

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

1007 S US HIGHWAY 119 | BAXTER, KY 40806



INTERACTIVE OFFERING MEMORANDUM

DOLLAR GENERAL®

1007 S US Highway 119 | Baxter, KY 40806

EXCLUSIVELY LISTED BY



CONNOR OLANDT

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REPRESENTATIVE PHOTO

TABLE OF CONTENTS

PROPERTY OVERVIEW	03
FINANCIAL SUMMARY	04
TENANT PROFILE	05
AREA OVERVIEW	07



±9,100 SF
GLA*



±0.55 AC
Lot Size*



±9,286
Vehicles Per Day



2004/2016/2023
Year Built/Rebuilt/Renovated

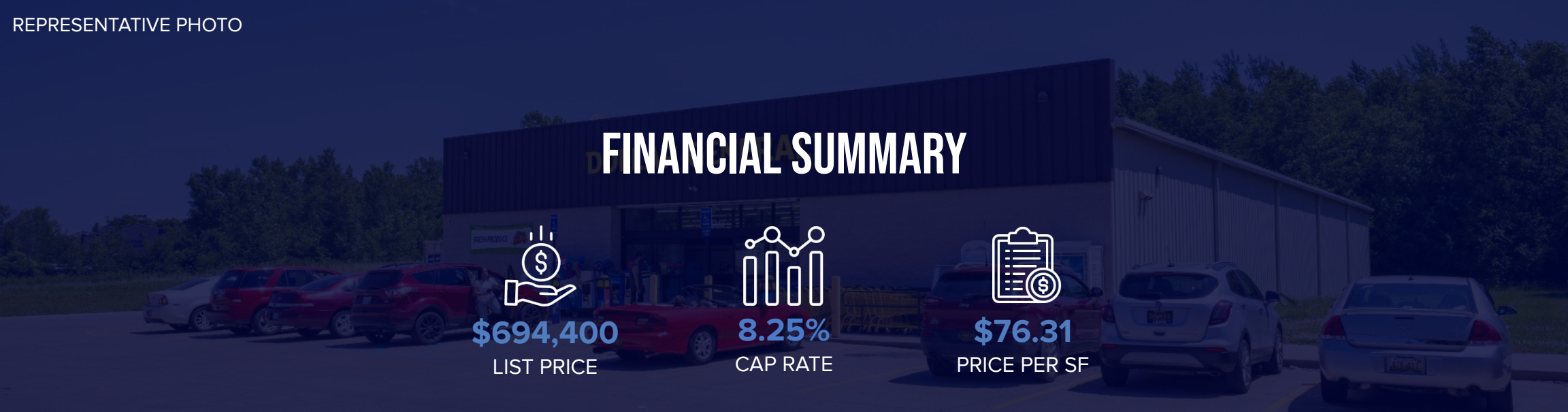
*Buyer to verify GLA and Lot Size with a new survey

PROPERTY OVERVIEW

- The building was remodeled in 2023 and currently has ±6 years remaining on the lease with three, 5-year options remaining.
- The property is located along the Cumberland River and services many local communities including the Intermont Heights Apartments and is centrally located along Highway 119 with ±9,286 VPD.
- Dollar General boasts an investment-grade credit rating of BBB (S&P) and a market cap of approximately \$30 billion.
- Dollar General has already renewed the lease at this location, demonstrating commitment to the store.
- The landlord has ownership of the 0.55 AC fee simple tract where the building and parking spaces are located and an exclusive right to use a ±15,200 square foot adjacent tract for additional parking.



REPRESENTATIVE PHOTO



FINANCIAL SUMMARY



\$694,400
LIST PRICE



8.25%
CAP RATE



\$76.31
PRICE PER SF

LEASE SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof, Structure, and Parking Lot Maintenance	Landlord Responsibility
Tenant Maintenance Payment to Landlord	\$187.79 Monthly
Rent Commencement Date	8/21/2004
Lease Expiration Date	3/31/2030
Original Lease Term	15 Years
Term Remaining on Lease	±6 Years
Rent Increases	10% in Options
Options	Three, 5-Year Options

ANNUALIZED OPERATING DATA

LEASE TERM	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 3/31/2025	\$4,430	\$53,160	-	-
4/1/2025 - 3/31/2030*	\$4,774	\$57,288	7.75%	8.25%
Option 1 (4/1/2030 - 3/31/2035)	\$5,251	\$63,012	10%	9.08%
Option 2 (4/1/2035 - 3/31/2040)	\$5,776	\$69,312	10%	9.98%
Option 3 (4/1/2040 - 3/31/2045)	\$6,353	\$76,236	10%	10.98%

*List Price is assessed on the rent commencing 4/1/2025. Seller to credit the Buyer the difference in monthly rent at the close of escrow.



REPRESENTATIVE PHOTO



DOLLAR GENERAL®

TENANT PROFILE

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,600 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF EMPLOYEES
19,600+



INTERMONT HEIGHTS APARTMENTS

119 ± 9,286 VPD



TUCKER-GUTHRIE MEMORIAL AIRPORT



ROPER'S MARKET



HARLAN ELEMENTARY SCHOOL
345 STUDENTS



HARLAN PUBLIC LIBRARY



HARLAN HIGH SCHOOL
391 STUDENTS

PETEY'S AUTO SALES



HARLAN MIDDLE SCHOOL
360 STUDENTS



VILLAGE CENTER MALL



AREA OVERVIEW

BAXTER, KY

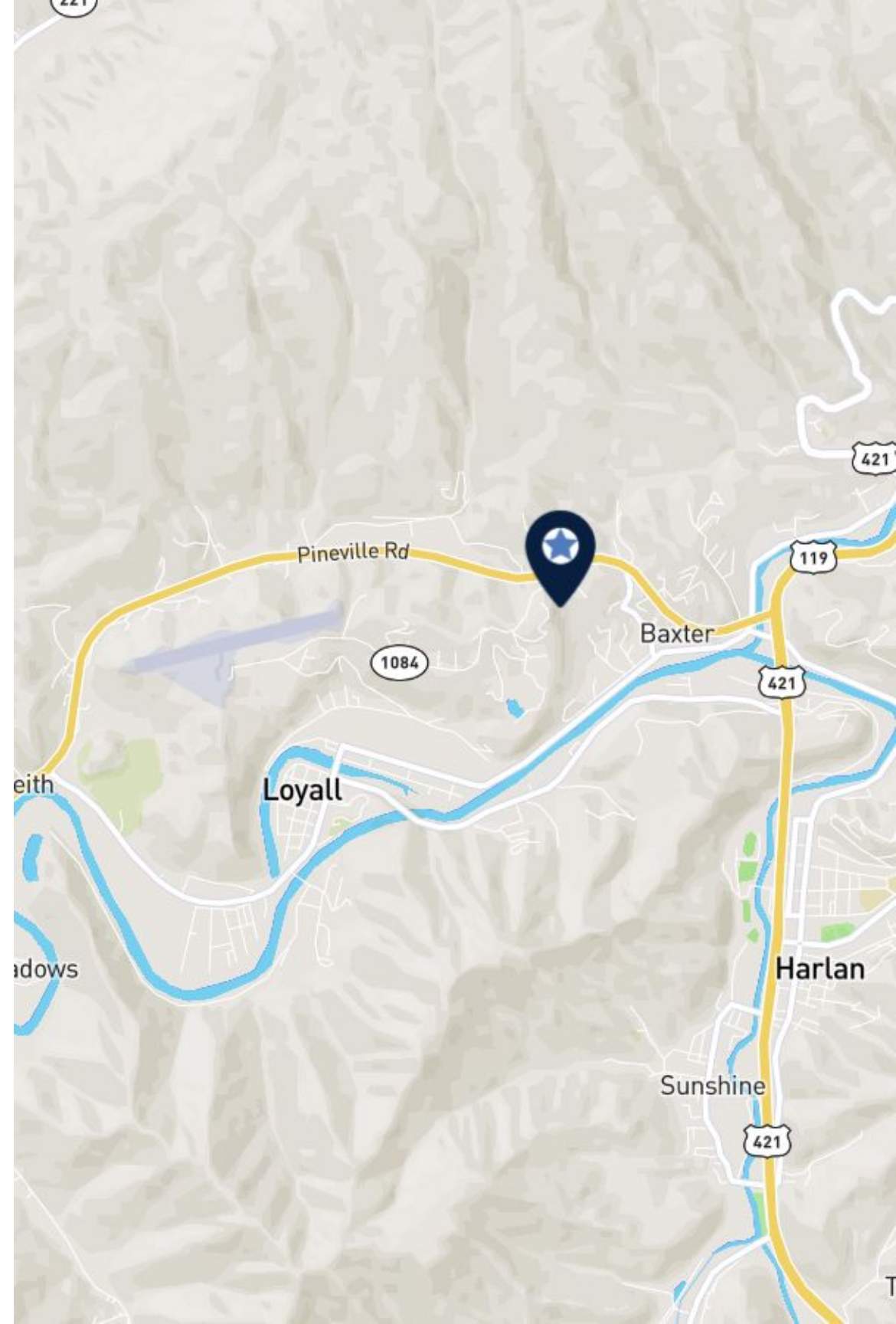
Baxter, Kentucky, is situated in southeastern Kentucky within Harlan County. Its development has been significantly shaped by the coal mining industry, which played a pivotal role in its growth during the early 20th century. The influx of miners and their families during the coal boom left a lasting impact on the town's character and economy.

The culture of Baxter is deeply influenced by Appalachian traditions, with a strong emphasis on family values, local craftsmanship, and a close-knit community. This cultural heritage is evident in the town's local events, festivals, and gatherings, which often celebrate traditional music, food, and crafts. These events serve as a way for residents to connect with their history and with each other.

ECONOMY

Today, Baxter's economy is supported by a mix of local businesses, service industries, and small-scale enterprises. Community initiatives and regional development programs aim to stimulate growth and create new opportunities, while residents continue to rely on traditional industries and local resources to sustain their livelihoods.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	6,196	10,113	19,272
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	2,526	4,088	7,633
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$58,949	\$59,504	\$55,756



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 **1007 S US Highway 119, Baxter, KY, 40306** (“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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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