

DOLLAR GENERAL FOR SALE



3403 Camargo Rd, Mount Sterling, KY 40353

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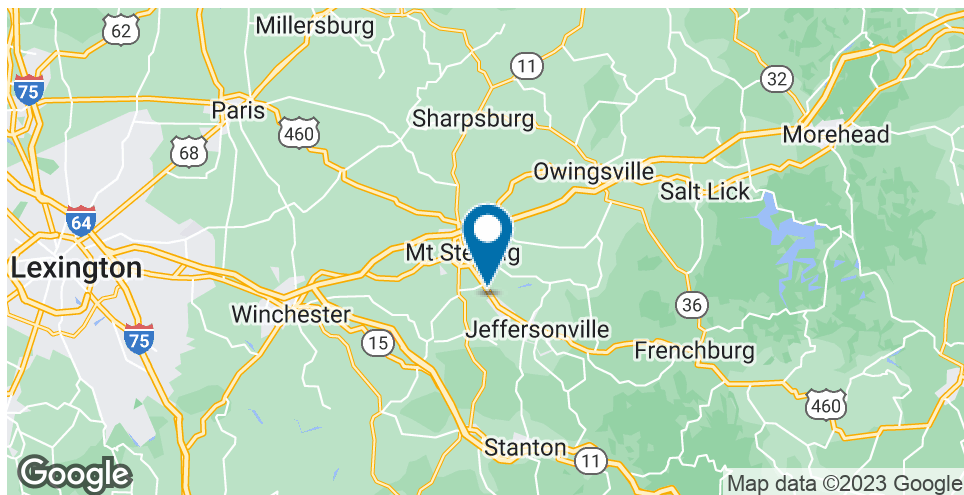
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PROPERTY DETAILS & HIGHLIGHTS



Property Type	Retail
Property Subtype	Free Standing Building
Building Size	8,625 SF
Lot Size	0.86 Acres

Exclusive Realty is pleased to present this 8,625 square foot Dollar General store located in Mount Sterling, 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. Dollar General has operated at this location since lease commencement in 1999, showing commitment to the site.



- Dollar General is ranked 106 on the Fortune 500 Company List
- Dollar General has a \$48 Billion market cap: DG:NYSE
- 8,625 square feet on 0.86 acres of land
- Tenant has exercised all 3 of their options demonstrating commitment to the site
- NN Lease/Minimal Landlord Responsibility
- Corporate Guaranteed Lease
- Below Average Price/SF and Rent/SF



INVESTMENT SUMMARY

Sale Price

\$710,606

OFFERING SUMMARY

NOI	\$51,519.00
Cap Rate	7.25%
Tenant	Dollar General
Lease Type	NN
Taxes & Insurance	Tenant Responsibility
CAMs	Tenant Responsibility
Roof & Structure	Landlord Responsibility
Parking Lot	Landlord Responsibility
Lease Commencement Date	10/01/1999
Lease Expiration Date	9/30/2026
Term Remaining	3+ Years
Options	None Remaining
Increases	N/A
Lease Guarantor	Dollar General Corporation

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Building Size	8,625 SF
Lot Size	0.86 AC
Zoning	Commercial
Vehicles Per Day	13,660

**DOLLAR
GENERAL®**



DG TENANT PROFILE



TENANT OVERVIEW

Company:	Dollar General, Inc.
Founded:	1939
Locations:	19,000+
Total Revenue:	\$34.22 Billion
Net Worth:	\$45.94 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT SUMMARY

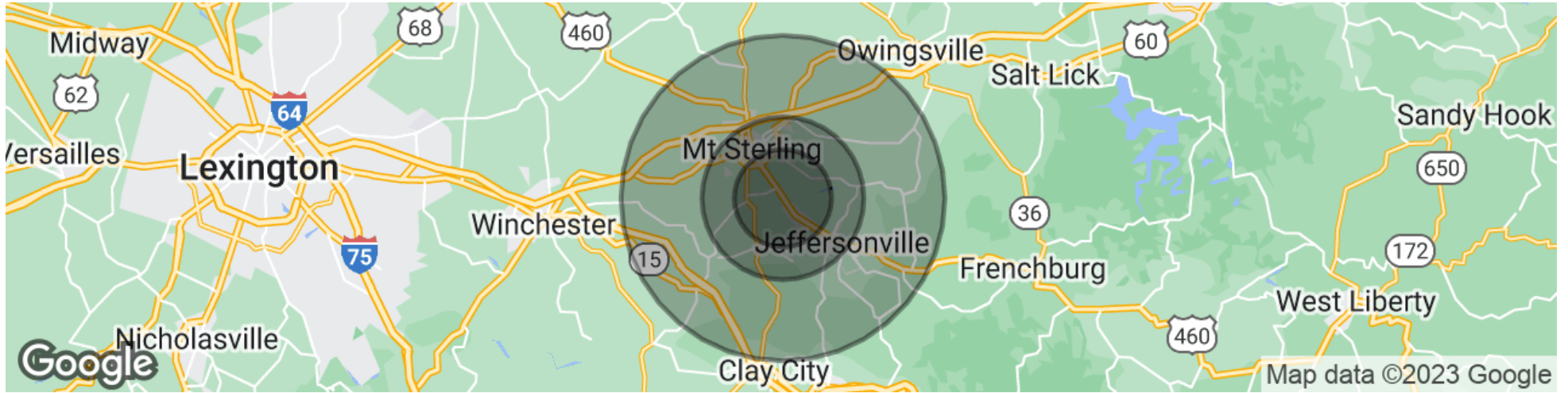
Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of March 2023, Dollar General operates more than 19,000 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, 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 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As it continues to expand and grow, the company remains committed to its mission of providing convenient and affordable products to its customers, particularly those living in rural and suburban areas.

TENANT HIGHLIGHTS

- Over 19,000 stores in the United States
- Deemed "Essential Business"
- Dollar General has over 160,000 Employees
- Ranked #106 on the Fortune 500 Company List
- Launching a new retail concept - Popshelf - designed to appeal to Consumers with more disposable income
- Ranked #360 in the Global 2000 in Forbes 2022



DEMOGRAPHICS MAP & REPORT



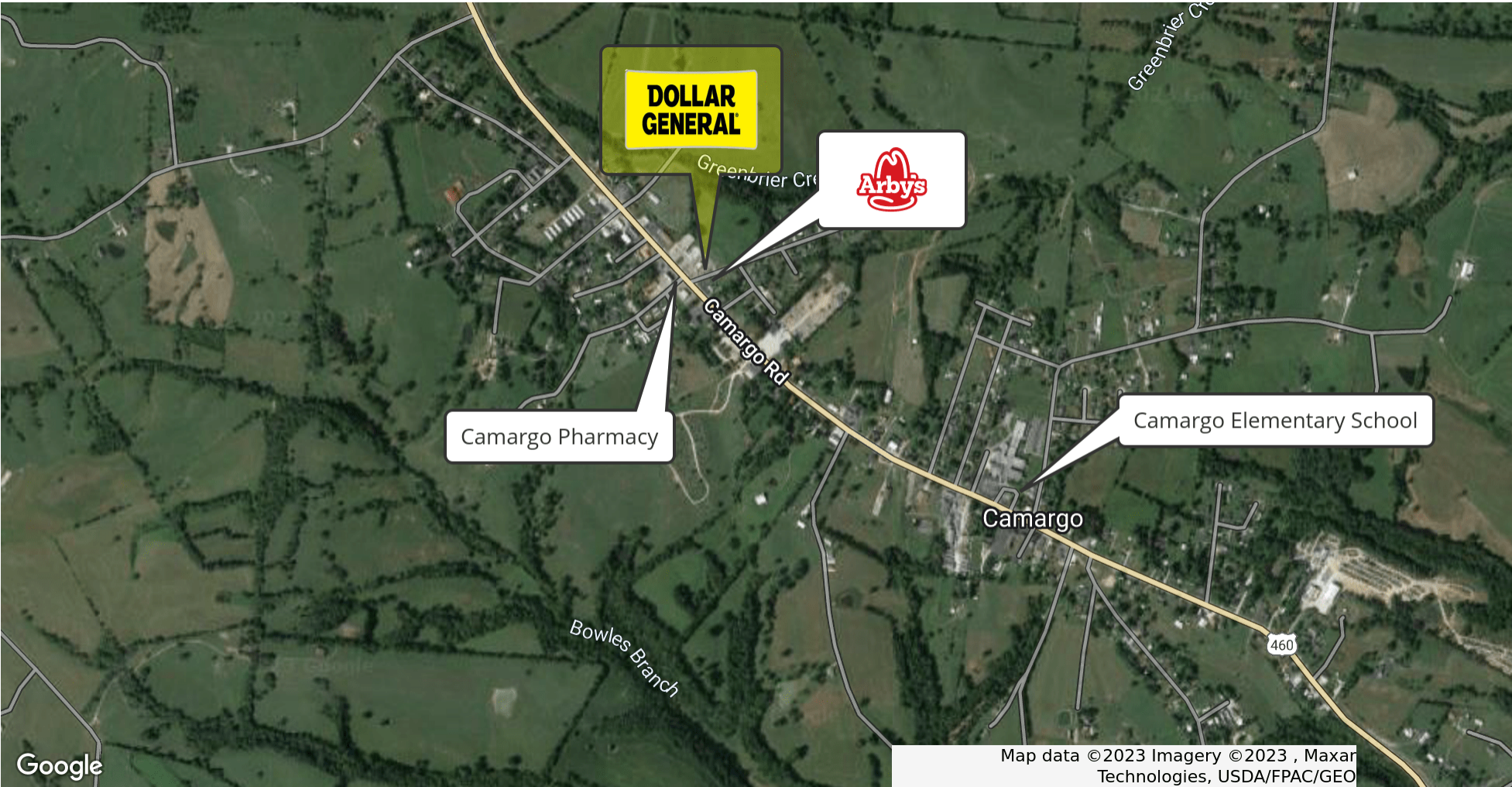
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,367	17,810	34,568
Average Age	38.2	38.5	39.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,057	7,883	15,113
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$41,310	\$46,966	\$50,167
Average House Value	\$81,722	\$107,734	\$115,902

* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



3403 Camargo Rd, Mount Sterling, KY 40353



PARCEL AND TRAFFIC COUNTS



3403 Camargo Rd, Mount Sterling, KY 40353





LOCATION DESCRIPTION

Mount Sterling is a charming city located in eastern Kentucky, known for its rich history, beautiful landscapes, and friendly community. It is conveniently located off the I-64 corridor, making it easily accessible from neighboring cities.

The Dollar General store is situated in a prime location within the city, offering high visibility and easy access to customers. The store is located on a busy commercial thoroughfare surrounded by other retail and service-oriented businesses. It is a highly visible location, ensuring that customers can easily find and access the store.

This Dollar General is well positioned on Camargo Rd which sees 13,000+ vehicles per day. The five mile population exceeds 17,000, while the average household income exceeds \$46,000 per year, making this an ideal location for Dollar General.

Mount Sterling serves as the primary commercial hub for the surrounding rural areas. As a result, the Dollar General store benefits from high demand for its products. The city offers a wide range of amenities and attractions, including beautiful parks, historical landmarks, and a variety of recreational opportunities. Mount Sterling is also home to several major employers, including Nestle, Walmart, and Kubota, making it a hub of economic activity in the region. Overall, the Dollar General store in Mount Sterling is an excellent investment opportunity, offering a prime location in a growing city with a strong customer base and a thriving economy.



KY

★ Designed by TownMapsUSA.com



MEET THE TEAM



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