

FOR SALE

859 S Broadway St, Georgetown, KY 40324

\$2,100,000



Building Size:	10,914 SF
Lot Size:	1.301 AC
Property Type:	Retail / Freestanding Building



1. Georgetown is a highly populated market for a Dollar General store as Kentucky's 7th largest city which results in a premium. 17.8% population growth from 2010 to 2018.
2. Large store for Dollar General with the potential to sell beer and wine.
3. Great backfill opportunity in major market if Dollar General vacates.
4. Across from major hospital and near the Bypass.
5. High end construction standards with brick on three sides of the building, concrete driveway, extensive landscaping and irrigation system, sidewalks around the property and corner location.
6. Absolute lease with Landlord responsibilities negligible.
7. Lease expiration date of March 31, 2031. Annual rent of \$123,054 and a capitalization rate of 5.86%.



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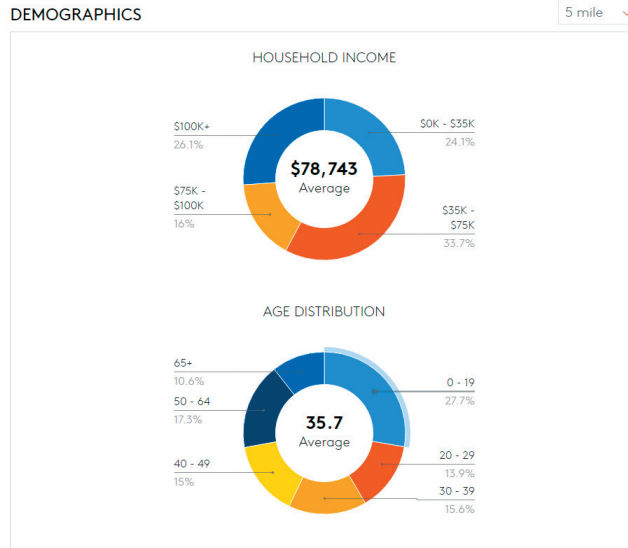
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Demographics



TRADE AREAS 1 mile 3 mile 5 mile 15 min drive ▾

	1 MILE	3 MILE	5 MILE
Total Population	12,743	34,358	43,977
2010 Population	11,249	30,129	37,794
2024 Population	13,962	37,677	48,151
Employees	5,277	12,060	21,225
Total Businesses	594	1,256	1,487
Average Household Income	\$61,016	\$73,072	\$78,743
Median Household Income	\$50,896	\$62,542	\$65,960
Total Consumer Spending	\$110.67M	\$322.36M	\$408.48M
Median Age	33.9	33.8	35.6
Households	4,926	12,948	15,549
Percent College Degree or Above	12%	15%	15%
Average Housing Unit Value	\$159,001	\$178,416	\$216,700

Property Photos

