



REPRESENTATIVE PHOTO

**DOLLAR GENERAL**  
415 MAIN ST, FOUNTAIN RUN, KY, 42133







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## CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.**

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



- **Investment Grade Tenant** - Corporate Guarantee (S&P Rating: BBB)
- **Attractive price point** – Ideal for 1031 exchange buyers.
- **Low Rent** - comparison to alike stores being built today.
- **Recent 5 year lease extension with a 2025 remodel.**
- **In-store beer sales now approved, enhancing revenue potential.**
- **Limited nearby Dollar Store competition.**
- **Dollar General distribution center 14 miles west.**



# 5 | OFFERING SUMMARY

LIST PRICE:	\$900,000
CAP RATE:	7.48%

NOI:	\$67,404
LEASE START:	07/12/2010
LEASE END:	07/31/2030
TERM REMAINING:	5 Years
OPTIONS:	Four, 5 Year Options
INCREASES:	10% Rent Increases
BUILDING SIZE:	9,104 Square Feet
LOT SIZE:	1.07 Acres
YEAR BUILT:	2010
LEASE TYPE:	Roof & Structure
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$67,404	--	7.48%
OPTION 1	\$70,092	10.00%	7.78%
OPTION 2	\$77,100	10.00%	8.56%
OPTION 3	\$84,804	10.00%	9.42%
OPTION 4	\$93,288	10.00%	10.36%



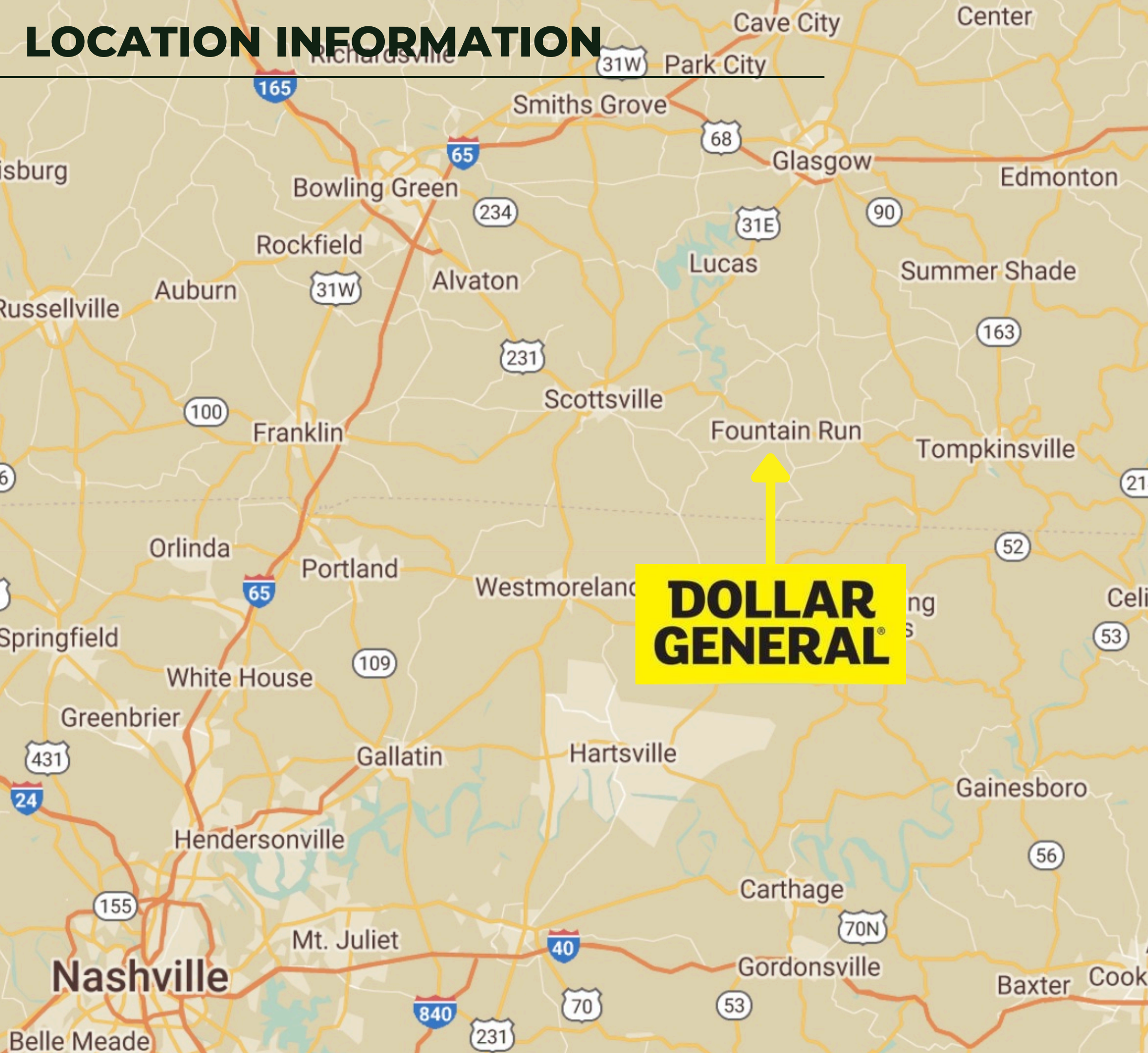


Company:	Dollar General Corporation
Year Founded:	1939
Locations:	20,000+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

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](http://www.dollargeneral.com).



# LOCATION INFORMATION



**DOLLAR  
GENERAL®**



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	254	664	1,374
2030 Projection	252	662	1,375
Annual Growth 2020-2025	-0.22%	0.00%	0.32%
Annual Growth 2025-2030	-0.16%	-0.06%	0.01%
HOUSEHOLDS			
2025 Households	107	273	515
2030 Projection	106	272	516
INCOME			
AVG. Household Income	\$52,901	\$54,859	\$56,101



**SUBJECT  
PROPERTY**

**Fountain Run  
Mennonite Church**

**Apace Packaing KY**





## 9 | LOCATION OVERVIEW - Fountain Run, KY

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Fountain Run, Kentucky is a small, historic city in Monroe County—often known as the “crossroads of three counties” due to its proximity to the borders of Barren and Allen Counties. Settled around 1800 and originally called Jamestown (or Jimtown), the town was later renamed Fountain Run in 1856, likely in reference to its nearby spring and stream. It was formally incorporated in 1908. As of 2020, its population stood at 216, with estimates in 2023–2024 ranging between about 210 to 306 residents, reflecting modest growth in recent years.

The local economy of Fountain Run remains rooted in rural traditions, with its main economic drivers in 2023 being Manufacturing (with around 50 jobs), Agriculture, Forestry, Fishing & Hunting (36 jobs), and Retail Trade (35 jobs), according to Data USA. The most lucrative sectors include Health Care & Social Assistance (\$63,750 average earnings), Educational Services & Health Care (\$51,250), and Agriculture/Forestry/Mining (\$41,250). Employment occupations reflect these trends, with many residents engaged in production, farming/forestry, and sales roles





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