

# DOLLAR GENERAL - FOR SALE LEXINGTON, KY MSA



3420 Main St, Stamping Ground, KY 40379

## CORBIN MONTPAS

Sales Associate  
248.833.6108  
[corbin@exclusive-realty.com](mailto:corbin@exclusive-realty.com)

## STEVE SAGMANI

Chief Executive Officer  
248.900.0303  
[steve@exclusive-realty.com](mailto:steve@exclusive-realty.com)

## EXCLUSIVE REALTY

2150 Franklin Road  
Bloomfield Twp, MI 48302  
313.963.7653  
[exclusive-realty.com](http://exclusive-realty.com)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY

## Sale Price

**\$1,100,000**

## PROPERTY INFORMATION

Tenant:	Dollar General
Net Operating Income:	\$76,944
Cap Rate:	7.00%
Lease Type:	NN
Lease Commencement Date:	September 28, 2011
Lease Expiration Date:	September 30, 2026
Option Periods:	5 (5) Year Options
Rent Increase:	10% In Each Option
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility

## BUILDING INFORMATION

Building Size	9,026 SF
Lot Size	1.4 Acres
Year Built	2011

## RENT-ROLL

Option #1:	September 1, 2026 - October 30, 2031
Annual Rental Income:	\$84,636
Option #2:	September 1, 2032 - October 30, 2036
Annual Rental Income:	\$93,096
Option #3	September 1, 2037 - October30, 2041
Annual Rental Income:	\$102,408
Option #4	September 1, 2042 - October 30, 2046
Annual rental income	\$112,644
Option #5	September 1, 2047 - October 30, 2051
Annual Rental Income:	\$123,912

**DOLLAR  
GENERAL®**



# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 9,026 square foot Dollar General store located in Stamping Ground, Kentucky. The property has a NN Lease, leaving minimal Landlord Responsibilities. The lease is corporately guaranteed by Dollar General, Inc., which holds a credit rating of “BBB” and this is classified as investment grade. The subject property is located on Main Street and is one of the only dollar stores in town drawing more patrons to the store. The Annual Household Income exceeds \$89,000 within a 5 Mile Radius ensuring that this location is ideal for a Dollar General and will offer profitable sales. The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation’s top dollar stores.

## PROPERTY HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 9,026 square feet on 1.4 Acres of Land
- Built in 2011
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Strategically located where Locust Fork Road, Main Street and Woodlake Road Converge
- Average Annual Household Income exceeds \$105,000 within a 5 Mile Radius

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## OFFERING SUMMARY

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Option Periods	5 (5) Year Options
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Taxes and Insurance	Tenant Responsibility
Roof and Structure	Landlord Responsibility
Lease Guarantee	Dollar General

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	146	2,732	28,714
Total Population	360	6,702	68,510
Average HH Income	\$70,287	\$86,850	\$80,030





# LOCATION SUMMARY



★ Designed by TownMapsUSA.com



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## LOCATION DESCRIPTION

Stamping Ground, KY is a small city located within the Lexington-Fayette, KY Metropolitan Statistical Area, making it an attractive location for those in the finance industry who are looking for a smaller town feel while still being within commuting distance to a major metropolitan area. With a population of just over 700, Stamping Ground is known for its tight-knit community and friendly atmosphere. The city has a rich history, dating back to the late 1700s when it was first settled by pioneers. The city's downtown area boasts several historic buildings, including the Stamping Ground Christian Church, which was built in 1850. While the city is small, it has a variety of businesses that serve the community, including a grocery store, a bank, and several restaurants. In addition, the city is home to a growing number of small businesses that offer services ranging from accounting to financial planning. The city is surrounded by picturesque countryside, making it a popular location for outdoor enthusiasts. The area is known for its beautiful parks and trails, which offer opportunities for hiking, camping, and fishing. Additionally, the city is located near the Kentucky River, which provides residents with opportunities for boating and kayaking. Overall, Stamping Ground offers a unique combination of small-town charm and proximity to a major metropolitan area, making it an ideal location for those in the finance industry who value a tight-knit community and easy access to outdoor recreation opportunities.



# DOLLAR GENERAL OVERVIEW

The Dollar General logo is displayed in a large, bold, black font on a bright yellow rectangular background. The word "DOLLAR" is on the top line and "GENERAL" is on the bottom line, with a registered trademark symbol (®) to the upper right of the "L" in "GENERAL".

## TENANT HIGHLIGHTS

- Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee.
- As of January 2023, Dollar General operates 18,362 stores in the continental United States.
- Dollar General was ranked #354 as America's Best Employer by State in Forbes 2020.
- The company has over 143,000 employees.
- Dollar General was ranked #179 as America's Largest Public Company in Forbes 2021.

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## TENANT OVERVIEW

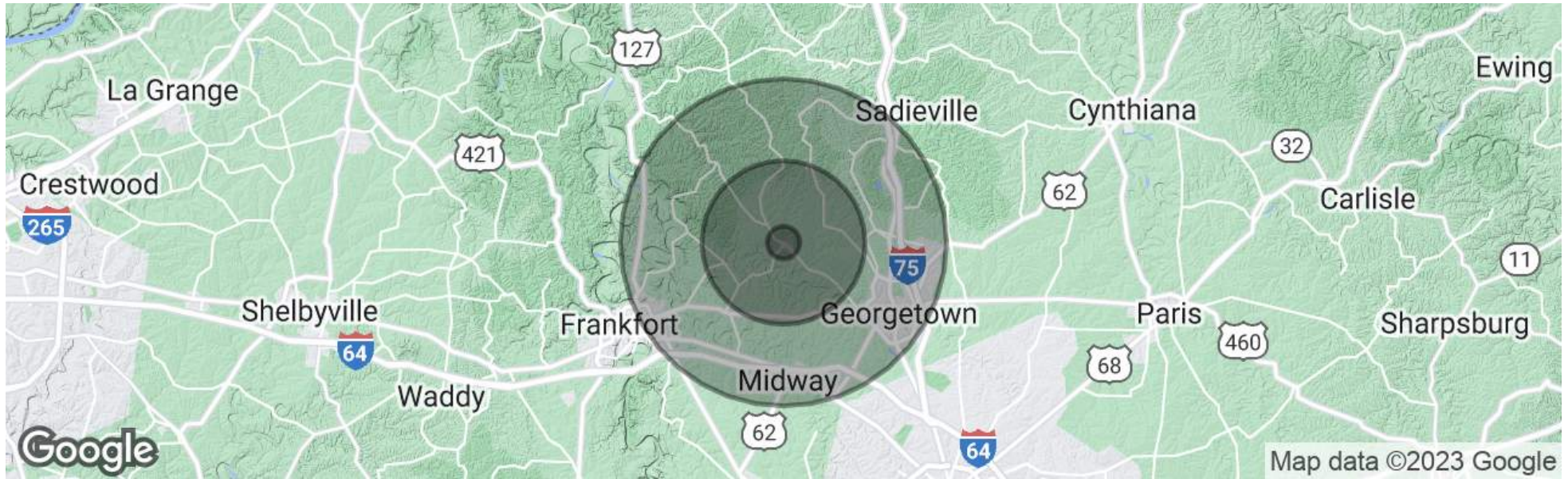
Company:	- Dollar General
Founded:	-1939
Locations:	-19,000+
Total Revenue:	-\$34.22 Billion
Net Income:	-\$2.4 Billion
Net Worth:	-\$46.69 Billion
Headquarters:	-Goodlettsville, TN
Website:	- <a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

## TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2022, Dollar General operates 17,426 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #116. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$33.7 billion in 2021.



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	360	6,702	68,510
Average Age	39.3	44.1	39.7
Average Age (Male)	39.2	45.0	39.0
Average Age (Female)	40.6	41.6	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	146	2,732	28,714
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$70,287	\$86,850	\$80,030
Average House Value	\$174,379	\$232,666	\$197,652

\* Demographic data derived from 2020 ACS - US Census





# AERIAL MAP



**3420 Main Street , Stamping Ground, KY 40379**



# PARCEL



3420 Main Street , Stamping Ground, KY 40379



# MEET THE TEAM



**CORBIN MONTPAS**

Sales Associate

D: 248.833.6108 | C: 586.914.7735  
corbin@exclusive-realty.com



**STEVE SAGMANI**

Chief Executive Officer

D: 248.900.0303 | C: 248.819.8077  
steve@exclusive-realty.com