



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc.
A Licensed Kentucky Broker #260997



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63 DEPOT AVE , EMINENCE, KY 40019

FAMILY DOLLAR

FOR SALE \$775,000 | 9.50% CAP

LEGACYCREA.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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EMINENCE, KY

- Single Tenant Free Standing Family Dollar - Located in Eminence, KY
- Louisville, KY MSA - Top 50 - Ranked #45 in the U.S.A
- NN Lease Structure with Minimal Landlord Responsibilities
- Surrounding Demographics - 2,800+ People Reside within 1 Mile Radius of Site and 3,800+ People Reside within 3 Mile Radius of Site
- Projected +2.37% Population Growth in the Next Five Years within 1 Mile Radius of Site
- Situated on Hard Corner Experiencing 7,000+ Vehicles Passing Site Daily Along S Main St and 4,000+ Vehicles Passing Site Daily Along E Broadway
- Essential Retailer - Internet, Pandemic, and Recession Resistant Tenant
- ***Commencing on July 1, 2023 and continuing throughout the remainder of the term of the Lease and any renewals or extensions thereof, Tenant shall have the right, without penalty or premium, to terminate the Lease by providing one hundred eighty (180) days' prior written notice to Landlord (the "Termination Right")***

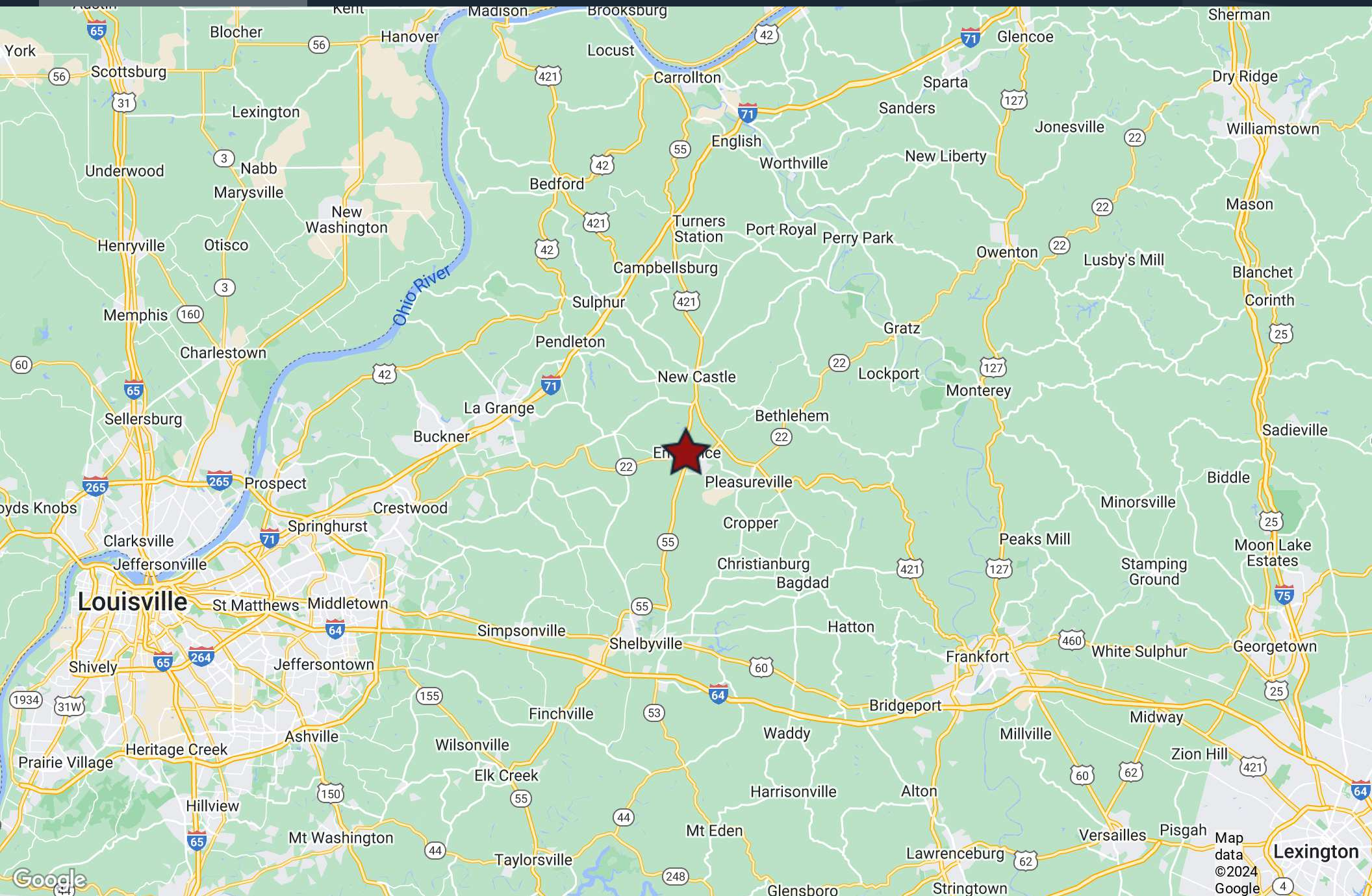
PROPERTY DETAILS

Building Area:	9,100 SF
Land Area:	0.45 Acres
Year Built:	2007
Guarantor:	Corporate (Family Dollar)
Price:	\$775,000
Cap Rate:	9.51%
Price (PSF):	\$85.16

LEASE OVERVIEW

Remaining Lease Term:	2.7 Years Remaining
Lease Expiration:	06/30/2027
NOI:	\$73,700
Lease Type:	NN
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	(4) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Landlord Responsible for Repairs in excess of \$1,500
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant

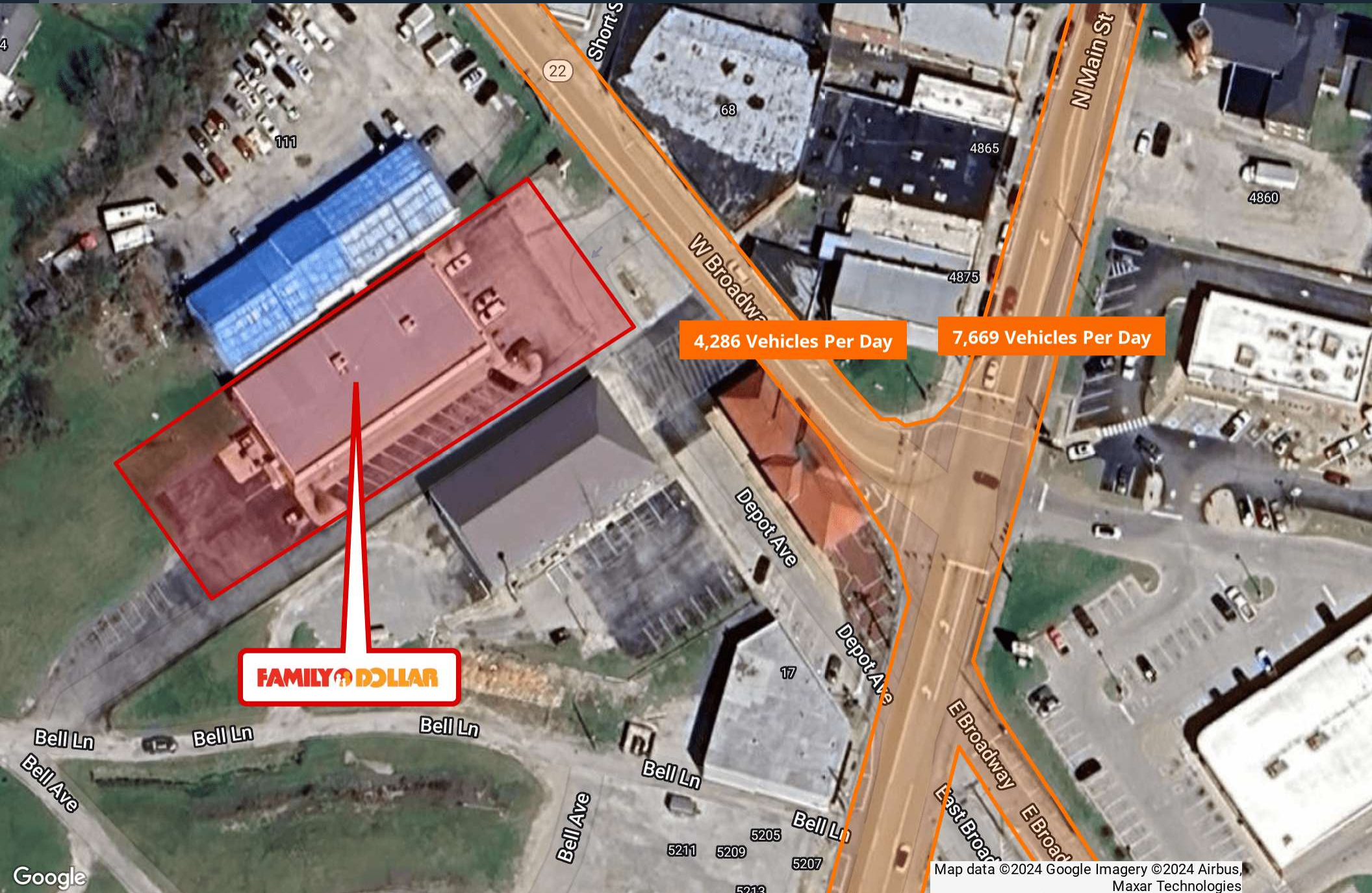






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FAMILY DOLLAR

4,286 Vehicles Per Day

7,669 Vehicles Per Day

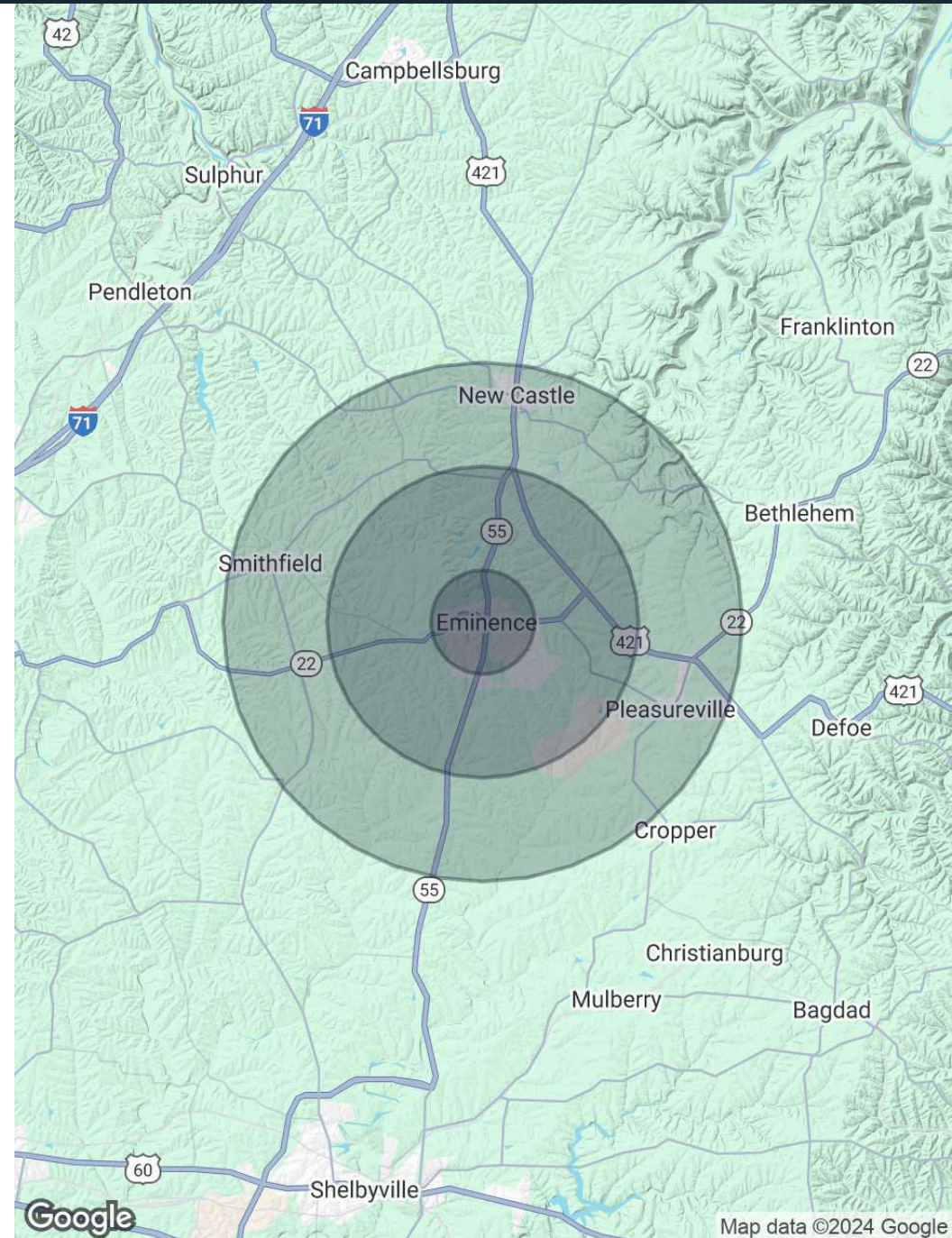
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,592	3,635	7,504
Population Growth '24 - '29	+2.37%	+2.23%	+1.85%
Average Age	36.5	36.6	37.7
Average Age (Male)	36.5	36.9	37.7
Average Age (Female)	35.9	35.4	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,018	1,420	2,918
Household Growth '24 - '29	+2.40%	+2.23%	+1.84%
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$60,372	\$61,536	\$63,697
Average House Value	\$123,691	\$140,406	\$154,743

* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google



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