MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

PORTFOLIO AVAILABLE

DOLLAR GENERAL®

7180 MIDWAY RD | BRANDENBURG, KY 40108

INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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PORTFOLIO OVERVIEW

Sold Together OR Sold Separately

ADDRESS	16710 Ezell Rd Athens, AL 35611
LIST PRICE	$1,317,000
CAP RATE	7.10%
LEASE TERM REMAINING	11.5 Years

INVESTMENT HIGHLIGHTS

- HIGH-VISIBILITY LOCATION ADJACENT TO SCHOOL.
- RAPID MARKET GROWTH
- ABSOLUTE TRIPLE-NET LEASE
- INVESTMENT-GRADE CORPORATE GUARANTEE
- LONG-TERM LEASE WITH OPTIONS
- TOP-PERFORMING STORE LOCATION
- PREFERRED STORE FORMAT

ADDRESS	5525 Edmonton Rd Greensburg, KY 42743
LIST PRICE	$1,097,000
CAP RATE	7.20%
LEASE TERM REMAINING	10.6 Years

INVESTMENT HIGHLIGHTS

- ABSOLUTE TRIPLE-NET LEASE
- INVESTMENT-GRADE TENANT WITH CORPORATE GUARANTEE
- LONG-TERM LEASE DURATION
- LIMITED LOCAL RETAIL COMPETITION
- CONSISTENTLY GROWING MARKET

INVESTMENT HIGHLIGHTS

- **ABSOLUTE TRIPLE-NET LEASE** – The lease structure is fully passive, with zero landlord responsibilities, offering investors a reliable, hands-off income stream.
- **INVESTMENT-GRADE TENANT WITH CORPORATE GUARANTEE** – Leased to Dollar General Corporation (NYSE: DG), a nationally recognized retailer with a “BBB” credit rating from S&P, ensuring long-term income stability and reduced credit risk.
- **LONG-TERM LEASE DURATION** – Over 10 years remaining on the primary lease term, with five (5) additional five-year renewal options, providing long-term cash flow certainty and suitability for 1031 exchange buyers.
- **DEMOGRAPHIC GROWTH** – The local population has increased by over 3% since 2020, reflecting a growing demand base and supporting retail fundamentals.
- **ALIGNED CONSUMER DEMOGRAPHICS** – The median household income of $48,281 in Brandenburg, KY aligns well with Dollar General’s core customer profile, reinforcing tenant performance potential.

PROPERTY PHOTOS

FINANCIAL OVERVIEW

$1,168,000
PRICE

7.25%
CAP RATE

±9,002 SF
GLA

±2.00 AC
LOT SIZE

2021
YEAR BUILT

TENANT SUMMARY	
Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	5/25/2021
Lease Expiration Date	5/31/2036
Lease Term Remaining	10.6 Years
Increases	10% Each Option
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA				
	MONTHLY RENT	**ANNUAL RENT**	**RENT PSF**	**CAP RATE**
Current	**$7,057.47**	**$84,689.64**	**$9.41**	**7.25%**
Option 1	$7,763.21	$93,158.52	$10.35	7.98%
Option 2	$8,539.53	$102,474.36	$11.38	8.77%
Option 3	$9,393.49	$112,721.88	$12.52	9.65%
Option 4	$10,332.84	$123,994.08	$13.77	10.61%
Option 5	$11,366.12	$136,393.44	$15.15	11.68%


DOLLAR GENERAL
Subject Property
Kroger
McDonald's
TACO BELL
BURGER KING
KFC
SUBWAY
FAMILY DOLLAR
DQ
CHEVROLET
FORT KNOX, KENTUCKY
STRENGTH STARTS HERE
Walmart Supercenter
ALDI
DOLLAR TREE
Applebee's GRILL + BAR
HIBBETT SPORTS
bomgaars
Ollie's Bargain Outlet "GOOD STUFF CHEAP"
petco
Wendy's
jiffy lube
KFC
planet fitness
UNITED STATES POSTAL SERVICE
U-HAUL
goodwill
IGA
UNITED STATES POSTAL SERVICE
CIRCLE K
North Hardin High
±1,664 Students
North Middle School
±578 Students
Rural King
America's Farm and Home Store
N
841
111
44
144
44
31W
448
1638
79
313
60
60
60
313
31W

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Operating with a small-box store model, Dollar General is designed to meet the needs of value-conscious consumers seeking quick, convenient access to affordable products, often in contrast to larger competitors like Walmart and Costco. The retailer's strategic locations in neighborhood settings offer customers greater convenience and accessibility, which has proven particularly successful during and after economic downturns

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	7180 Midway Rd | Brandenburg, KY 40108
SITE DESCRIPTION	
Year Built	2021
GLA	±9,100 SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
±180,000

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

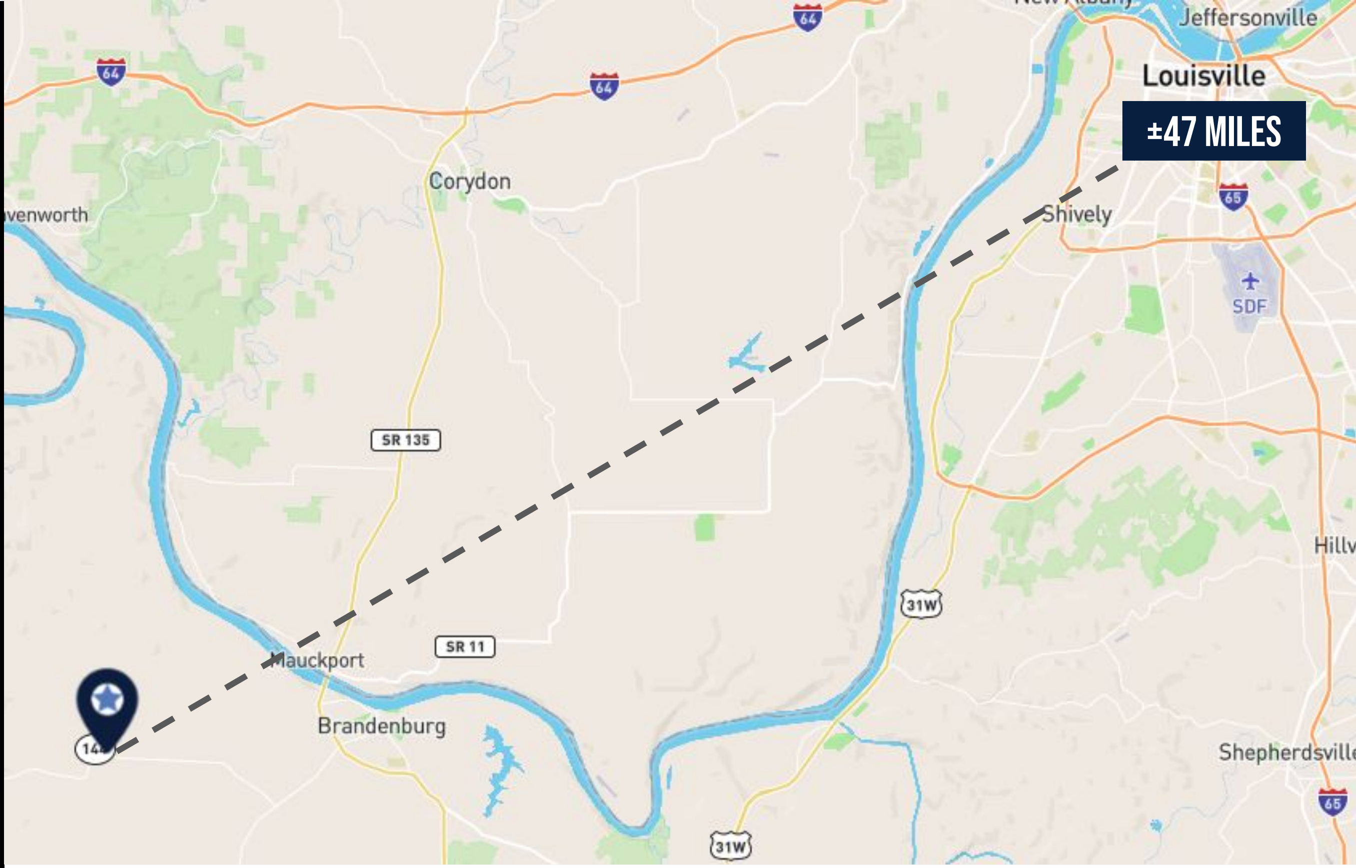
LOCATIONS
21,000+

MARKET OVERVIEW

BRANDENBURG, KY

Positioned along the scenic Ohio River in Meade County, Brandenburg serves as a cornerstone of regional life in this part of Kentucky. As the county seat, the city benefits from a steady influx of residents and visitors drawn to its administrative, commercial, and recreational offerings. Over the past several years, Brandenburg has experienced consistent population growth, reflecting a broader trend of families and individuals seeking the affordability and community atmosphere of smaller towns with access to regional urban hubs. This dynamic, combined with a high percentage of working-class households, creates a stable customer base with reliable demand for essential retail goods and services.

Brandenburg's location along Highway 79 and proximity to other key transportation routes ensure consistent daily traffic from both local residents and commuters. These thoroughfares support visibility and accessibility for businesses catering to routine shopping needs, including general merchandise, household staples, and low-cost convenience items. As a result, Brandenburg presents a strong fit for retailers like Dollar General that thrive in high-traffic, value-conscious communities. The blend of growing residential development, dependable consumer habits, and regional connectivity makes this market an attractive environment for long-term retail success.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	1,341	3,807	17,862
Current Year Estimate	1,271	3,626	17,452
2020 Census	1,210	3,520	17,601
Growth Current Year-Five-Year	5.54%	5.00%	2.35%
Growth 2020-Current Year	5.02%	3.03%	-0.85%
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
Five-Year Projection	560	1,583	7,382
Current Year Estimate	515	1,463	7,050
2020 Census	458	1,323	6,748
Growth Current Year-Five-Year	8.85%	8.20%	4.71%
Growth 2020-Current Year	12.39%	10.62%	4.48%
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Average Household Income	$103,220	$103,188	$80,510

LOUISVILLE, KY MSA

Louisville stands as a key metropolitan center in the Midwest, offering a balanced mix of urban energy and suburban stability. As the largest city in Kentucky, it benefits from a steadily increasing population and a diverse economic base anchored by healthcare, manufacturing, logistics, and education. Its central location along major interstate corridors like I-64, I-65, and I-71 makes it a critical hub for regional travel and commerce, driving consistent vehicle and foot traffic throughout the area.

The city's retail landscape is supported by a strong mix of residential neighborhoods, thriving business districts, and cultural attractions. Louisville's active workforce, large student population, and year-round tourism contribute to a steady demand for food and service-oriented businesses. For quick-service restaurants, this market offers a prime opportunity to capture a wide customer base with high visibility, repeat traffic, and solid long-term growth potential.

LOUISVILLE, KY ECONOMY

Louisville, Kentucky, has a strong economy supported by industries such as healthcare, logistics, manufacturing, and bourbon production. The city is home to major employers including UPS, Humana, Ford, and Norton Healthcare, contributing to stable job opportunities and economic growth. The presence of the UPS Worldport air hub strengthens Louisville's role in global logistics and distribution, generating significant employment and supporting businesses that rely on efficient supply chains. The healthcare industry is centered around the Louisville Medical Center and several prominent healthcare and pharmaceutical companies, offering a range of services from clinical care to advanced research. The manufacturing industry includes automotive, food and beverage, and advanced manufacturing operations, with companies leveraging the city's skilled workforce and strategic location to support production and distribution. Louisville's economic foundation is further reinforced by a network of small businesses and startups, adding depth and variety to the local market.

Bourbon production is a notable contributor to Louisville's economy, as the city serves as a gateway to Kentucky's bourbon industry, which generates tourism and business opportunities. The local economy benefits from a balanced mix of traditional industries and emerging sectors, providing resilience and growth potential. Louisville also supports business development through various incentives and initiatives aimed at fostering innovation and entrepreneurship.

#35 in Best Places to Retire
(U.S. NEWS & WORLD REPORT)

Top 10 Best City to Move to in 2024
(FORBES)

EMPLOYERS	EMPLOYEES
UPS	25,000
Humana	14,000
Ford Motor Company	12,000
Norton Healthcare	17,000
University of Louisville	5,000
Baptist Health Louisville	8,000
Louisville Metro Government	6,000
Louisville Gas and Electric (LG&E)	2,500
GE Appliances	2,000
Amazon	3,000

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7180 MIDWAY RD | BRANDENBURG, KY 40108** (“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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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:

1. The Offering Memorandum and its contents are confidential;

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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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Real Estate Investment Services™ 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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