



PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this Brand New Prototype NN Family Dollar - Dollar Tree investment property for sale in Loretto, KY. The store will be delivered to Family Dollar-Dollar Tree by Dec. 1, 2021, and will be subject to a 10-Year NN Lease with options to extend. The property is located at the intersection of KY-52 and KY-49 and out-positions the competition in the market. The building is 10,500sf and is the new prototype which includes both Family Dollar and Dollar Tree branding and merchandise. For additional information, please contact Nathan Dilly at Nathan.Dilly@svn.com or 859.420.5492.

For more information about this investment opportunity please contact Nathan Dilly at 859.306.0604 // nathan.dilly@svn.com

PROPERTY HIGHLIGHTS

- Family Dollar -Dollar Tree NEW PROTOTYPE
- 6.50% Cap Rate
- Delivery Date: 12-1-2021
- 10-Year NN Lease
- \$114,975/yr Rent
- Concrete Parking Lot

OFFERING SUMMARY

SALE PRICE:	\$1,768,846
LOT SIZE:	1.07 Acres
BUILDING SIZE:	10,500 SF
NOI:	\$114,975.00
CAP RATE:	6.5%

DEMOGRAPHICS

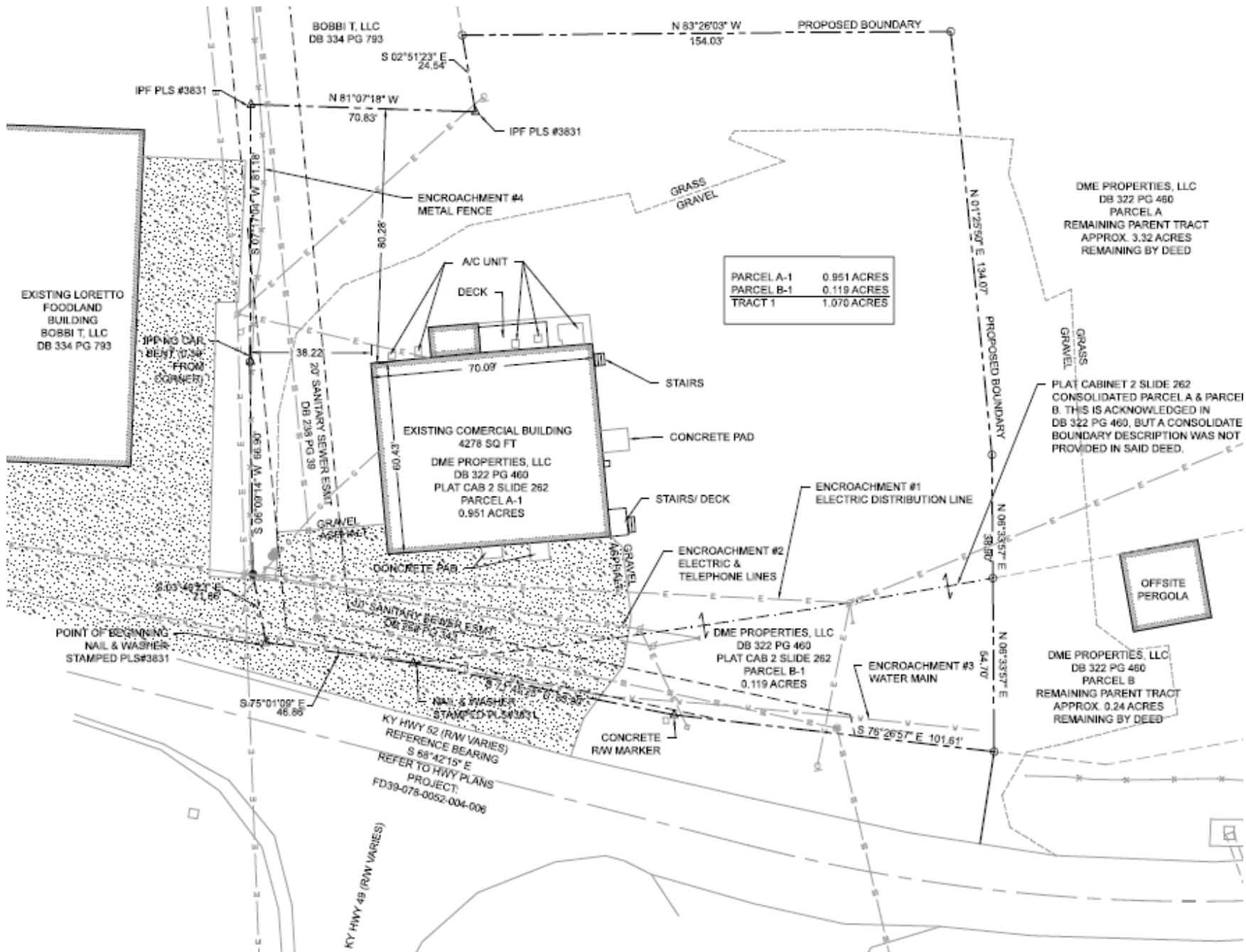
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	66	1,598	7,108
TOTAL POPULATION	180	4,644	20,031
AVERAGE HH INCOME	\$47,089	\$49,110	\$52,083

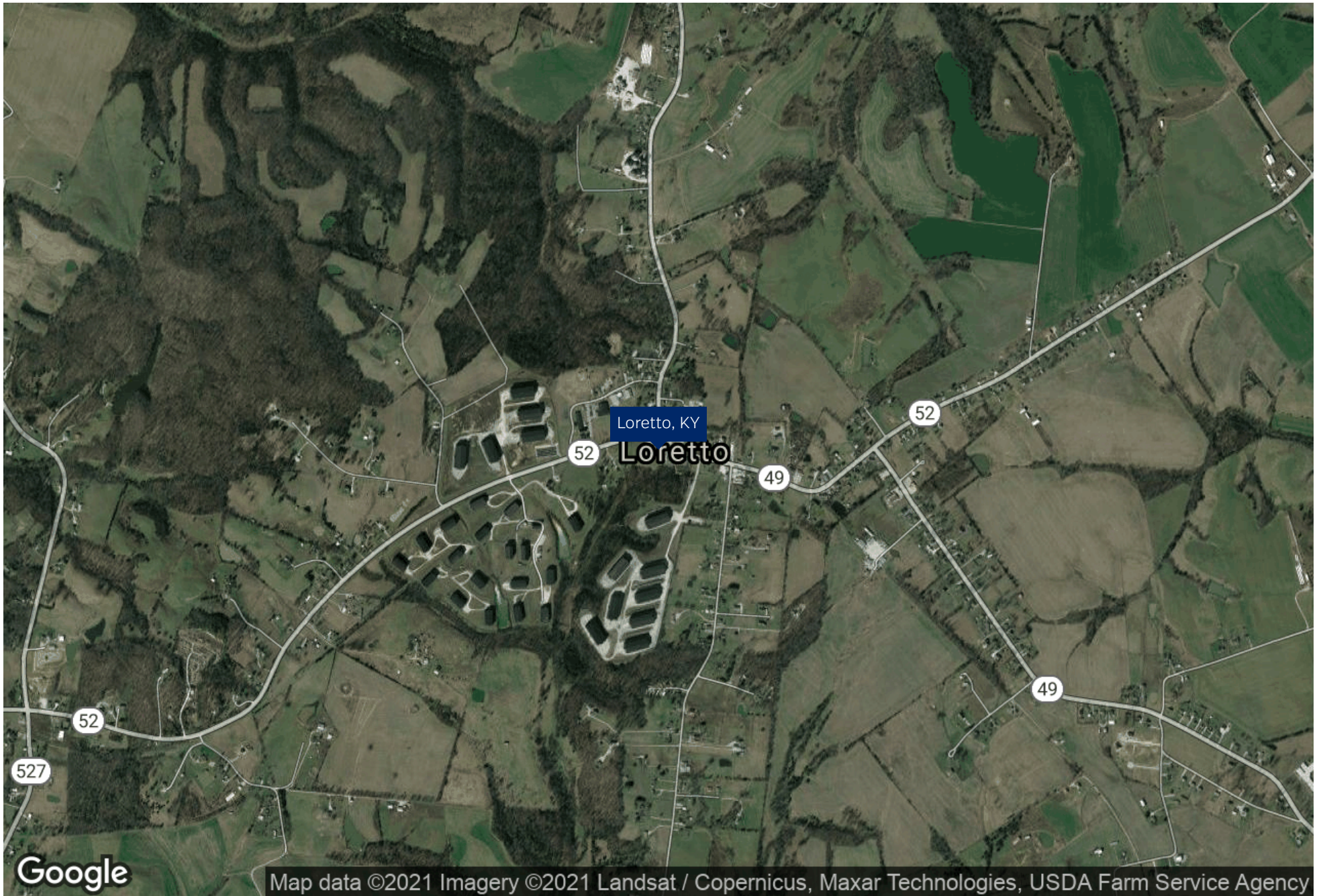
For marketing purposes only,
exact locations not warranted



For Sale Family Dollar - Dollar Tree

4925 KY-52
Loretto, KY
10,500 SF | Retail







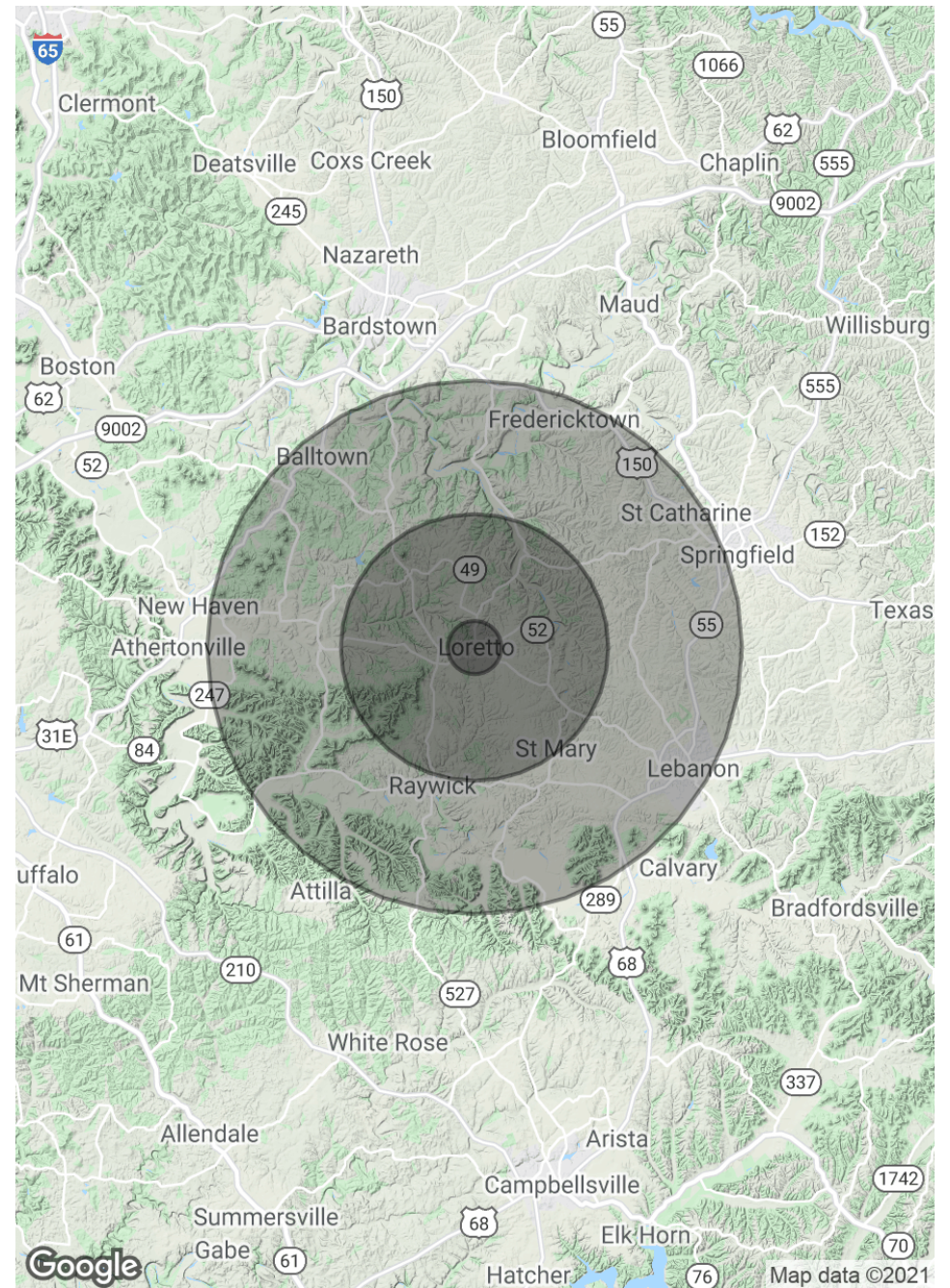
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	180	4,644	20,031
AVERAGE AGE	38.2	37.4	37.8
AVERAGE AGE (MALE)	34.0	34.0	35.5
AVERAGE AGE (FEMALE)	40.5	39.5	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	66	1,598	7,108
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$47,089	\$49,110	\$52,083
AVERAGE HOUSE VALUE	\$116,918	\$124,534	\$144,209

* Demographic data derived from 2010 US Census





NATHAN DILLY

Advisor

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Direct: 859.306.0604 | **Cell:** 859.420.5492

PROFESSIONAL BACKGROUND

Nathan serves as an Advisor for SVN Stone Commercial Real Estate. He is a Lexington native and graduated from the University of Kentucky.

Nathan specializes in retail leasing and investment sales across all asset types. He has been involved in distressed asset sales, institutional size transactions, and ground up development projects. Nathan also represents a variety of clients with needs ranging from small leasing to land acquisition and new development. He works closely with Buyers and Sellers on net leased assets such as Dollar General and specializes in 1031 Exchange transactions.

Nathan enjoys spending time with his wife, Cassie, boating, traveling and playing guitar. You can contact him at 859.420.5492 or nathan.dilly@svn.com

EDUCATION

University of Kentucky

MEMBERSHIPS

International Council of Shopping Centers - ICSC

SVN | Stone Commercial Real Estate

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Lexington, KY 40507

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