

DOLLAR GENERAL®

139 Keen St, Burkesville, KY 42717

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Davis Johnson

Associate

(972) 636-5715

davis.johnson@matthews.com

License No. 814048 (TX)



Lee Cordova

Vice President

(214) 692-2191

lee.cordova@matthews.com

License No. 714883 (TX)

Kyle Matthews

Broker of Record

Broker Lic No. 221925 (KY)

Firm Lic No. 239410 (KY)

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PROPERTY OVERVIEW

Dollar General
139 Keen St Burkesville, KY 42717



INVESTMENT HIGHLIGHTS

Property Highlights

- **Early Extension:** Tenant exercised final 5-year option early, in June of 2025, extending the lease expiration through 01/31/2032
- **Rent Increase:** 10% rental increase to take affect on 02/01/2027 (*cap rate is based on current rent*)
- **Occupancy:** Dollar General has renewed their lease 4 times at this location, with over 23 years of historical occupancy
- **Double Net (NN+) Lease:** Tenant pays insurance directly, reimburses for CAM & Property Taxes
- **Landlord Responsibilities:** Landlord is responsible for roof/structure & “*applicable insurance deductible amounts*”
- **Brank Ranking:** Ranked in the top 73rd percentile of Dollar General locations in the state of Kentucky (Source:AlphaMap.com)





90

90

90



Cumberland County Hospital
±25 Beds



Cumberland County High
±302 Students



Cumberland County Middle
±213 Students



Cumberland County Elementary
±503 Students



Burkesville Housing Authority
Housing Complex



Cumberland Valley Manor
Nursing Home



Burkesville Manor
±24 Units

Kelvion

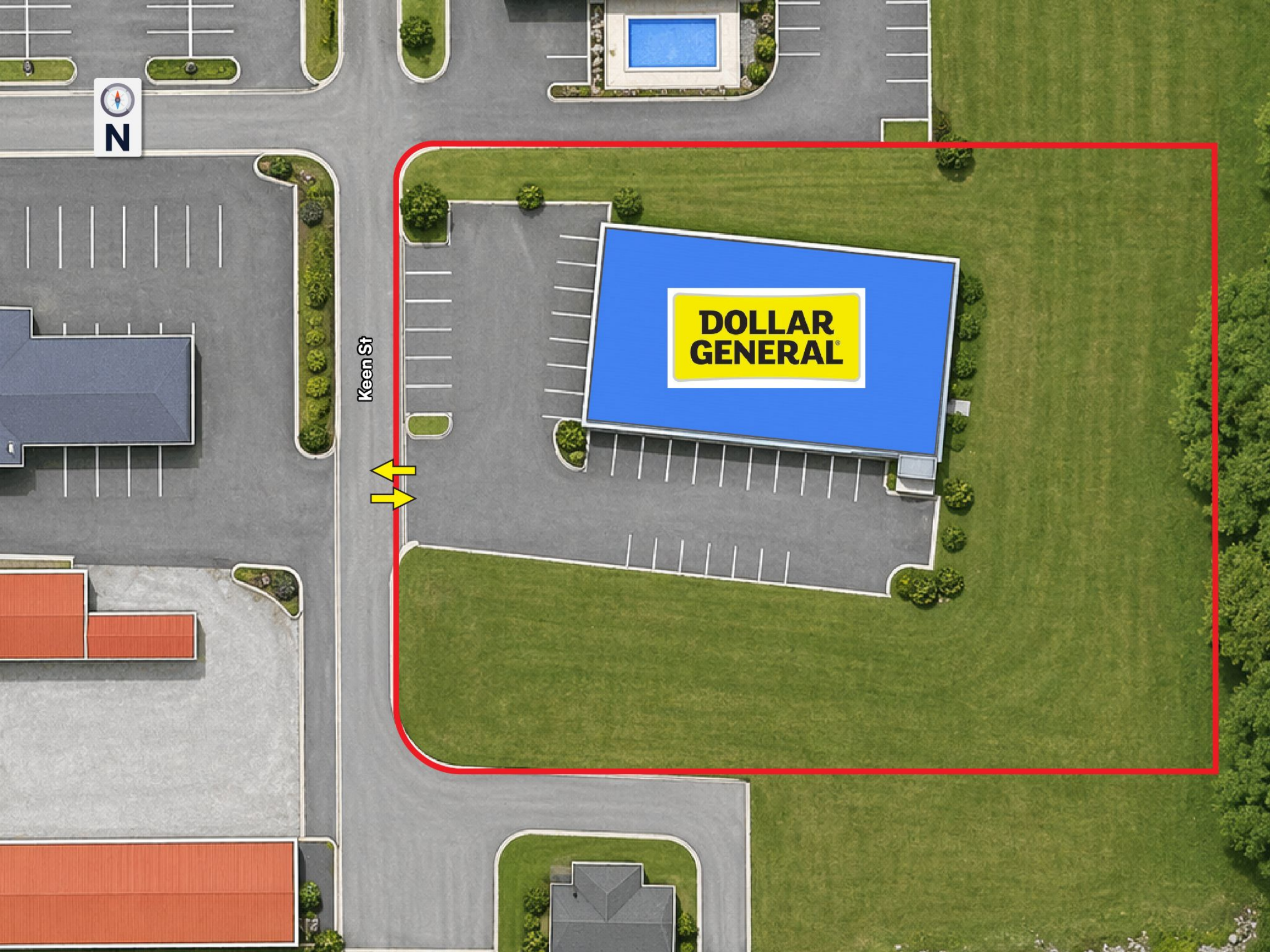


Hills At Spring Branch
±24 Units



Subject Property

Google Earth



Keen St



**DOLLAR
GENERAL**

Dollar General

139 Keen St, Burkesville, KY 42717

±9,100 SF

GLA

2003

Year Built

±12,600

Vehicles Per Day "N Main St"

Double Net (NN+)

Lease Type

\$60.44

Price Per SF



FINANCIAL OVERVIEW

Dollar General

139 Keen St Burkesville, KY 42717



FINANCIAL SUMMARY

\$550,000

List Price

8.89%

Cap Rate

\$48,899

NOI

\$60.43

Price/SF

Building Information

Tenant:	Dollar General
Address:	139 Keen St Burkesville KY 42717
Year Built:	2003
GLA of Building:	±9,100 SF
Lot Size:	±1.41 AC

Tenant Summary

Type of Ownership:	Fee Simple
Lease Guarantor:	Dollar General Stores Inc.
Lease Type:	Double Net (NN+)
Roof and Structure:	Landlord Responsible
Original Lease Term:	10 Years
Lease Commencement Date:	02/01/2003
Lease Expiration Date:	01/31/2032
Term Remaining on Lease:	±5.75 Years
Increase(s):	10% Effective 02/01/2027
# of Options:	None Remaining



LEASE ABSTRACT

Annualized Operating Data

Lease Period	Date	Monthly Rent	Annual Rent	Increase	Cap Rate
Years 1-5	02/01/2003 - 01/31/2008	\$2,750.00	\$33,000	-	-
Years 6-10	02/01/2008 - 01/31/2013	\$3,000.00	\$36,000	9.00%	
Option 1	12/08/2014 - 1/31/2019	\$3,250.00	\$39,000	8.33%	-
Option 2	02/01/2019 - 01/31/2022	\$4,074.92	\$48,899	25.38%	-
Option 3 (current)	02/01/2022 - 01/31/2027	\$4,074.92	\$48,899	-	8.89%
Option 4 (exercised early)	02/01/2027 - 01/31/2032	\$4,482.41	\$53,789	10%	9.78%

PROPERTY PHOTOS



TENANT OVERVIEW

Year Founded

1939

Headquarters

Goodlettsville, TN

Type of Ownership

Fee Simple

Employees

194,200+

Locations

20,600+

Credit Rating

BBB (S&P)

Annual Revenue

\$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 20,600 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

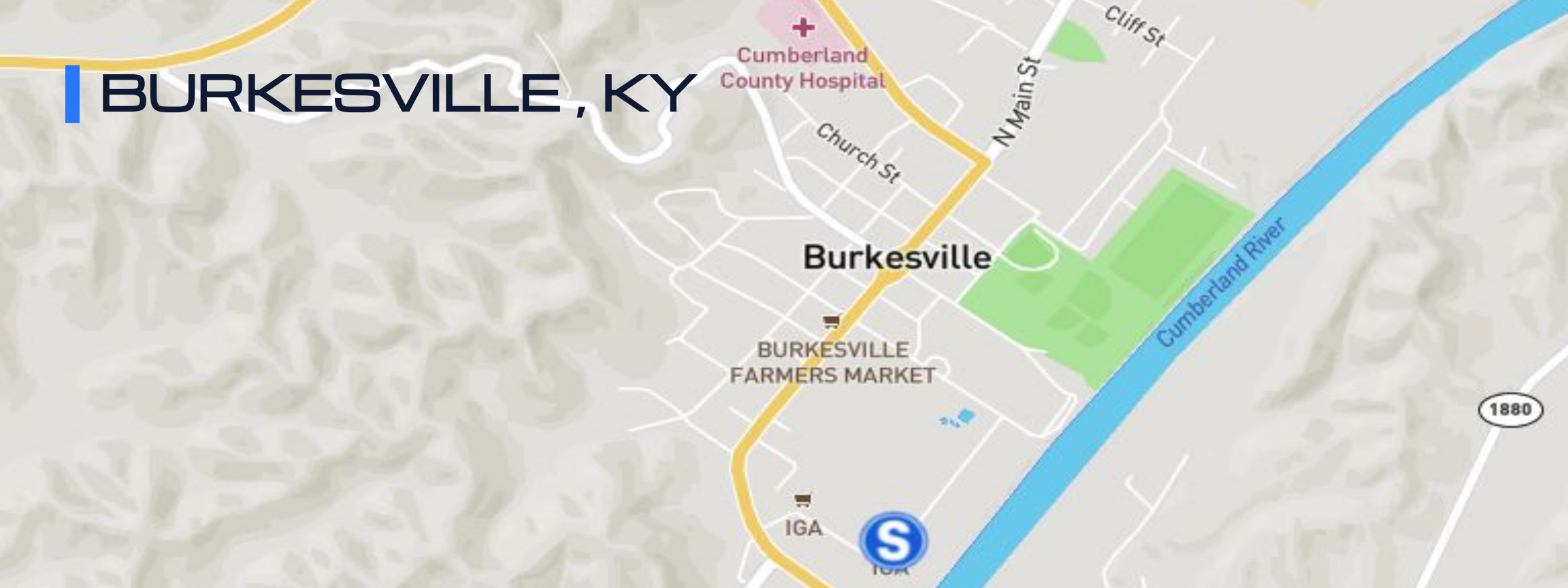
MARKET OVERVIEW

Dollar General

139 Keen St Burkesville, KY 42717



BURKESVILLE, KY



Local Market Overview

Burkesville serves as the civic and commercial center of Cumberland County, giving neighborhood retail a dependable role in daily needs spending for a small but established trade area. The city’s household base is modest, with lower incomes than the state overall, but local affordability remains a practical advantage: median owner-occupied home values are well below statewide levels, commute times are short, and car ownership is high, reinforcing convenience-oriented retail patterns. Within the local economy, health care, retail trade, and manufacturing represent the largest employment concentrations.

The broader draw for the area comes from its role as a county seat and gateway to Lake Cumberland recreation, which supports tourism-linked spending alongside essential local retail. Regional development efforts are focused on business retention, downtown improvements, industrial-site readiness, broadband expansion, and visitor-oriented investment, all of which support incremental demand growth rather than rapid speculative expansion.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,144	2,946	6,504
Current Year Estimate	2,063	2,838	6,317
2020 Census	2,169	2,900	6,139
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	862	1,187	2,635
Current Year Estimate	872	1,198	2,663
2020 Census	958	1,281	2,682
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$56,122	\$55,622	\$56,400

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **139 KEEN ST, BURKESVILLE, KY, 42717** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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