

CLICK HERE TO VIEW



DOLLAR GENERAL

9480 STATE ROUTE 69, HAWESVILLE, KY, 42348





Alec Marks

Net-Lease Advisor

404.905.2364

Alec@Tri-Oak.com

Stewart Weisenberger

Broker of Record

618.713.5923

stewartweisenberger@farmerco.net

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

4

OFFERING SUMMARY

5

TENANT OVERVIEW

8

LOCATION INFORMATION

9



CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Approximately 9.5 Years of Lease Term Remaining** – Dollar General’s lease runs through 12/31/2035, providing investors with long-term, predictable income backed by a corporate guaranty.
- **Absolute NNN Lease** – Zero landlord responsibilities.
- **Attractive Rent Basis** – Low annual rent of \$85,291 supports long-term tenant retention.
- **Limited Retail Competition** – Limited surrounding retail development helps support Dollar General’s strong position within the local trade area.
- **Stable Local Employment Base** – Hawesville and Hancock County benefit from a diverse economy supported by manufacturing, energy, agriculture, and river commerce.
- Dollar General remains a leading discount retailer in rural America, benefiting from a necessity-based business model.

SUGGESTED LIST PRICE

LIST PRICE:	\$1,200,000
CAP RATE:	7.10%

NOI:	\$85,291
LEASE END:	12/31/2035
TERM REMAINING:	9.52 Years
OPTIONS:	Four, 5-Year Options
INCREASES:	10% In Each Option
BUILDING SIZE:	9,100 Square Feet
LOT SIZE:	1.98 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-15	\$85,291.00	--	7.10%
OPTION 1	\$93,820.10	10.00%	7.82%
OPTION 2	\$103,202.11	10.00%	8.60%
OPTION 3	\$113,522.32	10.00%	9.46%
OPTION 4	\$124,874.55	10.00%	10.41%







Company:	Dollar General Corporation
Year Founded:	1939
Locations:	19,986+
Annual Sales (2025):	\$42.7 billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

9 | LOCATION OVERVIEW - Hawesville, KY



Hawesville is the county seat of Hancock County in northwestern Kentucky, situated along the Ohio River approximately 40 miles east of Owensboro. Despite its small-town character, Hawesville serves as the commercial and governmental center for the surrounding rural communities. Residents benefit from convenient access to larger regional markets while enjoying a stable local economy supported by manufacturing, energy production, agriculture, and river-based commerce. The community offers a high quality of life with affordable housing, excellent schools, outdoor recreation along the Ohio River, and a business-friendly environment that continues to attract investment.

The area's economy is anchored by several major industrial employers, including aluminum production, electric power generation, and manufacturing facilities that have long provided stable employment throughout Hancock County. Agriculture also remains an important contributor, with corn, soybeans, tobacco, and livestock production supporting the local economy. Hawesville's location on the Ohio River enhances its role in regional transportation and logistics, providing efficient access for industrial shipping and commerce. Combined with its strategic location, established workforce, and continued industrial investment, Hawesville maintains a diverse and resilient economic base that supports long-term growth and stability.



Alec Marks

Net-Lease Advisor

404.905.2364

Alec@Tri-Oak.com

Stewart Weisenberger

Broker of Record

618.713.5923

stewartweisenberger@farmerco.net



9480 STATE ROUTE 69, HAWESVILLE, KY, 42348