

**SALE**

# Dollar General Plus | Olive Hill, KY

2450 STATE HIGHWAY 2 OLIVE HILL, KY 41164



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,339,586
<b>BUILDING SIZE:</b>	10,542 SF
<b>LOT SIZE:</b>	1.64 Acres
<b>PRICE / SF:</b>	\$127.07
<b>CAP RATE:</b>	7.0%
<b>NOI:</b>	\$93,771
<b>ZONING:</b>	Commercial

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this excellent Dollar General Plus investment opportunity in Olive Hill, KY. This property was built in 2022 and is subject to a 15-year NNN lease to Dollar General Corporation (BBB). This location is strategically located on KY-2 off of Exit 156 on I-64. Traffic counts are 3,000+ on KY-2 and 12,500+ on I-64. Olive Hill, is best known for Carter Caves State Resort Park which brings tourists year-round. This investment opportunity is priced at a 7.0% cap rate and has over 13 years remaining on the initial term of the lease, with five 5-year options to renew.

For additional information please contact Nathan Dilly at [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) or 859-420-5492.

## PROPERTY HIGHLIGHTS

- 7.0% Cap Rate
- Annual Rent: \$93,771
- NNN Lease with 13+ Years Remaining
- Corporate Guarantee: Dollar General Corporation
- High Traffic Interstate Location (I-64) - 12,500+ VPD
- 3,000+ VPD on KY-2

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**ADDITIONAL PHOTOS**



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# PROPERTY AND LEASE SUMMARY

## Investment Summary

List Price:	\$1,339,586
Net Operating Income:	\$93,771
Cap Rate:	7.0%
Building Size:	10,542 Sq. Ft.
Land Acreage:	1.64 Ac.
Year Built:	2022
Price PSF:	\$133.76
Lease Type:	Triple Net
Lease Term:	15 Years

## Property Summary

Year Built:	2022
Lot Size:	1.64 AC
Building Size:	10,542 Sq. Ft.
Roof Type:	Standing Seam
Parking Lot:	Concrete
# of Parking Spaces:	35
HVAC:	Roof Mounted
Zoning:	Commercial
Traffic Count:	3,000 VPD



List Price:  
\$1,339,586



Cap Rate:  
7.0%



Net Operating  
Income:  
\$92,822

## Lease Summary

Tenant:	Dollar General
Guarantor:	Dollar General Corporation
Credit Rating:	BBB
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$93,771
Rent PSF:	\$133.76
Lease Start Date:	04/13/2022
Lease Expiration Date:	04/30/2037
Lease Term Remaining:	13+ years
Renewal Options:	Five 5-Year Options
Rent Increases:	10% Each Option
Roof, Structure, & Parking:	Tenant Responsibility
Taxes, Insurance, & CAM:	Tenant Responsibility

## Property and Lease Summary

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# Dollar General Plus Olive Hill, KY

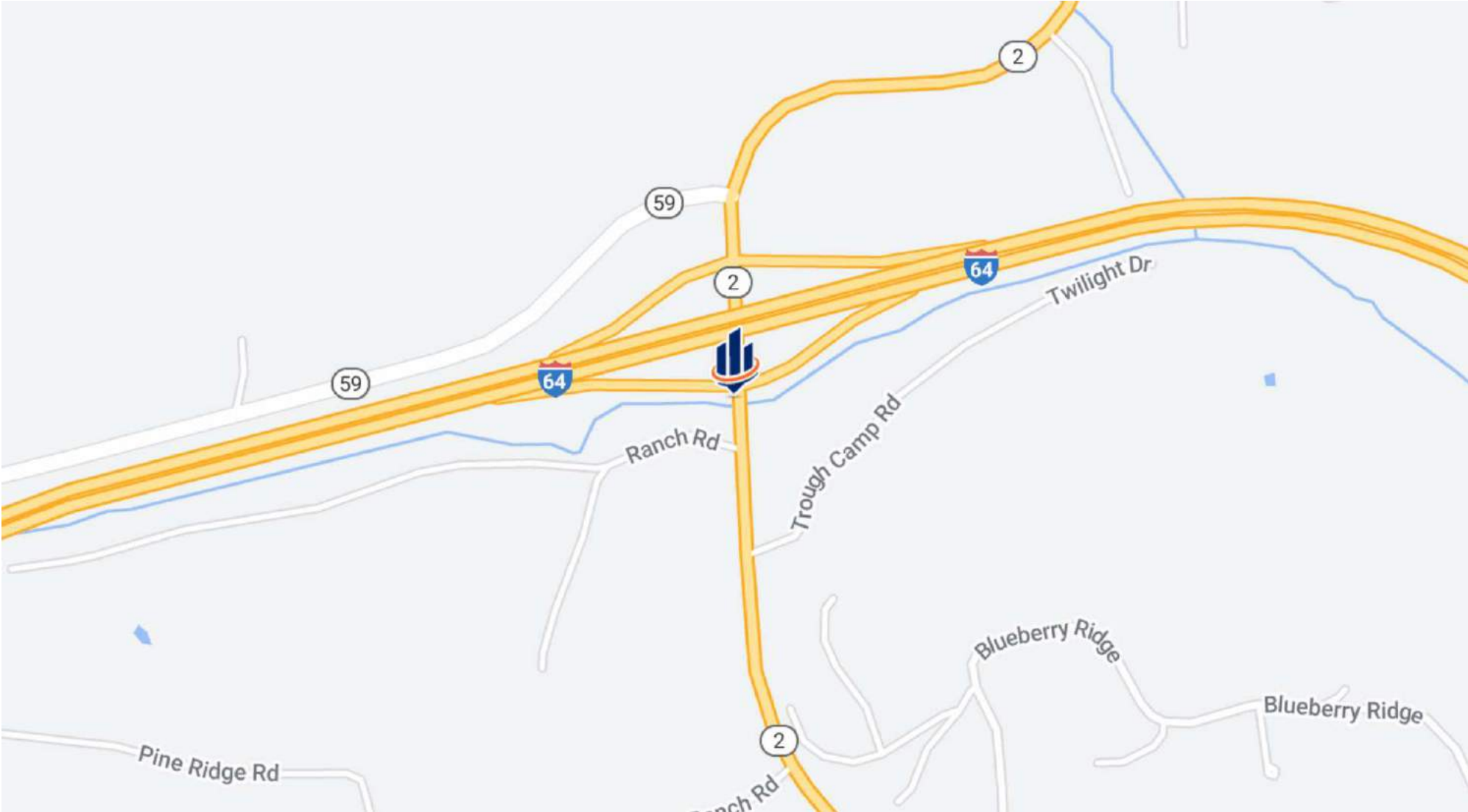
2450 State Hwy-2  
Olive Hill, KY  
10,542 SF For Sale



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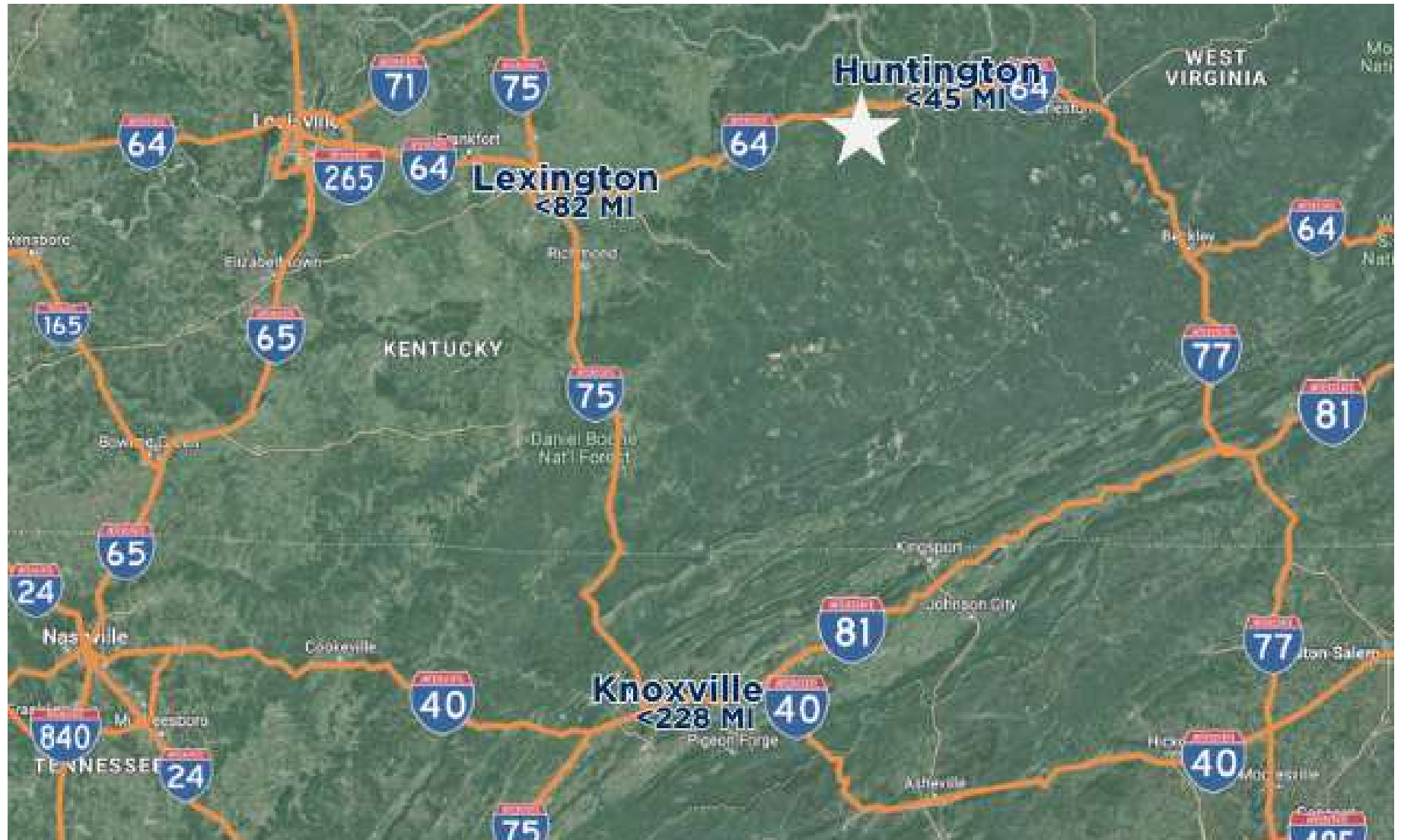
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

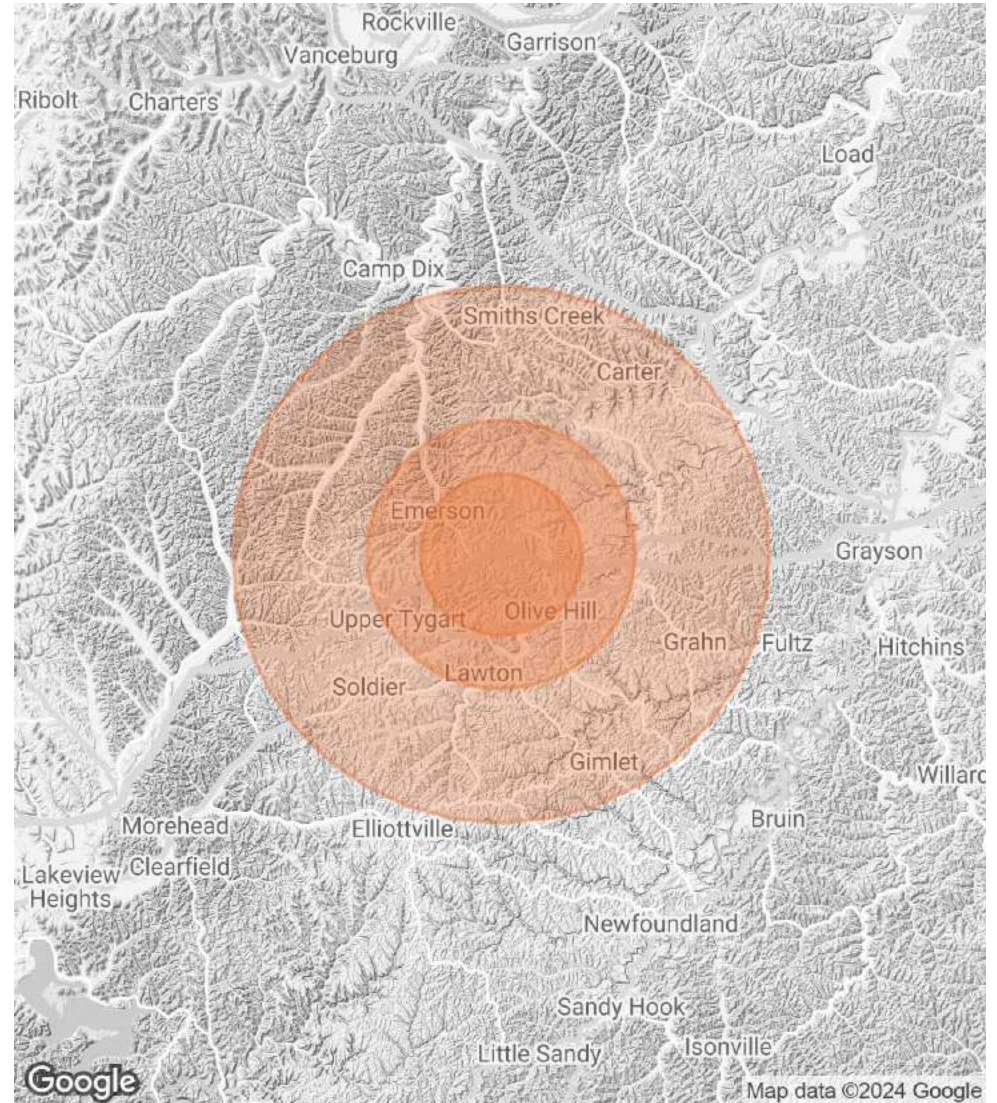
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	2,560	5,473	14,510
<b>AVERAGE AGE</b>	43.2	43.3	42.4
<b>AVERAGE AGE (MALE)</b>	45.3	45.7	43.8
<b>AVERAGE AGE (FEMALE)</b>	46.7	44.8	42.9

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,235	2,703	6,870
<b># OF PERSONS PER HH</b>	2.1	2.0	2.1
<b>AVERAGE HH INCOME</b>	\$43,985	\$44,628	\$42,765
<b>AVERAGE HOUSE VALUE</b>	\$83,442	\$95,063	\$106,686

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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