DOLLAR GENERAL

940 Wilburn K. Ross Hwy | **Stearns, KY 42647**

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

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Property Overview

Dollar General
940 Wilburn K. Ross Hwy, Stearns, KY 42647

Investment Highlights

Property Highlights

Absolute NNN Lease | Zero Landlord Responsibilities
Dollar General operates under an absolute NNN lease with zero landlord responsibilities, providing a completely passive investment opportunity.

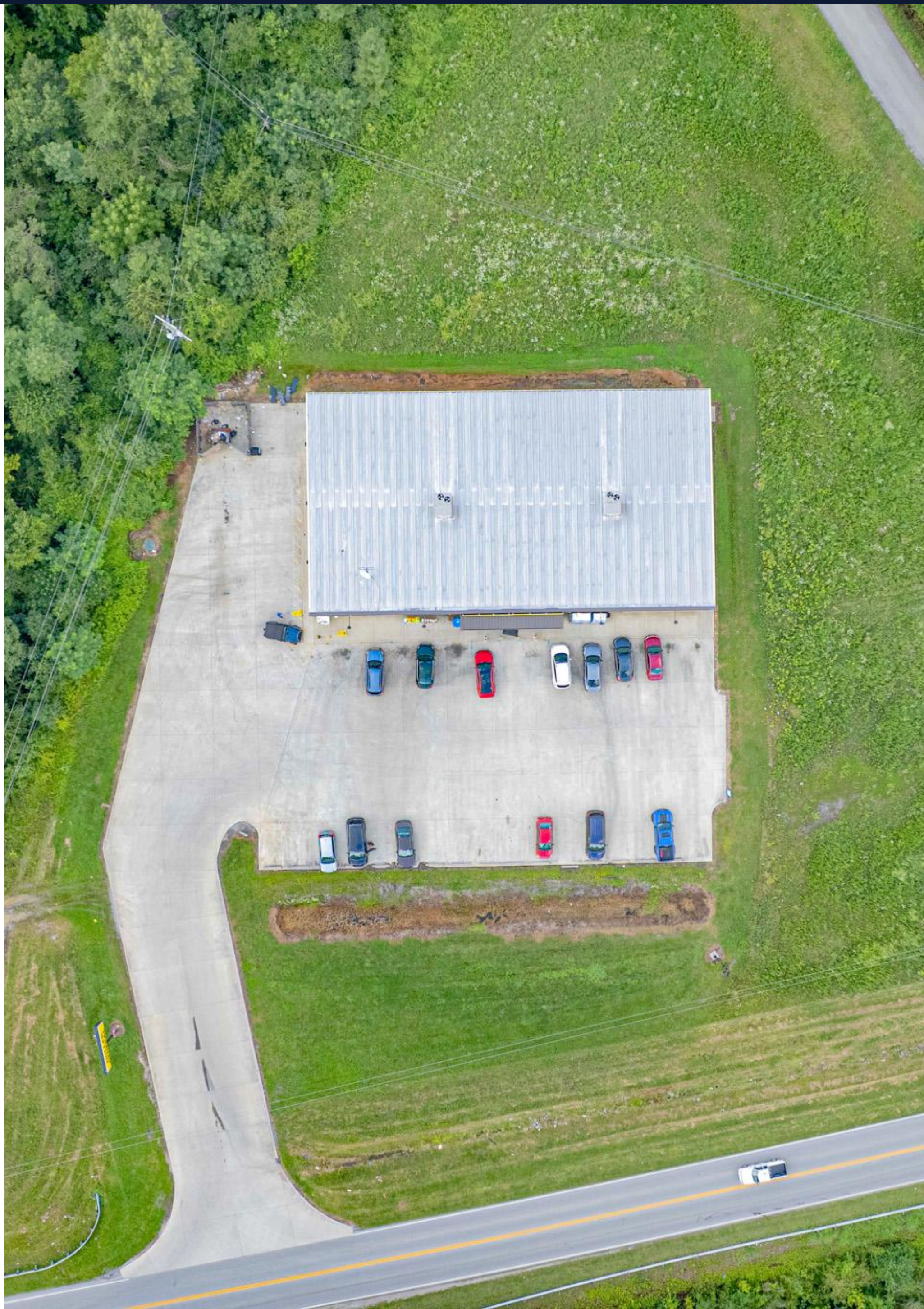
Dollar General Corporate Guaranty
The lease is guaranteed by Dollar General Corporation, one of the nation's largest discount retailers with 21,000+ locations and annual revenue exceeding $40 billion.

Contractual Rental Increases
The lease provides for 10% rent increases at the beginning of each 5-year renewal period, offering meaningful contractual rent growth.

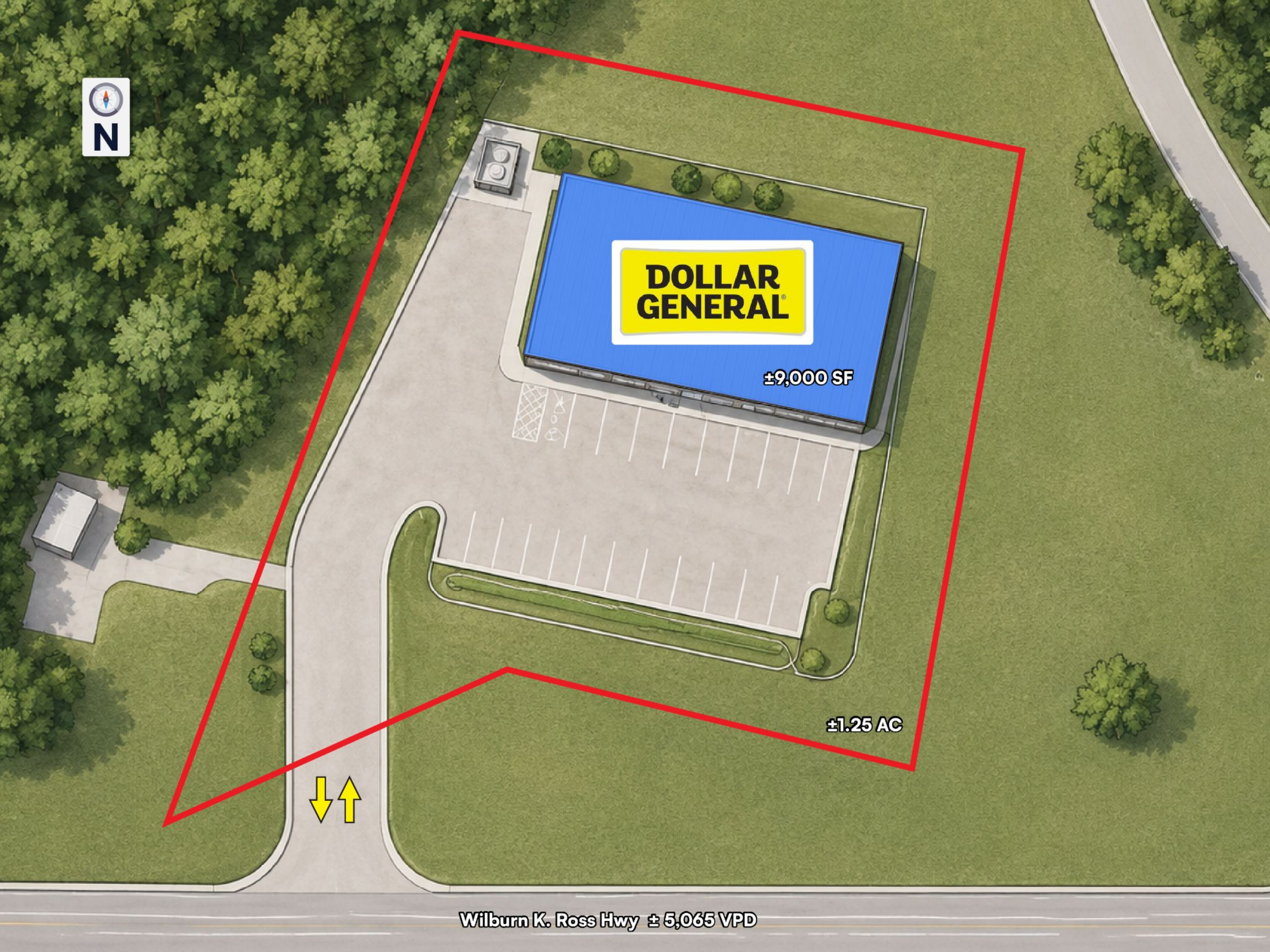
Extended Store Hours | Strong Customer Demand
Dollar General has operated at the Property since 2017 and remains open until 11:00 PM, one hour later than nearby Dollar General locations in Whitley City and Pine Knot. The extended hours differentiate the store within the local trade area and provide an additional indicator of customer demand at the location.

Essential Daily-Needs Retailer
Approximately 80% of Dollar General's sales are derived from consumable products, including food, household goods, cleaning supplies, and other everyday necessities, supporting consistent demand and reinforcing the essential nature of the tenant's business Model.

Major Tourism & Recreation Demand
Stearns serves as a gateway to Big South Fork National River & Recreation Area and Daniel Boone National Forest, creating additional demand from tourists and outdoor recreation visitors. Big South Fork welcomed approximately 780,000 visitors in 2024, generating $28.5 million in visitor spending throughout surrounding communities.



N
Arby's
KFC
TACO BELL
Little Caesars
UNITED STATES POSTAL SERVICE
Kroger
NAPA
Advance Auto Parts
BRADLEY'S 2014 COFFEE AND MORE
LUMBER KING
Old Whitley City Elementary
±550 Students
The Dairy Bar
U-HAUL
Ace's PIZZA
27
save a lot
SOMERSET COMMUNITY COLLEGE
McCreary Center
±200 Students
± 14,495 VPD
McCreary Central High School
±3,000 Students
Stearns
Golf Course
McCreary County Middle School
±633 Students
MARATHON
DOLLAR GENERAL
Subject Property
AMERICAS BEST VALUE INN
GOOD NEIGHBOR PHARMACY
Locally owned. Locally loved.


N
DOLLAR GENERAL
±9,000 SF
±1.25 AC
Wilburn K. Ross Hwy ± 5,065 VPD

Dollar General
940 Wilburn K. Ross Hwy, Stearns, KY 42647

±9,100 SF
GLA

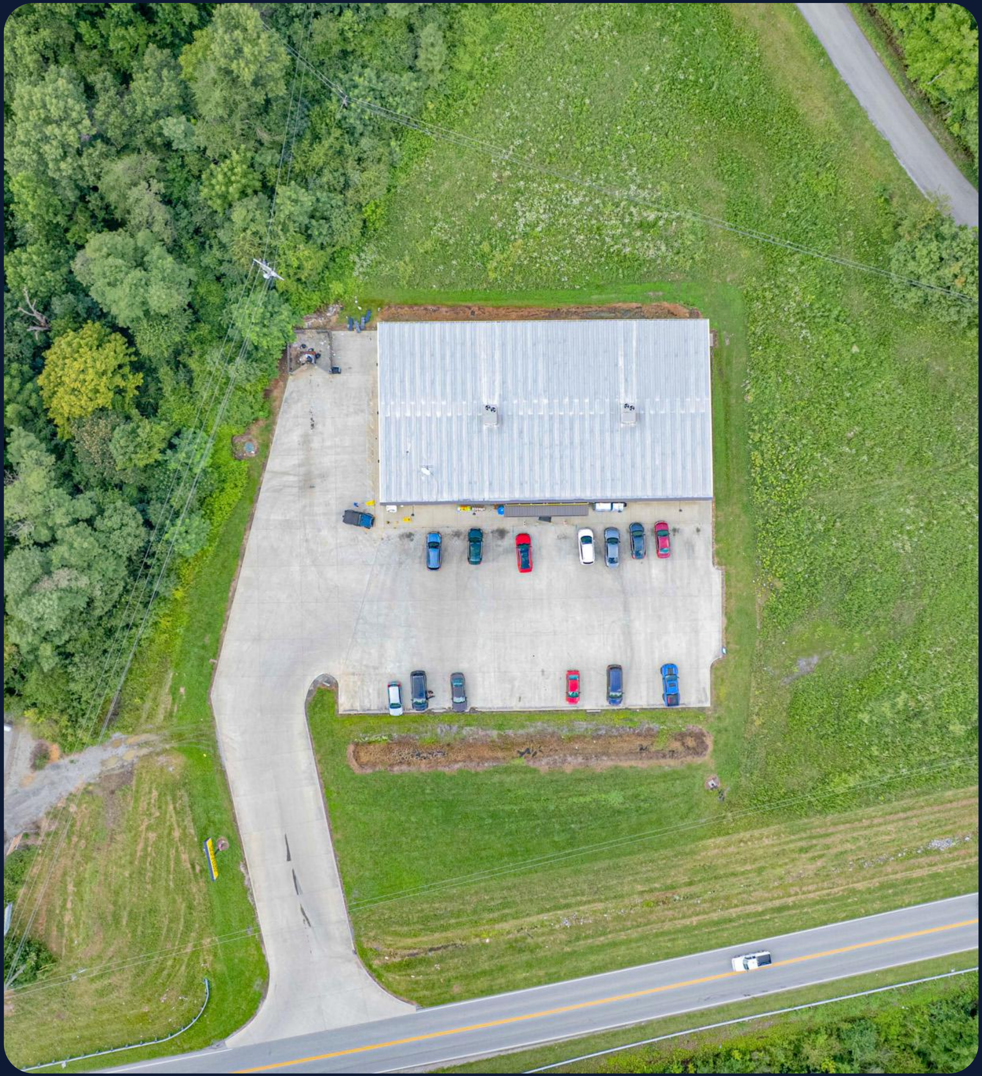
2017
Year Built

±14,495 VPD
Highway 27

Absolute NNN
Lease Type

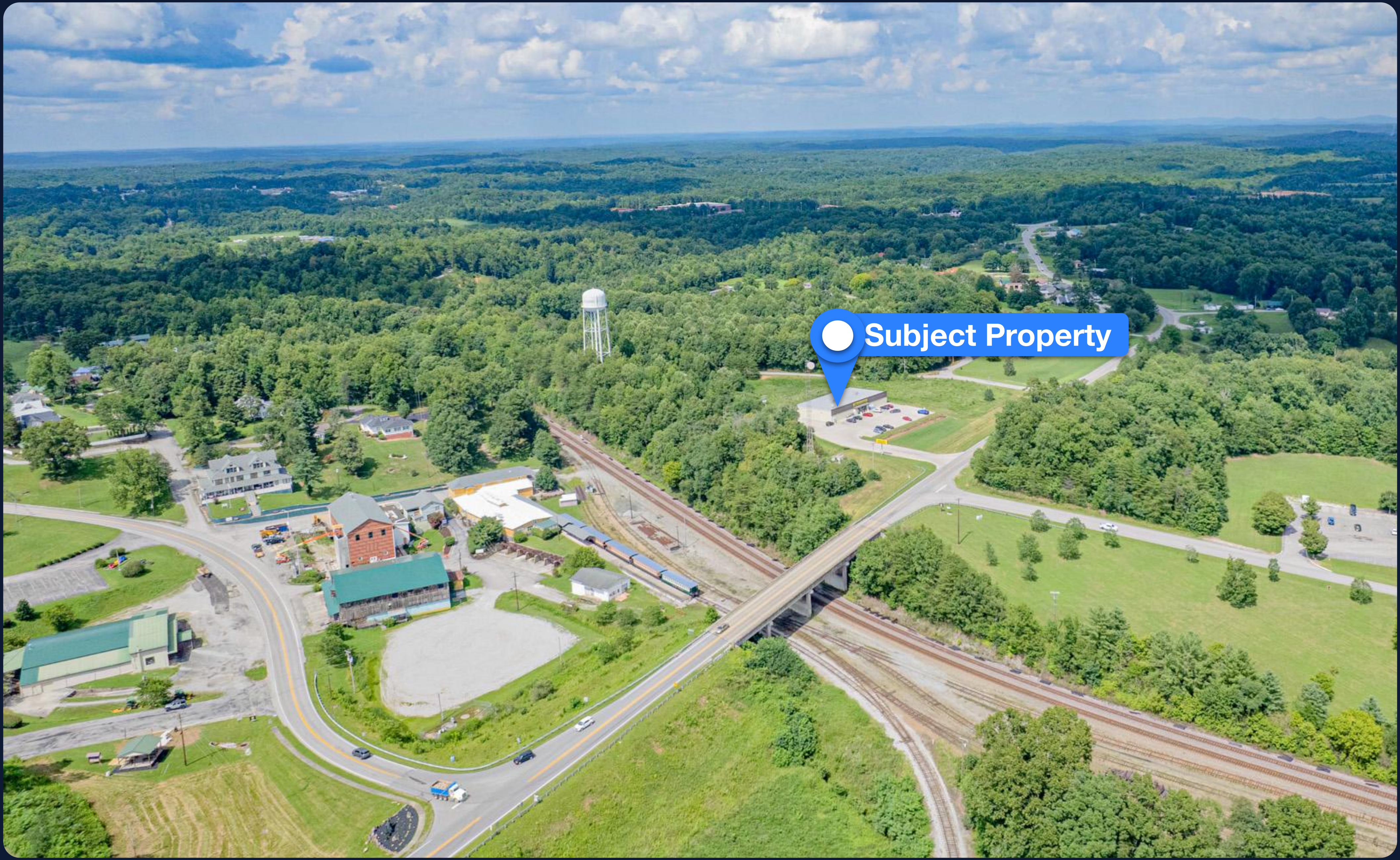
$123.85
Price Per SF

Property Photos



Financial Overview

Dollar General
940 Wilburn K. Ross Hwy, Stearns, KY 42647



Financial Summary

$1,127,000	Absolute NNN	±9,100 SF	±1.25 AC
List Price	Lease Type	GLA	Lot Size

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Tenant Entity	Dollar General Corporation
Lease Type	Absolute NNN
Original Lease Term	15 Years
Rent Commencement Date	December 1, 2017
Lease Expiration Date	November 30, 2032
Term Remaining on Lease	±7 Years
Increases	10% Every 5 Years
Options	Five, 5-Year Options (180 days notice)
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Utilities, and Maintenance

Annualized Operating Data

Lease Date	Annual Rent	Monthly Rent	Rent PSF	Rent Inc. %
Current – 11/30/2032	**$78,900**	**$6,575**	**$8.67**	**-**
Option 1: 12/01/2032 – 11/30/2037	$86,790	$7,233	$9.54	10.0%
Option 2: 12/01/2037 – 11/30/2042	$95,469	$7,956	$10.49	10.0%
Option 3: 12/01/2042 – 11/30/2047	$105,016	$8,751	$11.54	10.0%
Option 4: 12/01/2047 – 11/30/2052	$115,518	$9,626	$12.69	10.0%
Option 5: 12/01/2052 – 11/30/2057	$127,069	$10,589	$13.96	10.0%

TENANT OVERVIEW

Year Founded	1939
Headquarters	Goodlettsville,TN
Ownership Status	Public
Employees	±180,000
Locations	21,000+
Credit Rating	BBB
Annual Revenue	$40.61 Billion

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- Strong Financials: Q2 2025 earnings beat expectations with $10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- Massive Scale: Operates ~21,000 stores, employs 180,000+, and generates ~$40.61B in annual revenue—highlighting stability and reach.

Market Overview

Dollar General
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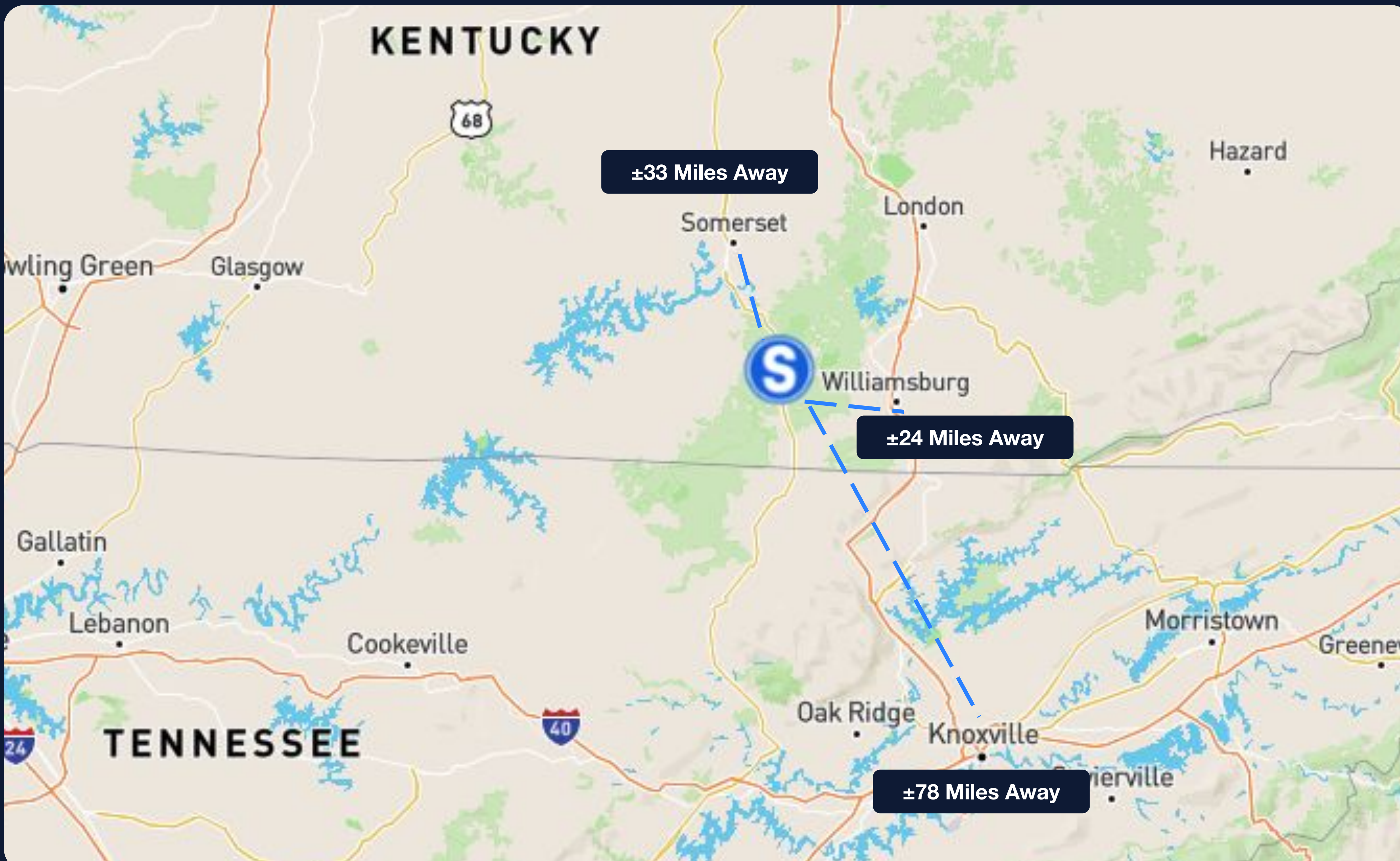

Stearns, KY

Market Demographics

1,509
Total Population

$36,964
Median HH Income

556
Employed Population

4.2%
Retail Vacancy

Regional Highlights

- Gateway to Big South Fork National River & Recreation Area (125,000+ acres)
- Direct frontage on US-27, connecting Somerset, KY and Oneida, TN
- Approximately 33 miles south of Somerset, KY
- Minutes from Daniel Boone National Forest
- Popular destination for hiking, camping, ATV riding, horseback riding, and whitewater recreation
- Strong seasonal tourism supports local retail demand

Local Market Overview

Stearns is a small, rural census-designated place (CDP) in south-central McCreary County, Kentucky, historically rooted in the early 20th-century development by the Stearns Coal & Lumber Company. Bordered by Whitley City to the north and Pine Knot to the south, Stearns sits along U.S. Route 27, which provides direct access north to Somerset (~31 mi) and south toward Oneida, Tennessee (~16 mi). The community's landscape is characterized by low-density residential areas, local commercial activity centered around its historic core, and proximity to natural recreational assets in the Cumberland Plateau region. According to the official 2020 U.S. Census, the population of Stearns was 1,365 residents, reflecting its status as a small but stable population center in the county.

Economically and socially, Stearns exhibits characteristics typical of rural Appalachian communities. Median household income and employment levels remain below state averages, with a mix of employment sectors including construction, healthcare and social assistance, and education services reported at a local level.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,431	11,076	16,880
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	2,247	4,014	6,259
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$57,093	$50,824	$52,551

Knoxville, TN ±78 Mi

University of Tennessee Economic Anchor

The University of Tennessee serves as one of Knoxville's most influential economic and cultural anchors. With an enrollment exceeding 35,000 students, the flagship public university generates significant demand for housing, retail, dining, and service-oriented businesses throughout the city. The university's presence supports a steady influx of students, faculty, and visitors, creating a consistent customer base for local businesses and strengthening long-term economic stability.

Beyond its role as a major employer, the University of Tennessee contributes to regional innovation through research initiatives, partnerships with Oak Ridge National Laboratory, and nationally recognized programs in engineering, business, and healthcare. This strong academic and research ecosystem attracts skilled talent and investment to the region.

Economic Drivers

Located in East Tennessee, Knoxville benefits from a strategic position between several major Southeastern markets, providing strong regional connectivity and access to a diverse labor force. The city's economic stability is supported by the presence of major institutions, research facilities, and healthcare systems that continue to attract talent, investment, and long-term business development.

Top Employers

The University of Tennessee Knoxville

Pilot Flying J

Tennova Healthcare

Oak Ridge National Laboratory

Covenant Health

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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.

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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.

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