DOLLAR GENERAL

9480 STATE ROUTE 69, HAWESVILLE, KY, 42348

TRI OAK
CONSULTING GROUP

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TRI-OAK CONSULTING GROUP

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

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- **Approximately 9.5 Years of Lease Term Remaining –** Dollar General's lease runs through 12/31/2035, providing investors with long-term, predictable income backed by a corporate guaranty.
- **Absolute NNN Lease –** Zero landlord responsibilities.
- **Attractive Rent Basis –** Low annual rent of $85,291 supports long-term tenant retention.
- **Limited Retail Competition –** Limited surrounding retail development helps support Dollar General's strong position within the local trade area.
- **Stable Local Employment Base –** Hawesville and Hancock County benefit from a diverse economy supported by manufacturing, energy, agriculture, and river commerce.
- Dollar General remains a leading discount retailer in rural America, benefiting from a necessity-based business model.

SUGGESTED LIST PRICE

LIST PRICE:	$1,200,000
CAP RATE:	7.10%

NOI:	$85,291
LEASE END:	12/31/2035
TERM REMAINING:	9.52 Years
OPTIONS:	Four, 5-Year Options
INCREASES:	10% In Each Option
BUILDING SIZE:	9,100 Square Feet
LOT SIZE:	1.98 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant

LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-15	$85,291.00	--	7.10%
OPTION 1	$93,820.10	10.00%	7.82%
OPTION 2	$103,202.11	10.00%	8.60%
OPTION 3	$113,522.32	10.00%	9.46%
OPTION 4	$124,874.55	10.00%	10.41%

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8 | TENANT OVERVIEW

DOLLAR GENERAL®

Company:	**Dollar General Corporation**
Year Founded:	**1939**
Locations:	**19,986+**
Annual Sales (2025):	**$42.7 billion**
Website:	**www.dollargeneral.com**
Headquarters:	**Goodlettsville, TN**
Guarantor:	**Corporate**

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.
Learn more about Dollar General at www.dollargeneral.com.

9 | LOCATION OVERVIEW - Hawesville, KY

Hawesville is the county seat of Hancock County in northwestern Kentucky, situated along the Ohio River approximately 40 miles east of Owensboro. Despite its small-town character, Hawesville serves as the commercial and governmental center for the surrounding rural communities. Residents benefit from convenient access to larger regional markets while enjoying a stable local economy supported by manufacturing, energy production, agriculture, and river-based commerce. The community offers a high quality of life with affordable housing, excellent schools, outdoor recreation along the Ohio River, and a business-friendly environment that continues to attract investment.

The area's economy is anchored by several major industrial employers, including aluminum production, electric power generation, and manufacturing facilities that have long provided stable employment throughout Hancock County. Agriculture also remains an important contributor, with corn, soybeans, tobacco, and livestock production supporting the local economy. Hawesville's location on the Ohio River enhances its role in regional transportation and logistics, providing efficient access for industrial shipping and commerce. Combined with its strategic location, established workforce, and continued industrial investment, Hawesville maintains a diverse and resilient economic base that supports long-term growth and stability.

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