



POPSHELF WITH RENT BUMPS | HOPKINSVILLE TOWNE CENTER

ACTUAL STORE

4801 FORT CAMPBELL BLVD, HOPKINSVILLE, KY 42240

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EXCLUSIVELY LISTED BY:

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513.898.1551

POPSHELF WITH RENT BUMPS

4801 FORT CAMPBELL BLVD, HOPKINSVILLE, KY 42240 

INVESTMENT SUMMARY

List Price:	\$2,868,602
Current NOI:	\$190,762.00
Initial Cap Rate:	6.65%
Land Acreage:	+/- 2.01
Year Built	2023
Building Size:	9,998 SF
Price PSF:	\$286.92
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.99%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new 9,998 SF. pOpshelf store located in Hopkinsville, Kentucky - **part of the Hobby Lobby anchored Hopkinsville Towne Center. pOpshelf is Dollar General's newest retail store concept aimed at engaging customers with a fun, affordable and stress-free shopping experience.** The property offers a 15 Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rent increases every 5 years** in the primary term and 10% rent increases at each of the four (5 year) options to renew. **The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade.** The store has been **open & operating successfully** since October 2023.

This pOpshelf is highly visible as it is strategically positioned off of Eagle Way (**17,466 cars per day**) on Fort Campbell Blvd (**19,093 cars per day**) and is a **main retail thoroughfare** into downtown Hopkinsville. An outlet in Hopkinsville Towne Center, the tenant make-up includes Hobby Lobby, Burkes Outlet, TJ Maxx, Ross Dress For Less, ULTA Beauty, PetSmart, GNC, Rack Room Shoes, Five Below, Maurices, & Cato Fashions. Hopkinsville Towne Center is a neighborhood shopping center and is **only a 45 minute drive to Nashville & 1 mile from The Bruce Convention Center** (a 26,000 SF meeting and expo facility) and new Planters Bank-Jennie Stuart Health Sportsplex Hopkinsville (a 54,000 SF climate-controlled indoor sports complex). The **five mile population from the site is 31,359** while the two mile average household income is \$61, per year, making this location ideal for a pOpshelf store. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a pOpshelf store. List price reflects a 6.65% cap rate based on the NOI of \$197,681.04.



PRICE \$2,868,602



CAP RATE 6.65%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 14 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **5% RENT INCREASES EVERY 5 YEARS IN PRIMARY TERM!**
- Hopkinsville Towne Center Outlot | 184K SF Neighborhood SC
- **Hobby Lobby, Burkes Outlet, TJ Maxx, Ross Dress For Less, & ULTA Beauty Anchored**
- **1 Mile from Bruce Convention Center (26K SF Meeting & Expo Facility) and Planters Bank-Jennie Stuart Health Sportsplex (54K SF Indoor Sports Complex)**
- **5 Mile Population 31,359** | 2 Mile Household Income \$61,164
- **19,093 VPD on Fort Campbell Blvd | 17,466 on Eagle Way**
- **Dollar General Corporate Guaranty** With "BBB" Credit Rating
- **On Main Retail Thoroughfare | Lowes (ranked in top 15% of US), Walmart (ranked in top 12% of US), Kroger (nearly 1M visitors/yr)**
- **15 Miles to Fort Campbell | Major Economic Driver for Hopkinsville**

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PROPERTY & SALE HIGHLIGHTS

- Open & Operating Successfully for 1 Year | 14 Years Remain on Primary Term
- Dollar General's Newest Retail Concept
- **RARE RENT INCREASES IN PRIMARY TERM!**
- **Four (5 Year) Options | 10% Increases at Each!**
- **45 Minute Drive Time to Nashville, TN**
- 15 Miles to Fort Campbell | Major Economic Driver for Hopkinsville
- Hopkinsville Towne Center Outlot | 184,000 SF Neighborhood Shopping Center - **Ranks 2nd in Foot Traffic Among all Shopping Centers within a 15 Mile Radius!**
- Concrete Parking Lot | Ample Parking Spaces
- Excellent Visibility | Super High Traffic Counts
- Quick & Easy Access to I-169
- **Adjacent \$134 Million Development Site - Hopkinsville Christian County Academy - Capacity for 2,500 Students to open in August 2026**
- 1 Mile from Bruce Convention Center - 40,000 SF of Useable Space Design to Host Meetings, Weddings, Trade Shows, Banquets, Formals, Concerts, Outdoor Picnics, Car Shows and More
- 1 Mile from Planters Bank-Jennie Stuart Health Sportsplex - 54,000 SF Indoor Sports Complex that Provides Space for an Array of Sports, Competitive Leagues, Tournaments, Recreational Opportunities and Events, in Addition to Birthday Parties, Meetings, Gatherings and the Game Day Cafe
- **EXTREMELY STRONG Dollar General Corporate Guaranty**



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FINANCIAL SUMMARY

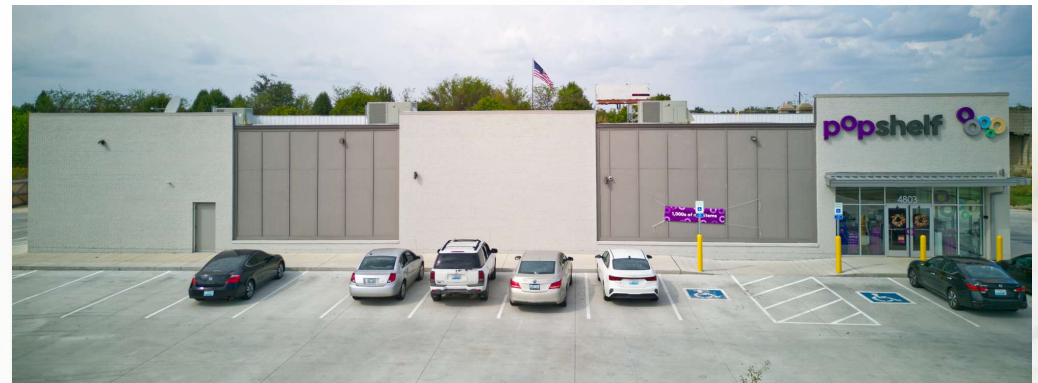
INCOME		PER SF
Rent	\$190,762.00	\$19.08
Gross Income	\$190,762.00	\$19.08
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$190,762.00	\$19.08

PROPERTY SUMMARY


Year Built:	2023
Lot Size:	2.01 +/- Acres
Building Size:	9,998 SF
Traffic Count 1:	19,093 Fort Campbell Blvd
Traffic Count 2:	17,466 Eagle Way
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Upgraded
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

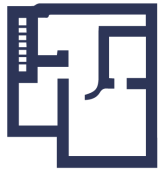
Tenant:	pOpshelf
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$190,762.00
Rent PSF:	\$19.08
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/1/2023
Lease Expiration Date:	9/30/2038
Lease Term Remaining:	14 Years
Rent Bumps:	5% Every 5 Years & 10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.popshelf.com



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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
pOpshelf	9,998	10/1/2023	9/30/2038	\$190,762.00	100.0		\$19.08	
				\$200,300.00		10/1/2028	\$20.03	
				\$210,315.00		10/1/2033	\$21.04	
				Option 1		\$231,347.00	10/1/2038	\$23.14
				Option 2		\$254,481.00	10/1/2043	\$25.45
Option 3	\$279,930.00	10/1/2048	\$28.00					
Option 4	\$307,923.00	10/1/2053	\$30.80					
Averages	9,998			\$200,459.00			\$20.05	



TOTAL SF
9,998



TOTAL ANNUAL RENT
\$190,762.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$20.05



NUMBER OF TENANTS
1



POPSHELF WITH RENT BUMPS

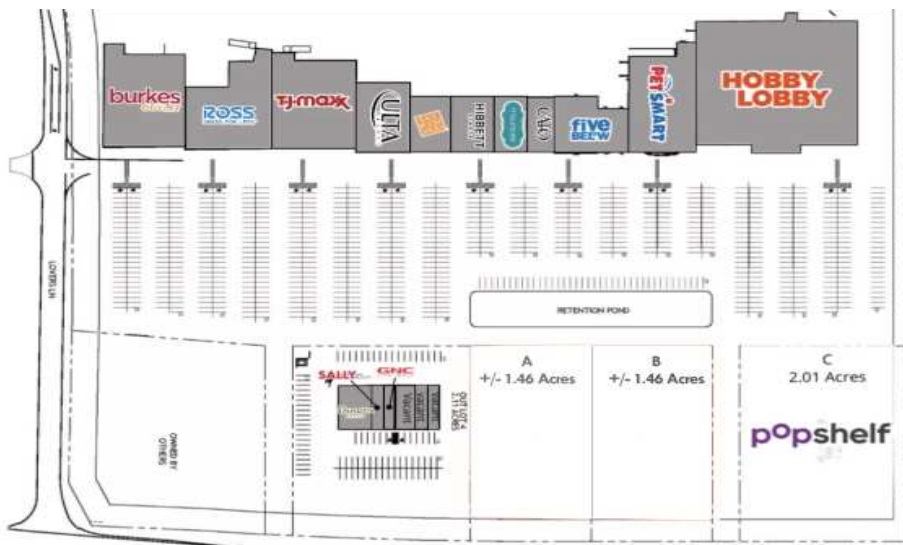
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HOPKINSVILLE TOWNE CENTER

Hopkinsville Towne Center is a 184,761 square foot constructed dominant open-air community center located in Hopkinsville, Kentucky. This neighborhood shopping center was developed in 2017 and is within 1.6 miles of The Bruce Convention Center and new Planters Bank-Jennie Stuart Health Sportsplex Hopkinsville. Hobby Lobby executed a new 15 year lease with increases throughout the initial term and all other national tenants have leases that run for at least ten years with increases.

Hopkinsville Towne Center is only 10 miles north of Fort Campbell, home to the 5th largest US military base in the country with more than 70,000 active soldiers and their family members. Fort Campbell is the largest employer in Tennessee and Kentucky and puts \$2.6 billion into the local economy each year. Located at the intersection of Fort Campbell Blvd and Eagle Way, Towne Center is accessible from the nearby exit of I-169 and the property is surrounded by big box retailers such as Lowe's, Walmart, and Kroger.

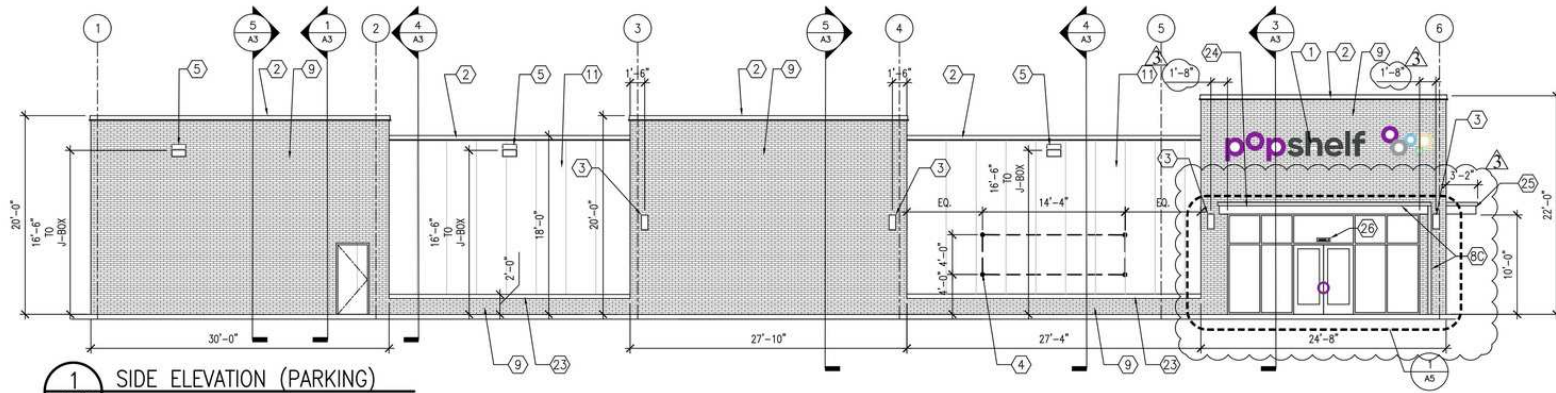


Property Highlights:

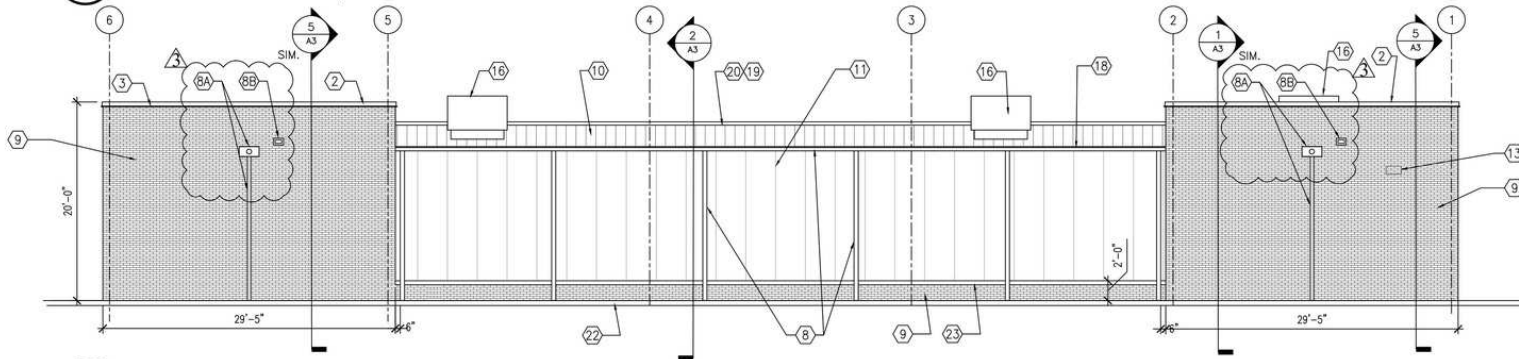
- Anchored by Hobby Lobby, Ross, TJ Maxx, Ulta, Five Below, and Burkes Outlet
- Long-term lease structures
- 100% leased to National tenants/brands
- Located on Fort Campbell Blvd/Highway 41A
- Surrounded by Lowe's, Walmart, and Kroger
- Less than 1 mile northeast of the James E. Bruce Convention Center, a 26,000 SF meeting and expo facility
- 10 miles north of the fifth largest US Military base

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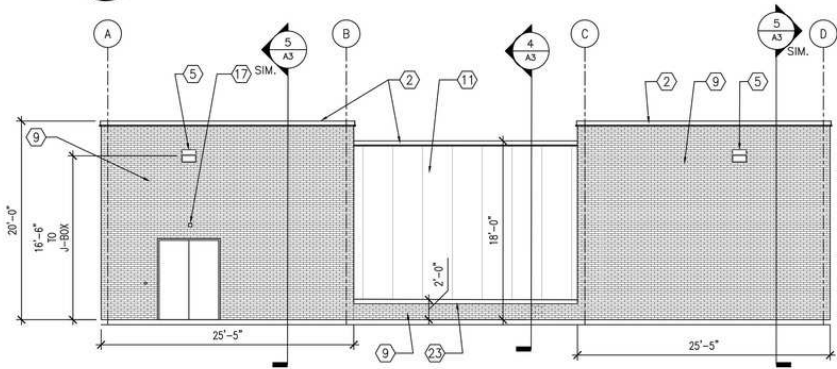
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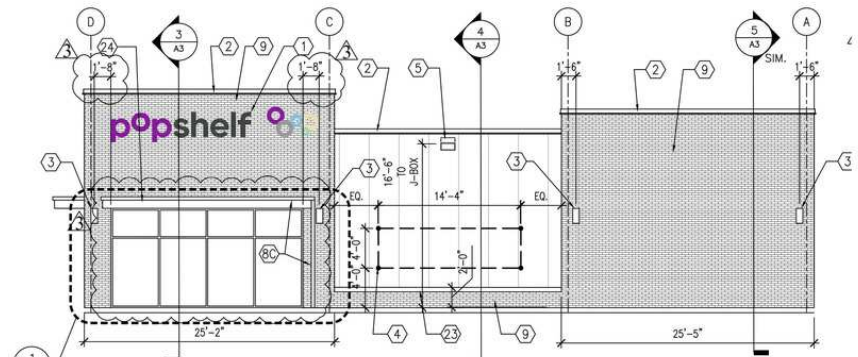
1 SIDE ELEVATION (PARKING)
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"




3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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 FORTIS NET LEASE™



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**DOLLAR
GENERAL**

DOLLAR GENERAL
GUARANTY



1,000 NEW STORES
BY END OF 2025



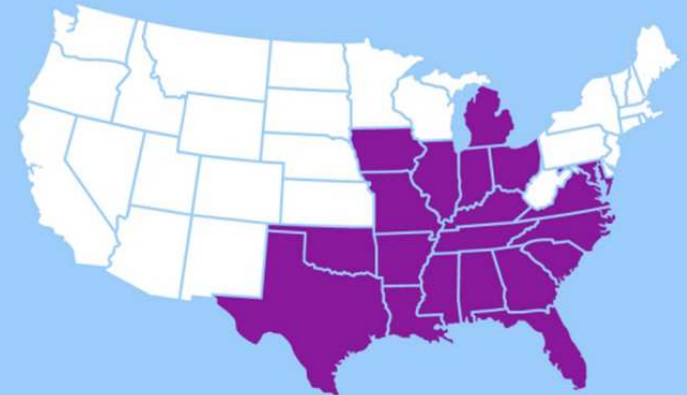
\$38.7 BIL
IN SALES 2023



85 YEARS
IN BUSINESS (DG)

pOpshelf's mission is to make every day special by providing shopper's a stress-free shopping destination for everyday items and those special things that make living better. With the majority of items priced under \$5, they make it easy for their customers to stay within their budget while treating themselves at the same time.

pOpshelf offers a fun, on-trend and rotating selection of seasonal, houseware, home decor, health and beauty products, home cleaning supplies and paper products and party goods in addition to candy & snacks, toys, games and electronics, among other items.




190 stores & counting

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Ranking in Category Group: Clothing:
Top 10% in KY (56/554)
Top 13% in US (4,879/39,887)
Approx \$4.4 Million in Annual Sales



Ranking in Category Group: Apparel:
Top 6% in KY (50/8514)
Top 8% in US (5,032/62,890)
Approx \$10.1 Million in Annual Sales



Ranking in Category Group: Shops & Services:
Top 25% in KY (1,519/6,261)
Approx \$1.8 Million in Annual Sales



Ranking in Category Group: Shops & Services:
Top 9% in KY (538/6,261)
Approx \$5.4 Million in Annual Sales



Ranking in Category Group: Pet Stores & Services:
Top 15% in KY (23/155)
Approx 175K Visitors Annually

HOPKINSVILLE TOWNE CENTER

Ranking in Category Group: Shopping Centers
Top 30% in KY (126/427)
Top 10% in a 15 Mile Radius (2/10)

Site



POPSHELF WITH RENT BUMPS

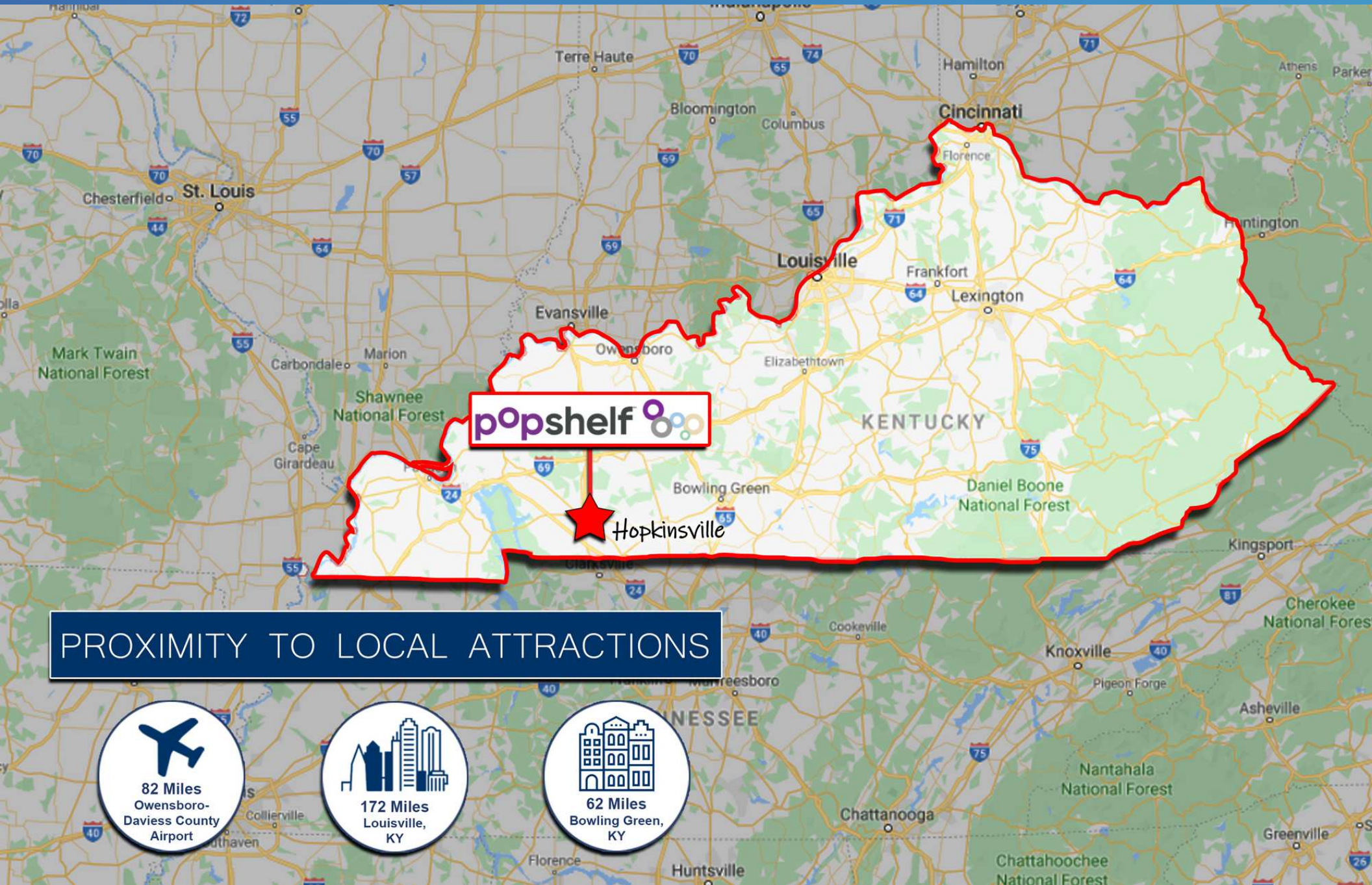
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FORTIS NET LEASE™



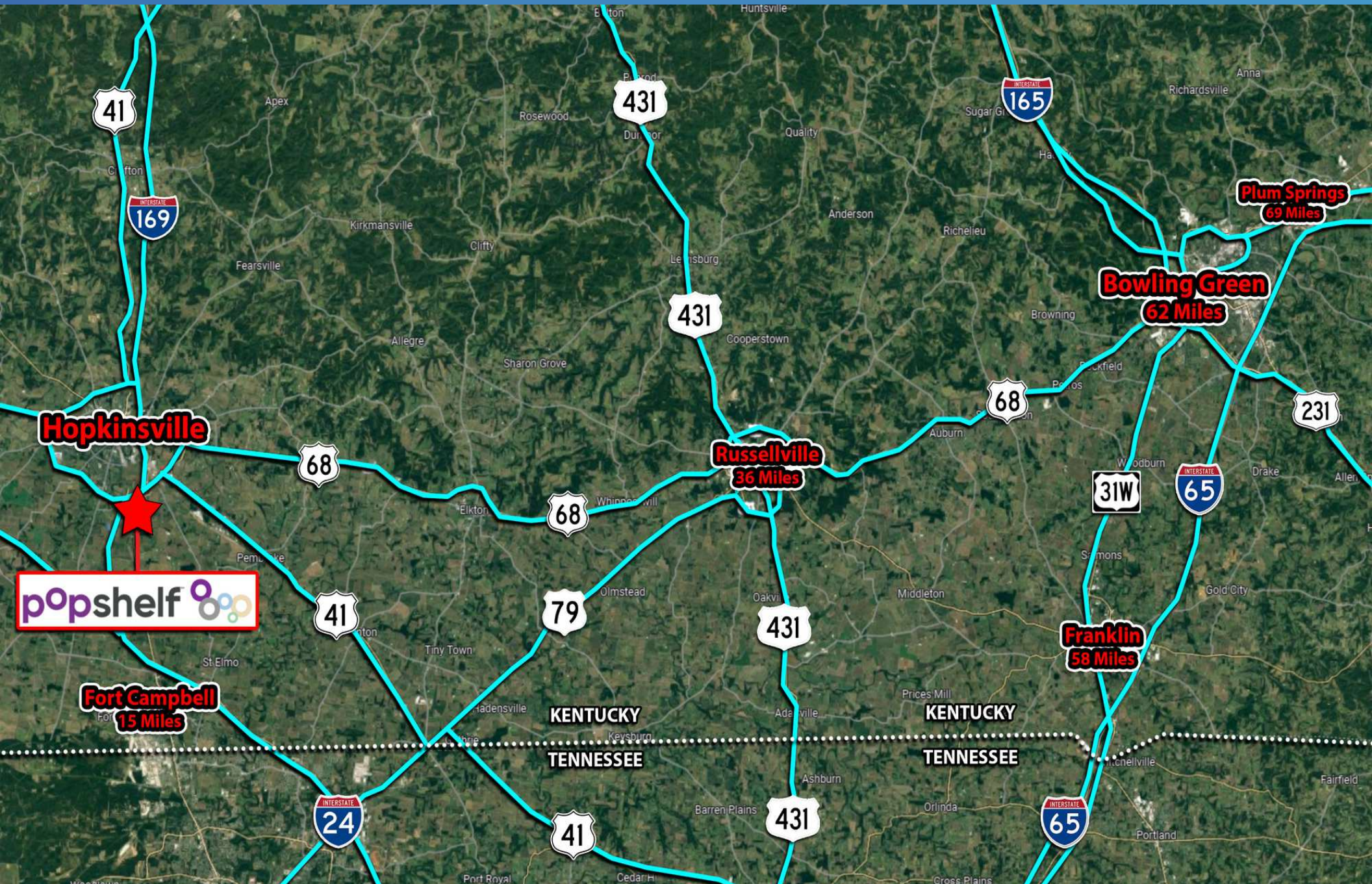
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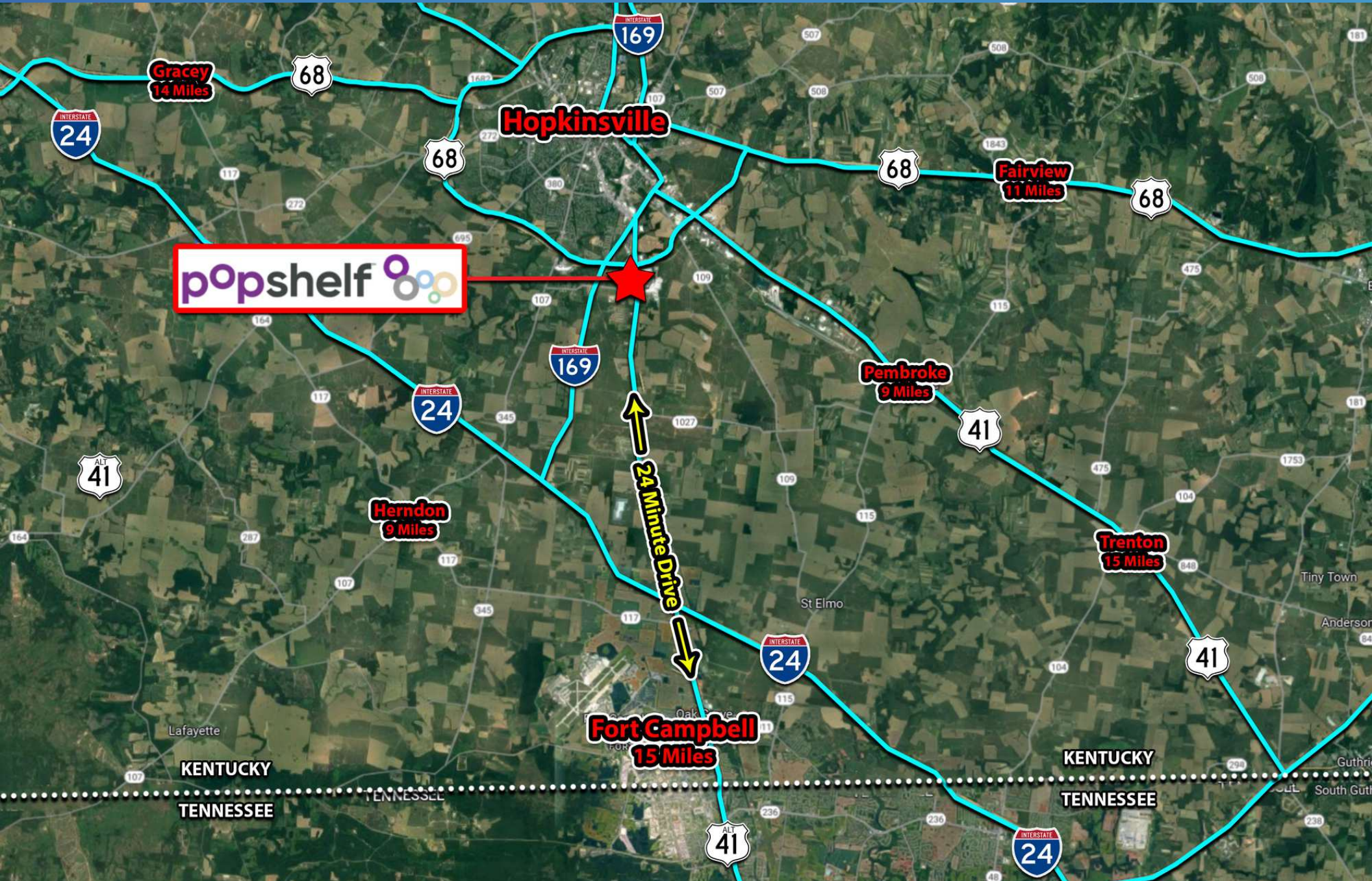
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Kroger CHOICE HOTELS HARBOR FREIGHT HIBBETT SPORTS
First Care SONIC America's Drive-In Popeye's Hampton of Hilton ALDI goodwill
ROSS COLLEGE DOLLAR TREE BIG LOTS! O'Reilly Advance Auto Parts

OfficeMax Starbucks Logan's Roadhouse Chick-fil-A

Walmart

LOWE'S

Edward Jones CASALETTI COFFEE & TEA

TSC TRACTOR SUPPLY CO

O'Charley's Charley's Restaurant & Bar BW USbank Best Western TOWNPLACE SUITES HARRISBURG

White's AUTO MALL NISSAN

PATRIOT 577 GMC

AT&T

DQ Grill & Chill McALISTER'S DESSERTS

17,466 VPD



Dr Martin Luther King Jr Way

JennieStuart Health

White's Auto Mall Honda

Blue Crk Ln



HOBBY LOBBY five burkes ROSS OUTLET DRESS FOR LESS BEL'W TJ-maxx maurices PET SMART HIBBETT ULTA BEAUTY

ROGERS GROUP INC.

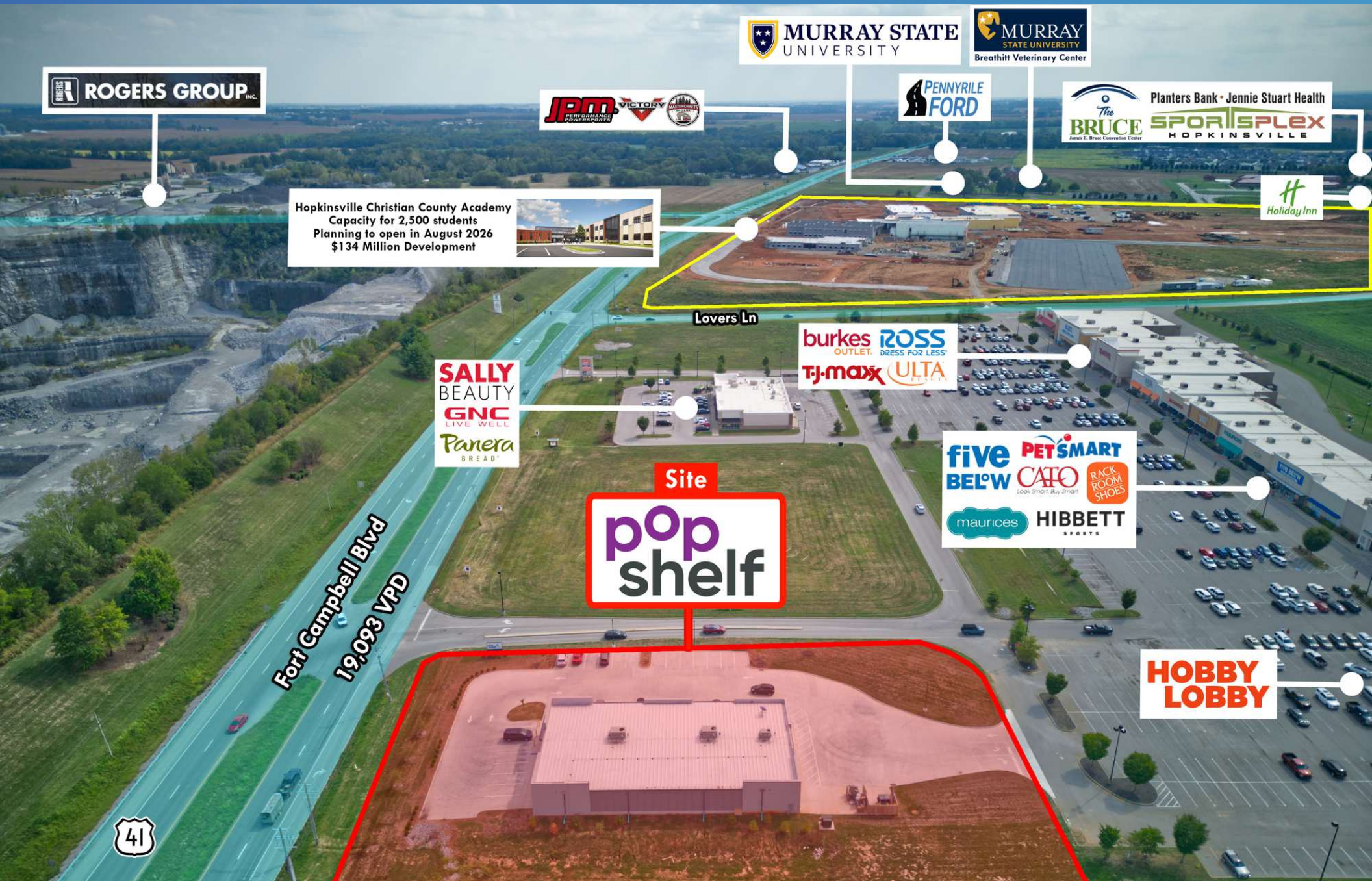
Site pop shelf

19,093 VPD - Fort Campbell Blvd

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ROGERS GROUP INC.

JPM VICTORY

MURRAY STATE UNIVERSITY

MURRAY STATE UNIVERSITY
Breathitt Veterinary Center

PENNYRILE FORD

Planters Bank • Jennie Stuart Health
THE BRUCE **SPORTSPLEX**
James E. Bruce Convention Center
HOPKINSVILLE

Holiday Inn

Hopkinsville Christian County Academy
Capacity for 2,500 students
Planning to open in August 2026
\$134 Million Development



Lovers Ln

SALLY BEAUTY
GNC LIVE WELL
Panera BREAD

burkes **ROSS**
OUTLET. DRESS FOR LESS
TJ-maxx **ULTA**

Site
pop shelf

five BELOW **PET SMART**
CAT O RACK ROOM SHOES
maurices **HIBBETT** SPORTS

HOBBY LOBBY

Fort Campbell Blvd
19,093 VPD



POPSHELF WITH RENT BUMPS

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As you enter Hopkinsville, you'll be greeted by tree-lined streets and historic architecture that evoke a sense of nostalgia. The city's vibrant downtown area is a hub of activity, featuring boutique shops, cozy cafes, and locally-owned restaurants. Stroll along the sidewalks and you'll find well-preserved buildings that tell the story of Hopkinsville's past, while still accommodating the needs of today's residents and visitors.

One of the highlights of the year in Hopkinsville is the Great American Eclipse Festival. In 2017, the city was a prime viewing location for a total solar eclipse, drawing visitors from far and wide to witness this awe-inspiring event. The festival continues to be a celebration of astronomy, science, and community spirit.

Nature enthusiasts will find plenty to explore in and around Hopkinsville. With its proximity to the Land Between the Lakes National Recreation Area, outdoor activities abound. Hiking trails, fishing spots, and serene lakes provide ample opportunities to connect with nature. Additionally, Hopkinsville is known for its stunning sunsets – the open fields and expansive skies create a breathtaking backdrop for evening relaxation.

In Hopkinsville, there's a sense of genuine hospitality that makes visitors feel like they're part of the community. Whether you're exploring its historic sites, enjoying the beauty of the natural surroundings, or simply savoring the warmth of its people. Hopkinsville is a destination that leaves a lasting impression.

POPULATION	2 MILES	3 MILES	5 MILES
Total Population 2024	4,341	11,964	31,359
Median Age	36.1	35.6	36.1
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	1,884	5,165	13,032
Average HH Income	\$61,164	\$59,458	\$54,027
Median House Value	\$166,921	\$146,296	\$134,746
Consumer Spending	\$48.5 M	\$126.7 M	\$299.3 M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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