

**DOLLAR GENERAL®**

139 Keen St, Burkesville, KY 42717

Retail  
Investment Opportunity

Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**Dollar General**  
139 Keen St Burkesville, KY 42717



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Early Extension:** Tenant exercised final 5-year option early, in June of 2025, extending the lease expiration through 01/31/2032
- **Rent Increase:** 10% rental increase to take affect on 02/01/2027 in conjunction with the final 5-year option period
- **Long-term Occupancy:** Dollar General has +23 years of occupancy history at this site, having extended their lease 4 times
- **Double Net (NN+) Lease:** Tenant reimburses for CAM & Property Taxes
- **Minimal Landlord Responsibility:** Tenant directly pays insurance premiums, while landlord is responsible for “applicable insurance deductible amounts” in the event of an applicable insurance claim
- **Brank Ranking:** Ranked in the top 73<sup>rd</sup> percentile of Dollar General locations in the state of Kentucky (Source:[AlphaMap.com](http://AlphaMap.com))





90

90

90



**Cumberland County Hospital**  
±25 Beds



**Cumberland County High**  
±302 Students



**Cumberland County Middle**  
±213 Students



**Cumberland County Elementary**  
±503 Students



**Burkesville Housing Authority**  
Housing Complex



**Cumberland Valley Manor**  
Nursing Home



**Burkesville Manor**  
±24 Units



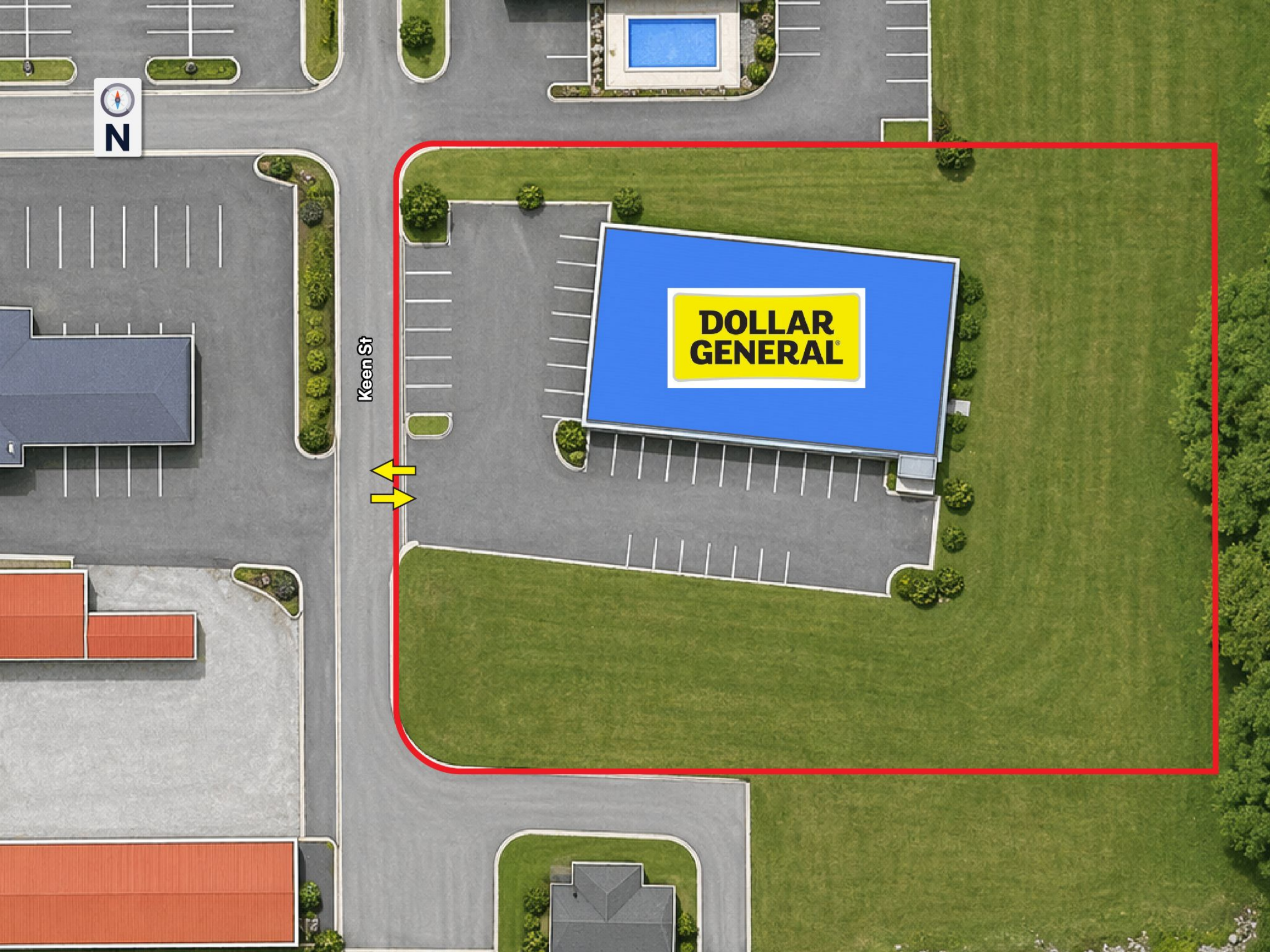
**Hills At Spring Branch**  
±24 Units



Subject Property

Google Earth

N Main St ± 12,600 VPD



**DOLLAR  
GENERAL®**

Keen St



## Dollar General

139 Keen St, Burkesville, KY 42717

**±9,100 SF**

GLA

**2003**

Year Built

**±12,600**

Vehicles Per Day "N Main St"

**Double Net (NN+)**

Lease Type

**\$60.44**

Price Per SF



# PROPERTY PHOTOS



# FINANCIAL OVERVIEW

**Dollar General**

139 Keen St Burkesville, KY 42717



# FINANCIAL SUMMARY

**\$550,000**

List Price

**8.89%**

Cap Rate

**\$48,899**

NOI

**±1.41 AC**

Lot Size

## Building Information

Tenant:	Dollar General
Address:	139 Keen St Burkesville KY 42717
Year Built:	2003
GLA of Building:	±9,100 SF
Lot Size:	±1.41 AC

## Tenant Summary

Tenant Name:	Dollar General
Type of Ownership:	Fee Simple
Lease Guarantor:	Dollar General Stores Inc.
Lease Type:	Double Net (NN+)
Roof and Structure:	Landlord Responsible
Original Lease Term:	12 Years
Lease Commencement Date:	37530
Lease Expiration Date:	48244
Term Remaining on Lease:	±5.75 Years
Increase(s):	10% Effective 02/01/2027
# of Options:	None Remaining



# TENANT OVERVIEW

Year Founded  
1939

Headquarters  
Goodlettsville, TN

Type of Ownership  
Fee Simple

Employees  
194,200+

Locations  
20,600+

Credit Rating  
BBB (S&P)

Annual Revenue  
\$40.61 Billion

## DOLLAR GENERAL®

### Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

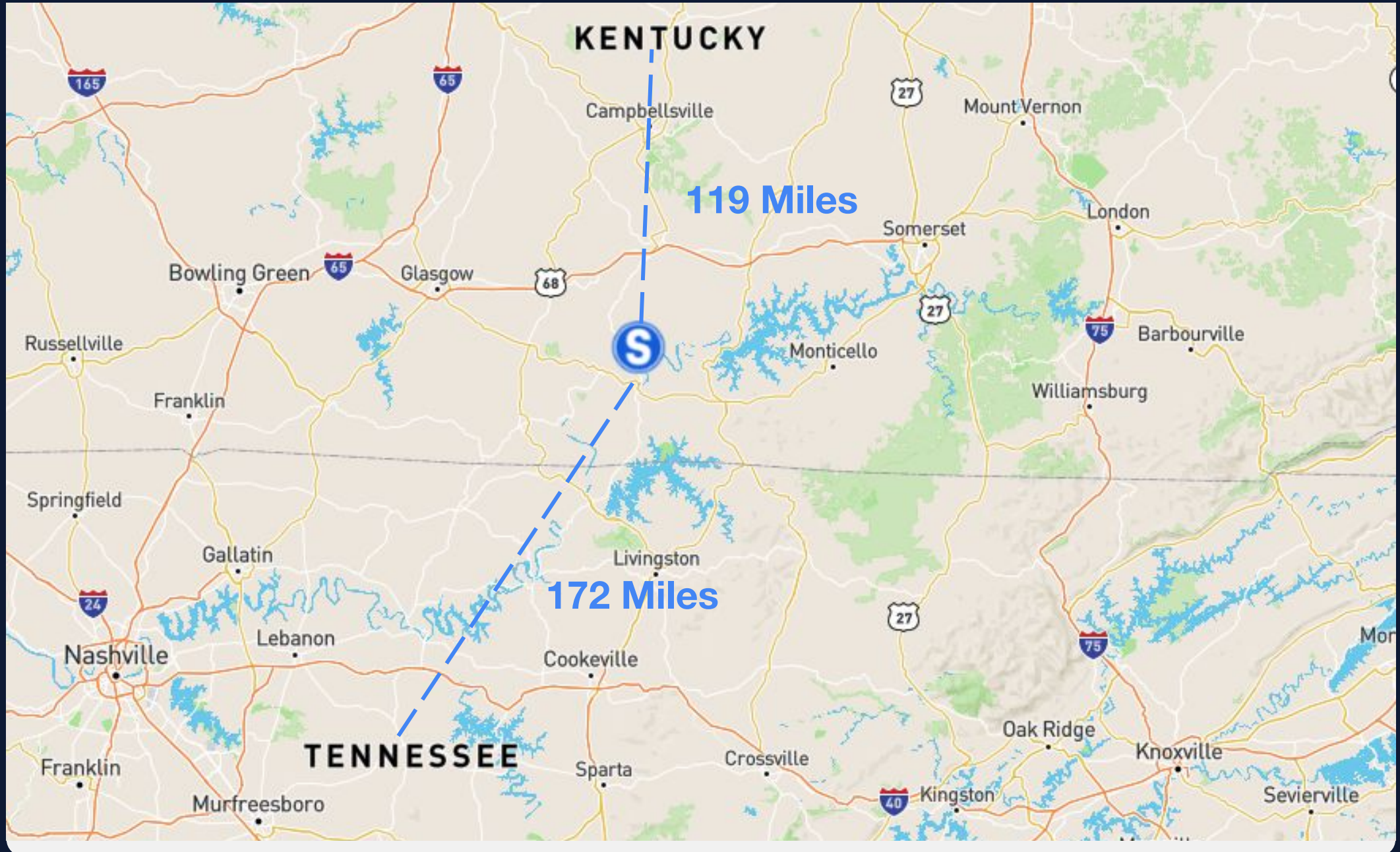
### Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 20,600 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

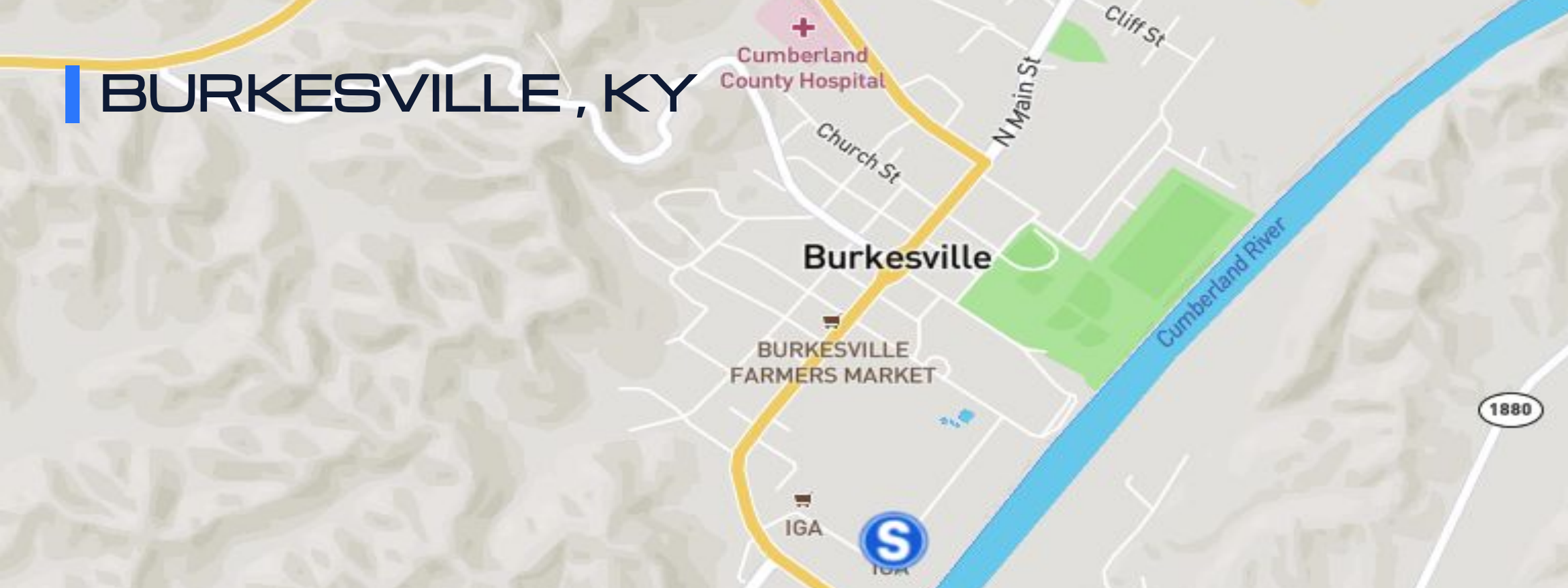
# MARKET OVERVIEW

**Dollar General**

139 Keen St Burkesville, KY 42717



# BURKESVILLE, KY



## Local Market Overview

Burkesville serves as the civic and commercial center of Cumberland County, giving neighborhood retail a dependable role in daily needs spending for a small but established trade area. The city’s household base is modest, with lower incomes than the state overall, but local affordability remains a practical advantage: median owner-occupied home values are well below statewide levels, commute times are short, and car ownership is high, reinforcing convenience-oriented retail patterns. Within the local economy, health care, retail trade, and manufacturing represent the largest employment concentrations.

The broader draw for the area comes from its role as a county seat and gateway to Lake Cumberland recreation, which supports tourism-linked spending alongside essential local retail. Regional development efforts are focused on business retention, downtown improvements, industrial-site readiness, broadband expansion, and visitor-oriented investment, all of which support incremental demand growth rather than rapid speculative expansion.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,144	2,946	6,504
Current Year Estimate	2,063	2,838	6,317
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	862	1,187	2,635
Current Year Estimate	872	1,198	2,663
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$56,122	\$55,622	\$56,400

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## Kyle Matthews | Broker of Record | Broker Lic No. 221925 (KY) | Firm Lic No. 239410 (KY)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **139 KEEN ST, BURKESVILLE, KY, 42717** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.