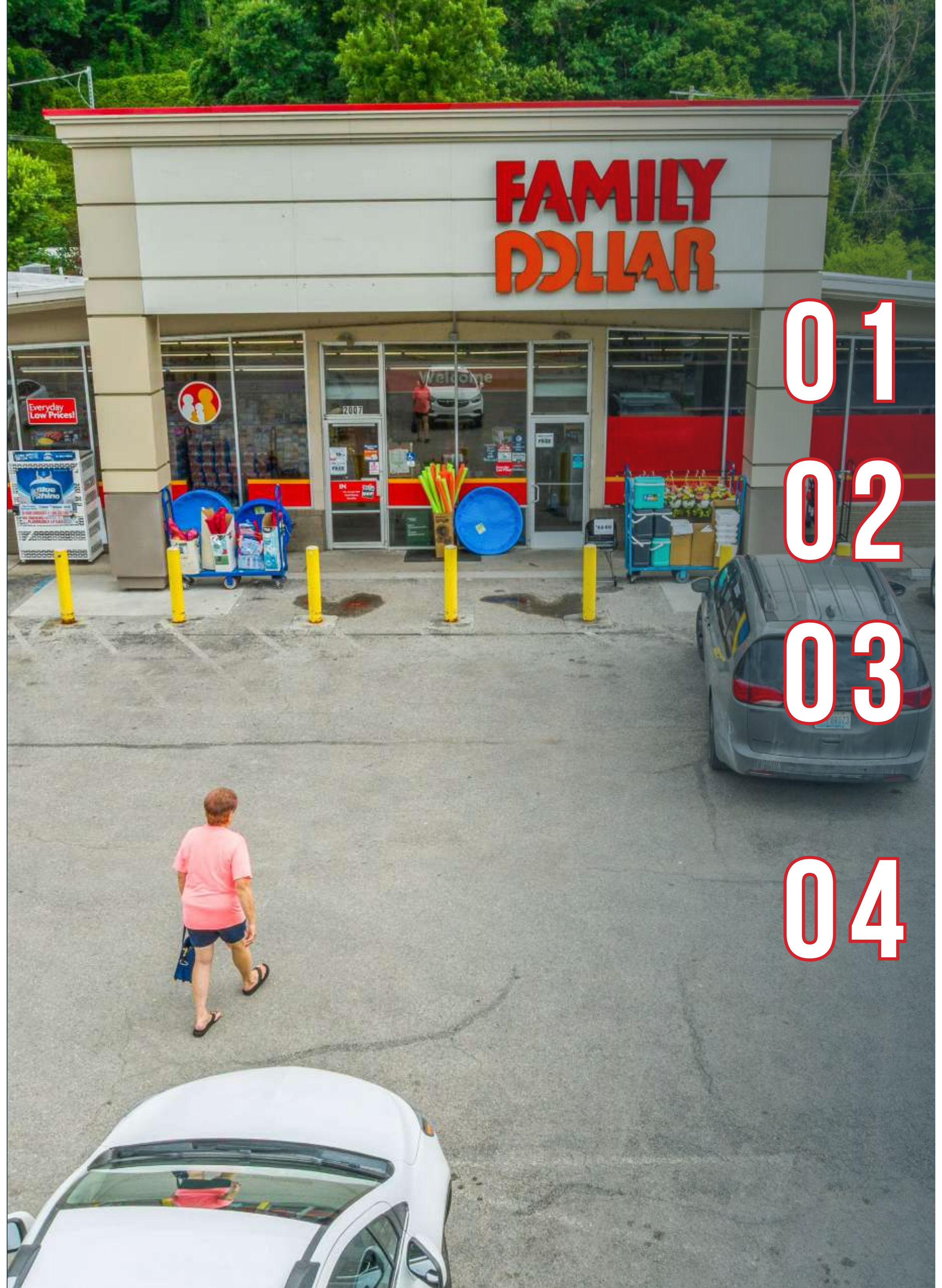

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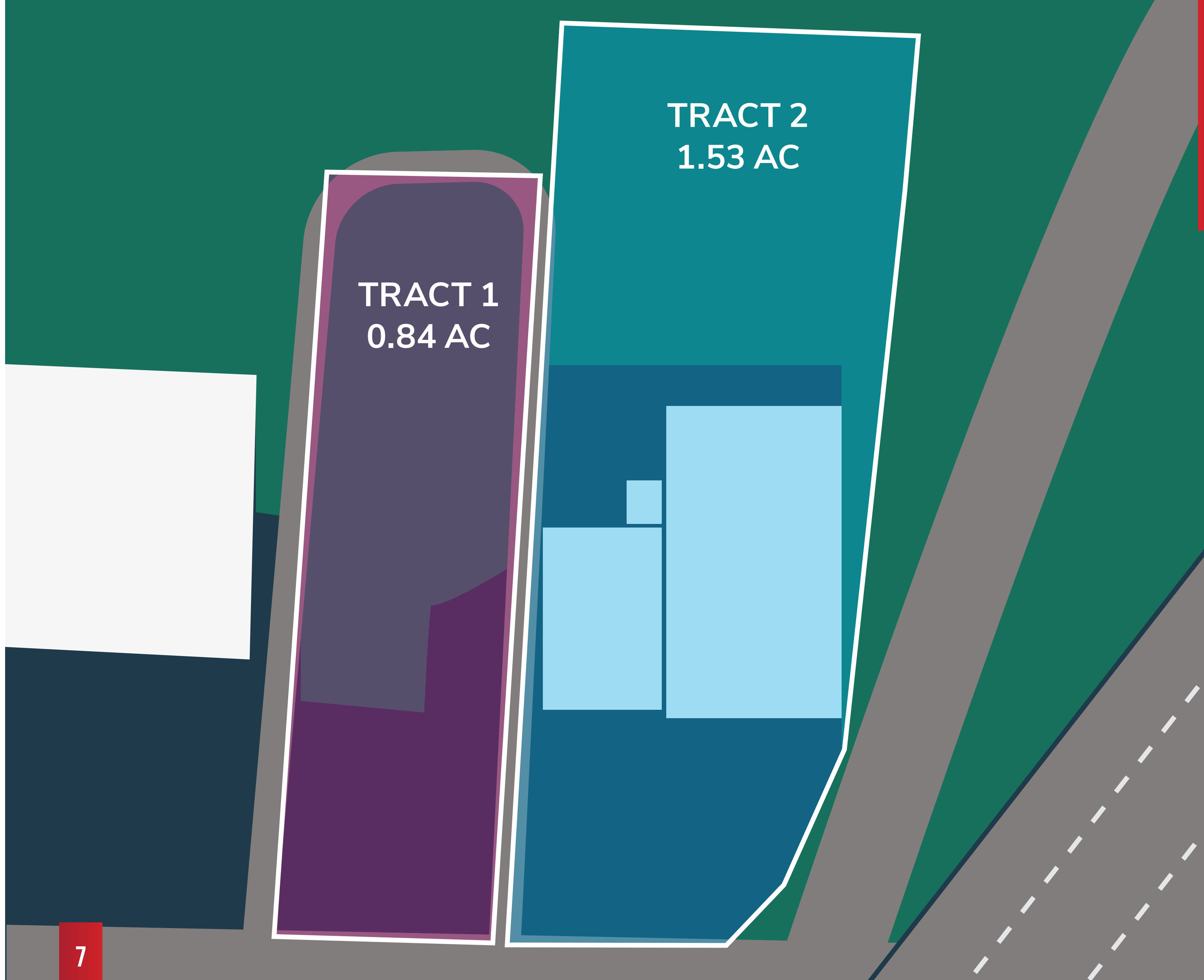
OFFERING SUMMARY

LIST PRICE	NOI	CAP RATE	PRICE/PSF
$1,253,000	$96,518	7.70%	$82

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	2005-2007 East Main Street, Cumberland, KY 40823
Property Type	Multi-Tenant Retail Investment
Number of Buildings	1
Site Composition	Configuration: 2 Tracts | 7 Parcels (APN #'s) Site Area: 103,237 Square Feet (2.37 Acres) Click to View Parcel Attributes
Number of Tenants	3
Occupancy	100%
Gross Leasable Area (GLA)	15,335 Square Feet
Year Built	1960
Year Remodeled	1982 and 2023
Ownership	Fee Simple (Land and Improvements)



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INVESTMENT SUMMARY

WHY THIS OPPORTUNITY WARRANTS SERIOUS CONSIDERATION

THREE NATIONAL CREDIT TENANTS

Diversified income stream

- 100% leased to Family Dollar, Subway, and H&R Block, providing diversified income from three nationally recognized retail tenants
- Complementary necessity and service-oriented retail tenant mix serving the Cumberland trade area.

44 YEAR OPERATING HISTORY

Proven neighborhood retail location

Family Dollar has operated continuously at the Property since 1982, while H&R Block and Subway have served the Property since 2003 and 2002, respectively, demonstrating the long-term viability of both the Property and the surrounding trade area.

ATTRACTIVE YIELD AT A LOW PRICE POINT

Acquire a stabilized, three-tenant national credit retail investment at a compelling price point and attractive going-in yield

- $82/PSF

RECENT FAMILY DOLLAR PROTOTYPE RENOVATION

Well-maintained retail asset

- Recent Family Dollar store expansion and renovations reinforce the tenant's long-term commitment to this established location
- The 2023 Family Dollar expansion and prototype renovation modernized the anchor space and enhanced the overall presentation of the center.

ADDITIONAL LAND INCLUDED IN THE OFFERING

In addition to the existing shopping center improvements, the offering includes approximately 36,590 square feet (0.84 acres) of additional land fronting East Main Street.

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RENT ROLL

TENANT	SUITE	SQUARE FOOTAGE	LEASE START	LEASE END	ORIGINAL OCCUPANCY DATE	RENT/ SF	MONTHLY RENT	INCREASES	LEASE TYPE	OPTIONS	COMMENTS
Family Dollar	2007	11,310	1/12/2023	1/31/2033	1982	$0.65	$7,323	$.50/PSF/YR @ Each Option	Modified NNN	4 (5-Year)	Tenant reimburses approximately 73.8% of recoverable shopping-center taxes, permitted CAM, and insurance.
H&R Block	2005	2,025	11/14/2019	4/30/2028	2003	$0.53	$1,075	5/1/2027 $1,100/Mo	Gross	1 (3-Year)	
Subway	2005	2,000	8/1/2002	7/31/2027	2002	$0.49	$972	NONE	Gross	NONE	Tenant Responsible for HVAC Maintenance
TOTAL SQUARE FOOTAGE:		**15,335**					**$9,371**	**Total Monthly Rent**			
TOTAL AVAILABLE:		**0**	**0%**	**Vacancy**			**$112,448**	**Total Annual Rent**			
TOTAL OCCUPIED:		**15,335**	**100%**	**Occupancy**							

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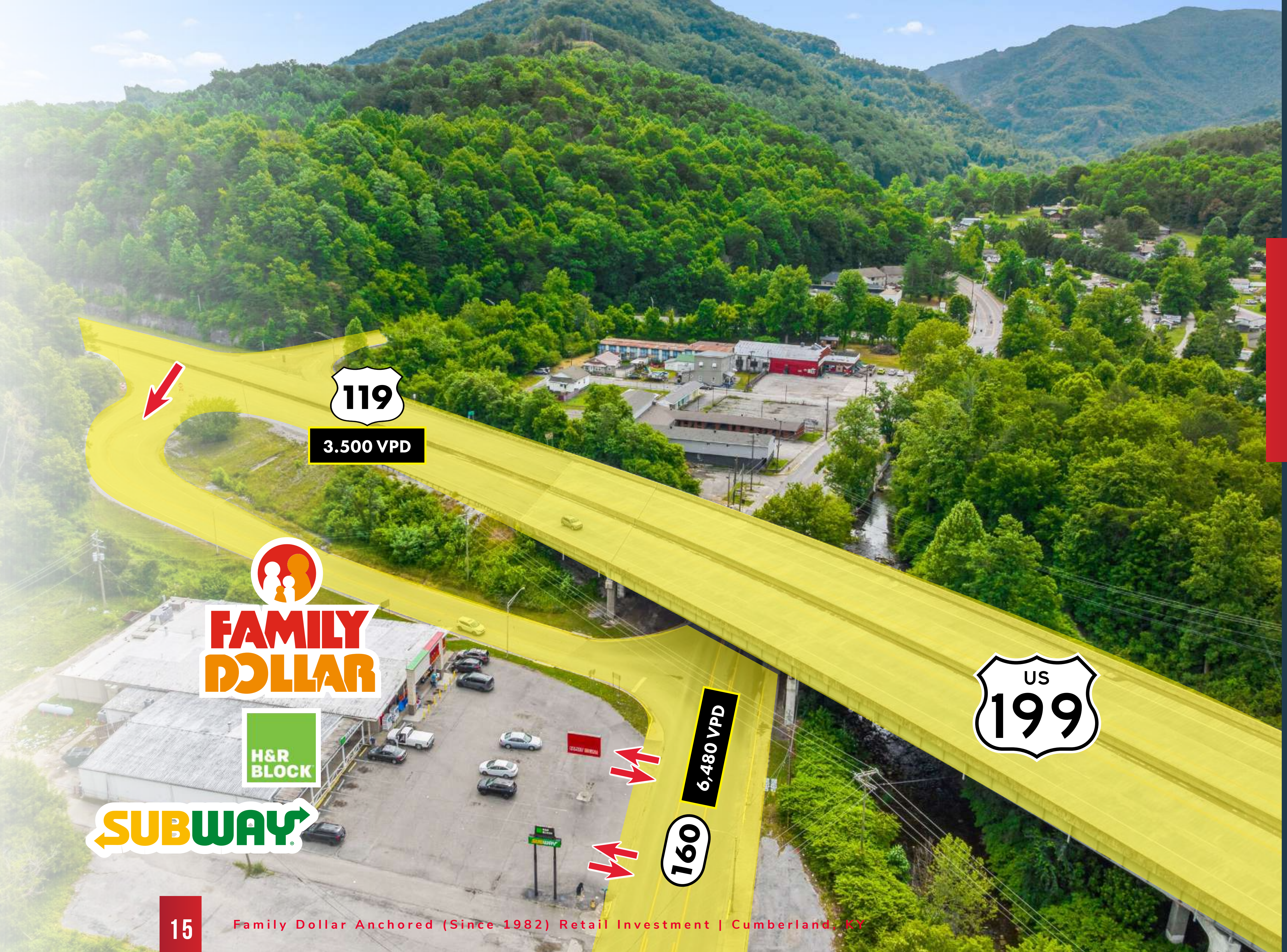
INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	Current		
Scheduled Gross Income (SGI):	$112,448		
Expense Reimbursement:	$39,032		
Total Operating Income:	$151,480		
Gross Operating Income:	$151,480		
Total Operating Expenses:	($54,962)		
Net Operating Income (NOI):	**$96,518**	**7.70%**	**Capitalization Rate**

OPERATING EXPENSES

	Amount	$/Square Foot	
Property Taxes:	$22,720	$1.48	
Insurance:	$30,242	$1.97	
CAM:	$1,000	$0.07	
Property Management:	$1,000	$0.07	
Total Expenses:	**$54,962**	**$3.58**	
		$0.30	PSF/Mo



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PROPERTY OVERVIEW

LOCATION MAP

LOCATION MAP TRADE AREA

PROPERTY PHOTOS

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PROPERTY PHOTOS

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AERIAL WEST

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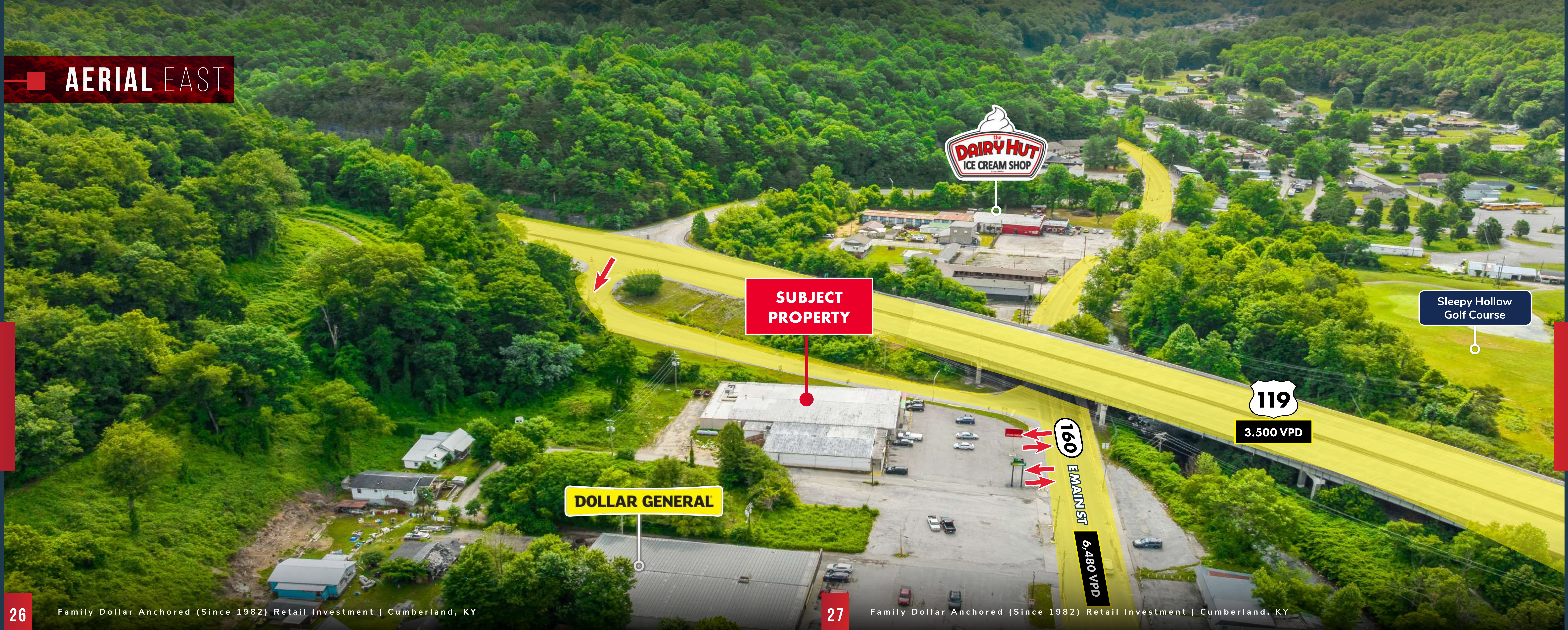
AERIAL EAST


the DAIRY HUT ICE CREAM SHOP
SUBJECT PROPERTY
Sleepy Hollow Golf Course
119
3.500 VPD
160
E MAIN ST
6,480 VPD
DOLLAR GENERAL

AERIAL SOUTH

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AERIAL NORTH

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TENANT PROFILES

Conveniently located in neighborhoods, and often in “food deserts” where other stores choose not to locate, Family Dollar provides a convenient, close-to-home option where customers can shop for essentials.

By locating stores in places where others won’t, Family Dollar is improving the affordability and availability of essential goods. We’re saving our customers time and money and helping them do more, even on a tight budget.

familydollar.com

Subway is simply the better choice when it comes to freshly made, convenient and affordable food. We’re one of the world’s largest restaurant brands for a reason, serving up a craveable menu with better-for-you options to our millions of fans, every day.

Whether it’s bread baked fresh daily, new flavorful signature subs or classic fan favorites made fresh to order, Subway delivers a quality, flavorful meal that you can feel good about.

subway.com

H&R Block invented the tax preparation category. We take this history seriously with the belief that everyone deserves tax help without stress or hassle — seriously.

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AREA OVERVIEW

ABOUT CUMBERLAND, KY

Nestled in the mountains of eastern Kentucky, Cumberland offers a resilient small-town economy supported by healthcare, education, retail services, tourism, and public-sector employment. Historically rooted in the coal industry, the community has continued to diversify through outdoor recreation, heritage tourism, and regional workforce development initiatives.

Cumberland benefits from its location within Harlan County and serves as a gateway to nearby attractions such as Kingdom Come State Park and Black Mountain. The city provides an affordable cost of living, a strong sense of community, and access to workforce training through Southeast Kentucky Community & Technical College, making it an attractive option for residents and businesses seeking value and quality of life in Appalachia.

Location

Situated in Harlan County in southeastern Kentucky near the Virginia border.

Population

Approximately 2,000 residents, creating a close-knit small-town environment.

Employment

Concentrated in healthcare, education, government, retail, & tourism sectors.

ABOUT HARLAN COUNTY, KY

Harlan County serves as the economic and population center of southeastern Kentucky's Appalachian coalfields. Harlan County benefits from its strategic location near Virginia and Tennessee, a growing recreation economy anchored by Black Mountain Off-Road Adventure Area and Kingdom Come State Park, and a workforce supported by Southeast Kentucky Community & Technical College. Affordable housing, a strong regional identity, and ongoing economic diversification initiatives continue to position the area for long-term growth opportunities.

25K	COUNTY POPULATION
4.6K	COUNTY JOBS
$38.4M	ANNUAL VISITOR SPENDING (2024)

BLACK MOUNTAIN OFF-ROAD ADVENTURE AREA

Since opening in 2005, Black Mountain Off-Road Adventure Area has become a top off-road destination in the United States. Trails are rated by difficulty and signed for easy navigation while offroading. This trail system has the highest elevated offroading trails in the state of Kentucky with some of the most rugged and satisfying climbs.

--Via Harlan County Trails

200 MILES
OF TRAILS OVER 7,000 ACRES

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