

DARK FAMILY DOLLAR

10180 Us Highway 27 S | Waynesburg, KY 40489

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Princeton Douglass

Associate

(813) 725-2182

princeton.douglass@matthews.com

License No. SL3632851 (FL)



Daniel Gonzalez

FVP and Associate Director

(305) 395-6972

Daniel.Gonzalez@matthews.com

License No. SL3463209 (FL)

Broker Of Record

Kyle Matthews

Broker Lic. No.: 221925 (KY)

Firm Lic. No.: 239410 (KY)

MATTHEWS™





Table of Contents

04 Property Overview

10 Financial Overview

11 Market Overview

Property Overview

Dark Family Dollar

10180 US Highway 27 S Waynesburg, KY 40489



Investment Highlights

Property Highlights

- **Premium Cap Rate:** Offered at a highly attractive 10% capitalization rate with an asking price of \$881,080, providing double-digit returns and a low barrier to entry for a corporate-backed asset.
- **Guaranteed Corporate Cash Flow:** Family Dollar has vacated the premises but remains fully obligated to pay the \$88,108 in annual rent for the remaining three years of the lease term.
- **Upcoming Rent Bump (November 2026):** The lease features a scheduled CPI-based rent increase (capped at 6%) arriving this November.
- **Corporate Guarantee:** The lease is fully backed by a corporate guarantee from Family Dollar Stores, Inc., ensuring maximum financial security and rent continuity despite the store being dark.
- **Absolute NNN Lease:** The property operates under an absolute triple-net lease, meaning the tenant remains responsible for all taxes, insurance, and maintenance without any landlord responsibilities, set-offs, or deductions.
- **Strategic Highway Frontage:** Located directly on US Highway 27 S, the primary north-south commercial and commuter artery for the area. The site offers excellent visibility, accessibility, and signage opportunities for future users.
- **Flexible Repositioning Potential:** The existing discount-retail footprint and clear-span box layout make this an ideal, move-in-ready retrofit opportunity for auto parts retailers (like O'Reilly or AutoZone), dollar store competitors, local medical clinics, or regional hardware stores.
- **Zero Operations Risk:** Investors can enjoy a completely passive, hands-off income stream while finalizing long-term redevelopment plans for the site.





Drive Time
From Subject Property
2 Hours _____
Louisville
3 Hours _____
Nashville

 **Highland Elementary**
±618 Students

 **Memorial High School**
±276 Students

**DOLLAR
GENERAL**



Subject Property

Somerset Rd
Pleasant Point School Rd

Bullock's Garage Towing & Recovery



Subject Property

Pleasant Point School Rd

Somerset Rd

10180 US Highway 27 S
Waynesburg, KY 40489

±8,464 SF
GLA

2014
Year Built

NNN
Lease Type

\$104
Price Per SF



Financial Overview

Dark Family Dollar

10180 US Highway 27 S Waynesburg, KY 40489



Financial Summary

\$881,080

List Price

10.00%

Cap Rate

\$104

Price Per SF

±0.92 AC

Lot Size

Property Details

Tenant	Dark Family Dollar
Address	10180 Us Highway 27 S Waynesburg, KY 40489
NOI	\$88,108
Year Built	2014
SF	±8,464
Acreage	0.92 AC
Lease Expiration	Mar-30
Lease Term Remaining	±3 Years
Renewal Options	Six, 5-Year
LL Responsibilities	None
Expense Structure	NNN

Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent	% Increase
Current-2030	\$88,108	\$10.41	\$7,342	CPI



Market Overview

Dark Family Dollar

10180 US Highway 27 S Waynesburg, KY 40489

LEXINGTON, KY MSA

An aerial photograph of Lexington, Kentucky, showing a mix of urban and suburban development. In the foreground, there are several large, multi-story brick buildings, likely institutional or commercial, surrounded by green trees and parking lots. The middle ground shows a dense cluster of residential and commercial buildings, including a prominent white domed structure. The background features a hilly landscape with more buildings and a clear sky with scattered clouds. The text "LEXINGTON, KY MSA" is overlaid in the center of the image.

WAYNESBURG, KY



Local Market Overview

Waynesburg, Kentucky is a strategically located community in Lincoln County in south-central Kentucky, situated along U.S. Route 27 between Stanford and Somerset. Its location provides convenient access to Interstate 75 and other major regional transportation corridors, offering strong connectivity throughout Central Kentucky. This accessibility supports regional commerce while placing businesses and residents within reach of larger employment centers, healthcare services, and commercial amenities.

The local economy is supported by manufacturing, agriculture, healthcare, logistics, retail, and small business activity, with additional employment opportunities throughout the greater Lincoln County and Somerset-Danville region. Continued investment in regional infrastructure, industrial development, and commercial growth has strengthened the area's economic foundation, while proximity to major employers, educational institutions, shopping destinations, and outdoor recreation enhances Waynesburg's long-term appeal for residents, businesses, and commercial investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	291	1,838	4,872

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	117	724	1,914

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,584	\$81,207	\$82,515

Lexington, KY MSA

Lexington is the second-largest city in Kentucky and the economic center of the Bluegrass region, renowned for its world-famous Thoroughbred horse industry, strong business climate, and exceptional quality of life. Home to more than 330,000 residents and serving a metropolitan population of over 535,000, the city continues to experience steady population and employment growth while functioning as a regional hub for commerce, healthcare, education, and innovation. Its central location, highly educated workforce, and diverse economy have positioned Lexington as one of the Commonwealth's leading destinations for business investment and expansion.

The city is anchored by the University of Kentucky, a nationally recognized public research university with more than **35,000 students**, and is supported by thriving healthcare, advanced manufacturing, technology, logistics, and professional services sectors. Lexington also benefits from continued infrastructure investment, a growing entrepreneurial ecosystem, and record passenger activity at Blue Grass Airport, reinforcing its position as one of Kentucky's strongest and most stable economic markets.



Economy

Lexington's economy is among the most diversified in Kentucky, driven by healthcare, higher education, advanced manufacturing, technology, logistics, finance, and professional services. Major employers include the University of Kentucky, UK HealthCare, Lexmark, Amazon, Lockheed Martin, and nearby Toyota Motor Manufacturing Kentucky, creating a broad and resilient employment base. The region also continues to attract investment in life sciences, research, and technology, strengthening its long-term economic outlook.

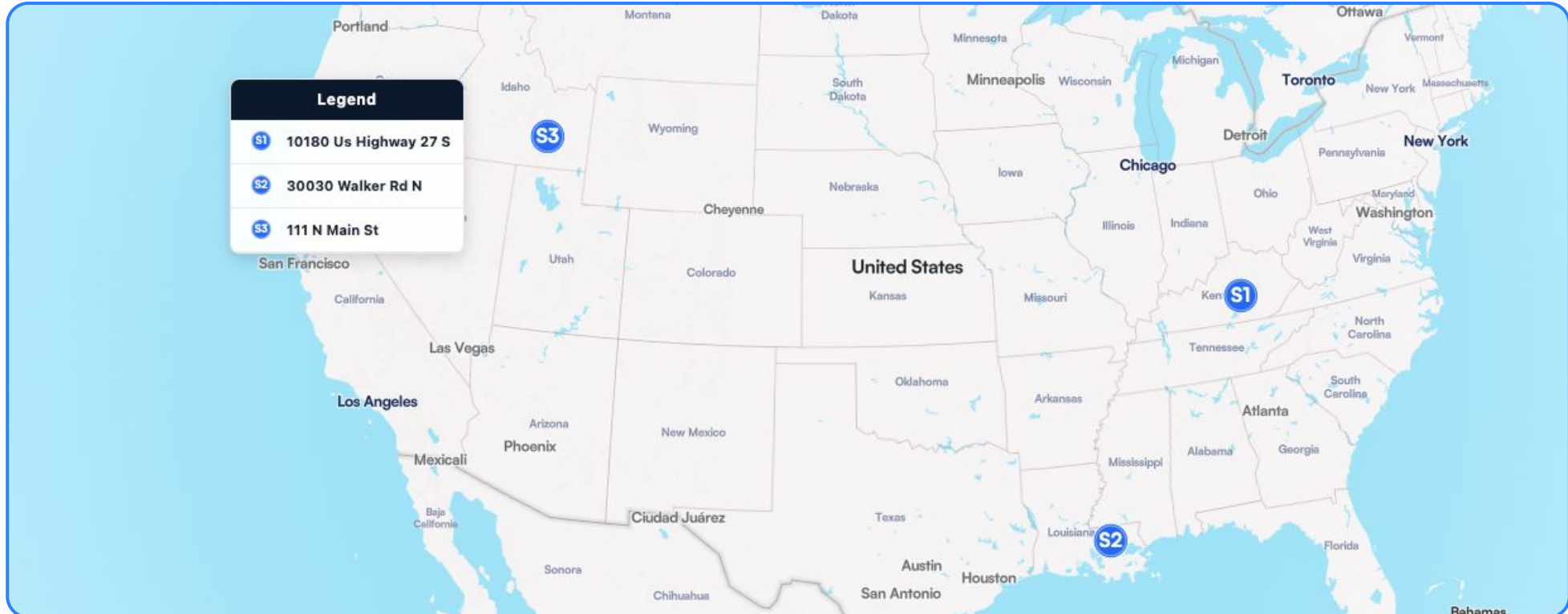
The Lexington metropolitan area supports more than 304,000 nonfarm jobs, with continued growth across education and health services, construction, financial activities, and professional business services. The region consistently ranks among Kentucky's top markets for job creation and economic development, supported by a skilled workforce, expanding commercial investment, and strong regional connectivity that continue to drive long-term business and population growth.

Top Employers



Available as a Portfolio

Address	Price	Cap Rate	Term Remaining
10180 Us Highway 27 S Waynesburg, KY 40489	\$881,080	10.00%	±3 Years
30030 Walker Rd N Walker, LA 70745	\$1,058,190	10.00%	±3 Years
111 N Main St Aberdeen, ID 83210	\$1,069,516	9.50%	±3 Years



MATTHEWS™

EXCLUSIVELY LISTED BY



Princeton Douglass

Associate

(813) 725-2182

princeton.douglass@matthews.com

License No. SL3632851 (FL)



Daniel Gonzalez

FVP and Associate Director

(305) 395-6972

Daniel.Gonzalez@matthews.com

License No. SL3463209 (FL)

Broker Of Record Kyle Matthews 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 10180 Us Highway 27 S, Waynesburg, KY, 40489 ("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.