

FOR SALE

PPG, AT&T and GEC
1917 - 1919 S. Highway 53
La Grange, Kentucky 40031



EXCLUSIVE
— REALTY —



INVESTMENT HIGHLIGHTS:

- Tenants: PPG Paints, AT&T and GEC
- Multi-Unit Retail Strip For Sale
- AT&T Recently Extended Lease
- AT&T Lease guaranteed by 81 Store Operator
- Gaddie Eye Center Lease guarantor is 300 Store Operator Imperial Capital Limited
- Buildings Built in 2011 and 2006
- 16,000+ Vehicles Per Day
- 5 Mile Population exceeds 31,000 Residents
- Average Household Income exceeds \$86,000 within a 3 Mile Radius

PRICE:	\$3,087,000
CURRENT NOI:	\$185,220
CAP RATE:	6.0%
LEASE TYPE:	NN
BUILDING SIZE:	9,780 SF
ACREAGE:	2.44 ACRES

FOR MORE INFO CONTACT: STEVE SAGMANI

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INVESTMENT OFFERING



Exclusive Realty is pleased to present a AT&T, PPG Paints and GEC located at 1919 S. Highway 53, La Grange, Kentucky. The Tenants have NN Leases with minimal Landlord Responsibility. AT&T and GEC leases have renewal options.

The subject property has a traffic count of over 16,000 vehicles per day and is in close proximity to the I-71 Freeway making it highly visible.

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 Tenants.

TENANT PROFILE



AT&T Inc. is an American multinational conglomerate holding company, Delaware-registered but headquartered at Whitacre Tower in Downtown Dallas, Texas. It is the world's largest telecommunications company, the largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications.[citation needed] Since June 14, 2018, it is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. As of 2020, AT&T was ranked 9 on the Fortune 500 rankings of the largest United States corporations, with revenues of \$181 billion.

LEASE SUMMARY

Tenant:	AT&T
Size:	1,800 sq. ft.
Lease Type:	NN
NOI:	\$42,900
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Expiration Date:	09/20/2026
Renewal Options:	(1) 5 Year Option
Rent Bumps:	\$1.85 per sq. ft. for each renewal
Lease Guarantor:	AT&T
Tenant Website:	www.att.com

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TENANT PROFILE



Superior eye care begins with visiting a first-rate, highly qualified eye doctor. Fortunately for you, all of the optometrists in Gaddie Eye Centers have top credentials and plenty of professional experience. When you visit our offices in Springhurst, LaGrange, Oxmoor, and Carrollton, KY, our eye doctor will evaluate your visual acuity and ocular health thoroughly, as well as provide treatment for any eye condition you have. Whether you need basic vision services or help with managing a complex eye disease, we will provide compassionate and expert care.

In all of Gaddie Eye Centers' locations, your eye doctor near me uses advanced diagnostics and the latest technologies to perform your eye exam. We bring precise skill and a warm, friendly manner to every appointment. As a family-friendly optometry practice, we welcome patients of all ages to visit for personalized care – and everyone who visits our Louisville eye care clinics will benefit from a pleasant and efficient eye care experience.

LEASE SUMMARY

Tenant:	GEC
Size:	4,620 sq. ft.
Lease Type:	NN
Annual Rent:	\$86,400
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Expiration Date:	04/26/2028
Renewal Options:	(2) 5 Year Options
Lease Guarantor:	GEC
Tenant Website:	www.gaddieeye.com

TENANT PROFILE



PPG Industries, Inc. is an American Fortune 500 company and global supplier of paints, coatings, and specialty materials. With headquarters in Pittsburgh, Pennsylvania, PPG operates in more than 70 countries around the globe. By revenue it is the largest coatings company in the world followed by AkzoNobel. It is headquartered in PPG Place, an office and retail complex in downtown Pittsburgh, and is known for its glass facade designed by Philip Johnson. PPG soon became the United States' first commercially successful producer of high-quality, thick flat glass using the plate process. PPG was also the world's first plate glass plant to power its furnaces with locally produced natural gas, an innovation which rapidly stimulated widespread industrial use of the cleaner-burning fuel. PPG expanded quickly. By 1900, known as the "Glass Trust", it included 10 plants, had a 65 percent share of the U.S. plate glass market, and had become the nation's second largest producer of paint. Today, known as PPG Industries, the company is a multibillion-dollar, Fortune 500 corporation with 150 manufacturing locations around the world. It now produces coatings, glass, fiberglass, and chemicals.

LEASE SUMMARY

Tenant:	PPG Paints
Size:	3,360 sq. ft.
Lease Type:	NN
Annual Rent:	\$55,920
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Expiration Date:	09/30/2022
Renewal Options:	None
Lease Guarantor:	PPG Paints
Tenant Website:	www.ppgpaints.com

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 ER in compliance with all applicable fair housing and equal opportunity laws.

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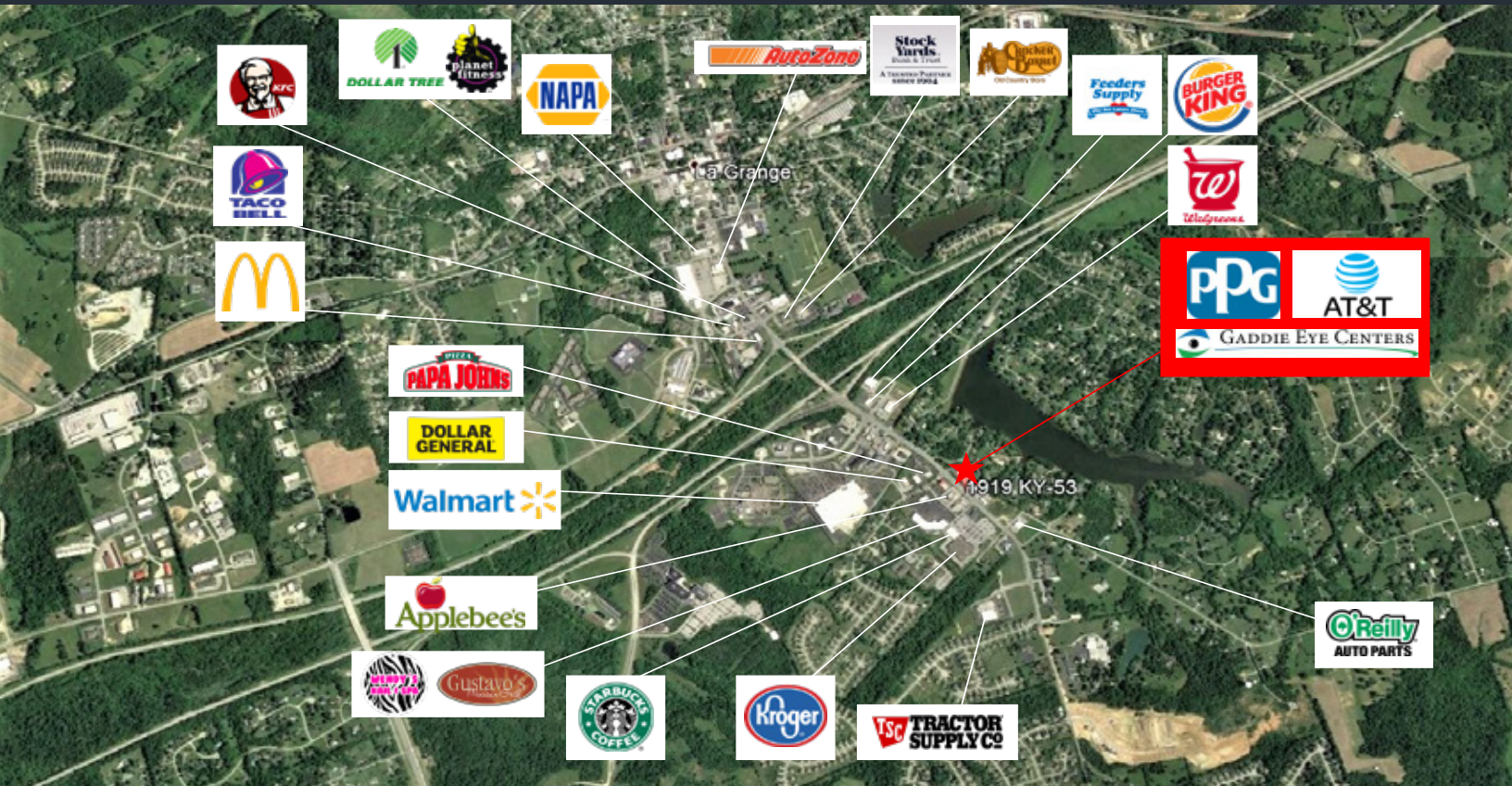
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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		1 MILE	3 MILES	5 MILES
S Hwy 53 & Cherrywood Dr NW	15,949	Total Households	1,386	5,952	9,824
S Hwy 53 & New Moody Ln SE	16,918	Total Population	3,807	19,224	31,836
S 1st St & W Crystal Dr NW	19,202	Average HH Income	\$78,911	\$86,713	\$100,375

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La Grange is a home rule-class city in Oldham County, Kentucky, in the United States. The population was 8,082 at the time of the 2010 U.S. census. It is the seat of its county. An unusual feature of La Grange is the CSX Transportation street-running mainline track on Main Street.

La Grange was founded in 1827 when the Oldham County seat was relocated from Westport at the suggestion of Major William Berry Taylor. The new town was named for Château de la Grange-Bléneau, the French country estate of Gilbert du Motier, the American Revolutionary hero better known as the Marquis de Lafayette, who had visited the area in 1824. For unknown reasons, the county seat returned to Westport from 1828 to 1838 before settling at La Grange. The city was formally incorporated by the state legislature on January 23, 1840.



The LaGrange Railroad Museum

Formed by the Ohio Valley Railroad Historical Foundation. This started as a vision of Robert (Bob) C. Widman, Sr. as (and others) early as the mid to late 1990s. The current outside cars consist of a Steam Engine, 1929 Dining Car, L & N Caboose, and a train-yard jitney. The estimated value of all the outside display units is between \$500,000 and \$1,000,000.



The Oldham County Historical Society

Preserves, collects and conveys the history of Oldham County, by telling the story of its people and events that shaped its development, using the objects and artifacts that illustrate and symbolize that history. We provide an environment in which the life of the past is experienced in the present, through its exhibits, programs, events and activities.



FRP LaGrange Quarry

FRP LaGrange Quarry is an old rock quarry located on the outskirts of LaGrange, KY. The Quarry water is maintained solely through rain water. No ground runoff dumps into the quarry, meaning the water is clear, clean and natural, and is a great place to relax!



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