



FAMILY DOLLAR, H&R BLOCK, SUBWAY
2003-2007 E Main Street
Cumberland, KY 40823 (Knoxville MSA)



JOSIAH BRYNES

President

M +1.719.243.6569

JBrynes@EmbreeGroup.com



EMBREE
CAPITAL MARKETS

DISCLAIMER & CONFIDENTIALITY

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states. The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property. The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time. The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.

Embree affiliates have an ownership interest in the subject property.

Various images from Freepik.com and Icon Images from Flaticon.com



EMBREE
CAPITAL MARKETS

TABLE OF CONTENTS

01	Executive Summary	Property & Lease Details	4
		Area Overview	5
		Company Overview	6
02	Maps & Aerials	Surrounding Aerial	7
		Location	8
		Location Aerial	9
		Local Context	10
03	Analytics	Demographic Analysis	11

EXCLUSIVELY OFFERED BY



JOSIAH BYRNES

President
Embree Capital Markets Group, Inc.
M +1.719.243.6569
KLewis@EmbreeGroup.com

PROPERTY & LEASE DETAILS

	Size (SF)	Pro Rata (SF)	Annual Rent	Rent \$/ SF/Yr	Rental Escalations	Lease Type	Tenant Since	Lease Start Date	Lease End Date	Term Remaining	Options Remaining
FAMILY DOLLAR Family Dollar Stores of Kentucky, LP	11,310	73.8%	\$87,878.76	\$7.77	Option 1-4: \$0.50 PSF	NN*	1982	1/12/2023	1/31/2033	7.5+ Yrs	Four 5-year
H&R BLOCK H&R Block Eastern Enterprise, Inc.	2,025	13.2%	\$12,360	\$6.10	Flat	Modified Gross**	2020	1/21/2020	4/30/2025	2 Mo	None
SUBWAY Subway Realty, LLC	2,000	13.0%	\$11,669	\$5.83	Flat	Modified Gross***	2002	7/1/2002	7/31/2027	2.5+ Yrs	One 5-Year 10% Increase
Total	15,335	100%	\$111,908	\$7.40						3.5 Yrs Avg.	

*Landlord maintains all exterior portions.

**Landlord responsible for maintenance of the property including but not limited to roof, structure, snow & ice removal, HVAC replacement, and taxes.

***Landlord responsible for exterior building maintenance including but not limited to roof, structure, snow & ice removal, HVAC replacement, and taxes



NET OPERATING INCOME
\$109,426



PURCHASE PRICE
\$1,250,583



CAP RATE
8.75%



BUILDING SQ FT
15,535



LOT SIZE
2.34AC

AREA OVERVIEW

CUMBERLAND, KY

Cumberland, Kentucky, nestled in the picturesque Appalachian region, is a small city with a rich history and a vibrant community. With a population of approximately 2,000 residents, it serves as a hub for the surrounding rural areas. The city's location in Harlan County makes it an essential part of the region's cultural and economic landscape. Cumberland is characterized by its tight-knit community, where local events and outdoor activities foster a sense of belonging among residents.

Economically, Cumberland's industry is diverse, with significant contributions from healthcare, retail, and education. The healthcare sector is particularly vital, as it provides employment opportunities and essential services to the community. The presence of local clinics and medical facilities reflects a commitment to improving the health and well-being of residents. Additionally, small businesses in retail and hospitality play a crucial role in the local economy, supported by a growing interest in tourism and outdoor recreation.

Geographically, Cumberland is situated near larger cities such as Middlesboro and Harlan, both within a 30-mile radius. This proximity offers residents access to additional services, employment opportunities, and recreational activities. Moreover, the city's location along major highways enhances its connectivity, making it easier for businesses to reach broader markets. The surrounding natural beauty, including the Daniel Boone National Forest and local lakes, attracts visitors and potential investors looking to capitalize on outdoor tourism.

Cumberland presents an attractive market for business due to its strategic location and supportive community. The city is committed to fostering a business-friendly environment, with local government initiatives aimed at attracting new investments. The affordability of real estate and operational costs compared to larger urban centers makes it an appealing option for entrepreneurs. Additionally, the local workforce is eager and ready to support emerging businesses, further enhancing the city's economic potential.

In conclusion, Cumberland, Kentucky, is a city with a unique blend of community spirit, economic opportunity, and natural beauty. Its diverse economy, proximity to larger cities, and favorable conditions for business development make it an attractive location for both residents and entrepreneurs. As the city continues to grow and evolve, it holds promise for future development and prosperity, contributing to the broader Appalachian region's revitalization.

COMPANY OVERVIEW

01



Headquarters: Charlotte, NC

Employees: 70,000

Fiscal 2023 Net Sales: **\$12 Billion**

Stores: **8,200+**

Family Dollar, a subsidiary of Dollar Tree, operates over 8,000 stores across the United States, focusing on providing affordable everyday essentials to budget-conscious consumers. In fiscal 2023, the company reported net sales of approximately \$12 billion, reflecting its strong market presence. Family Dollar's value lies in its commitment to accessibility, offering a wide range of products—from groceries to household items—at low prices. By catering to communities with limited shopping options, it plays a crucial role in enhancing consumer choice. With around 70,000 employees, Family Dollar fosters local economies while making essential goods accessible to all.



Headquarters: Kansas City, MO

Employees: 80,000+

Fiscal 2023 Net Sales: **\$3.4 Billion**

Stores: **10,000**

H&R Block is a premier tax preparation service that assists millions of clients each year with their tax filings. Founded in 1955, the company operates both physical locations and online platforms, catering to diverse needs from simple returns to complex tax situations. In fiscal 2023, H&R Block reported a net income of approximately \$400 million, underscoring its financial strength in the tax services market. The company provides valuable expertise, helping clients maximize refunds and minimize tax liabilities. With a commitment to customer service and reliable support, H&R Block enhances financial literacy while making the tax process more accessible and efficient.



Headquarters: Mildford, CT

Employees: 400,000

Fiscal 2023 Net Sales: **\$10 Billion**

Stores: **37,000+**

Subway is a leading fast-food franchise specializing in submarine sandwiches and salads, founded in 1965. With over 37,000 locations worldwide, it is one of the largest restaurant chains globally. In 2023, Subway reported an estimated revenue of around \$10 billion, highlighting its significant market presence. The company's value lies in its commitment to fresh ingredients and customizable options, appealing to health-conscious consumers. By focusing on quick, affordable meals, Subway enhances convenience for busy lifestyles. As a franchise model, it empowers entrepreneurs while creating thousands of jobs, contributing to local economies and providing accessible dining choices for a diverse customer base.



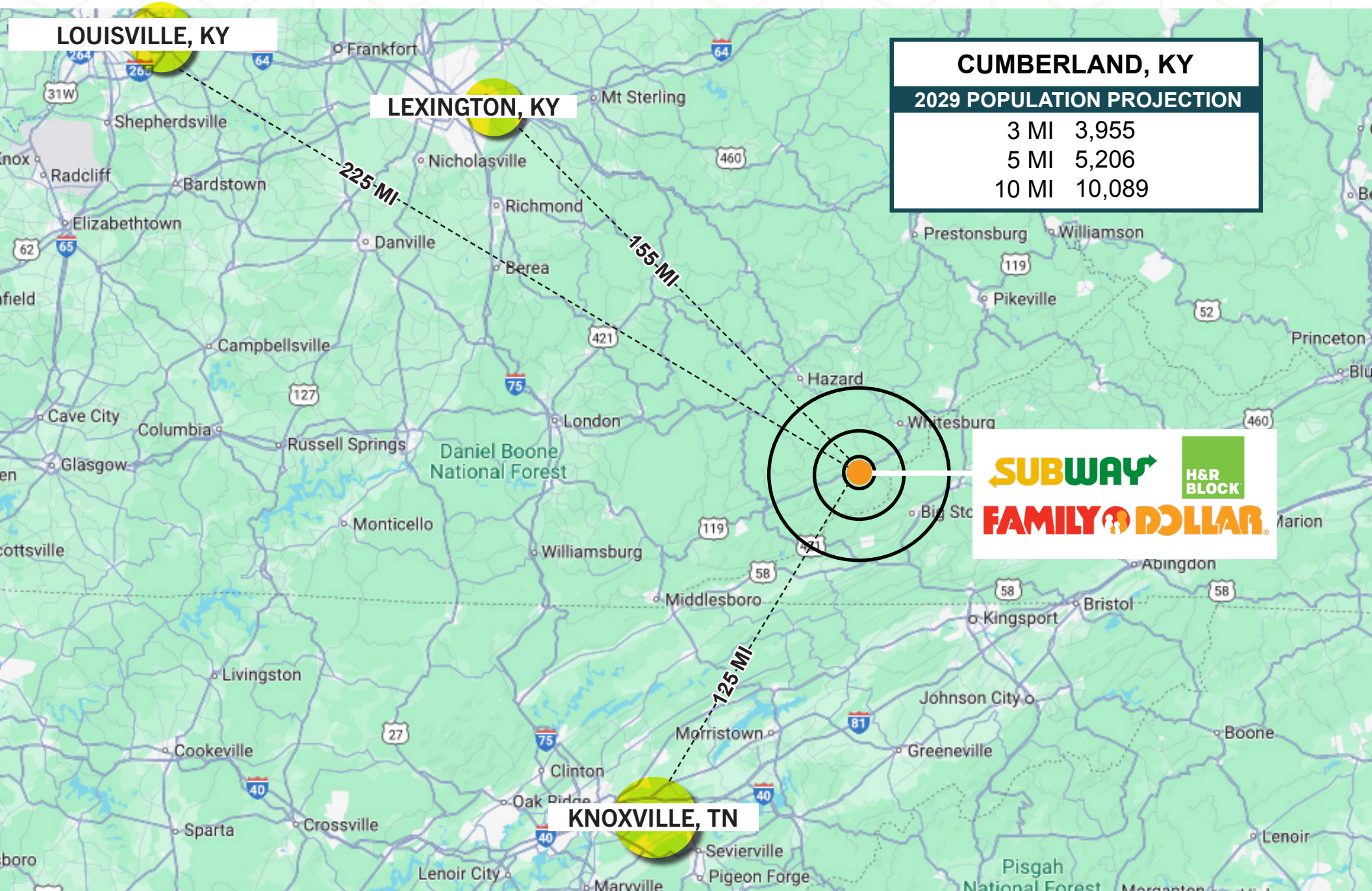


LOCATION AERIAL

02



LOCAL CONTEXT



DEMOGRAPHIC ANALYSIS



POPULATION

	3 MILE	5 MILES	10 MILES
2029 Projection	3,955	5,206	10,089
2024 Estimate	4,033	5,337	10,364



HOUSEHOLDS

2029 Projection	1,726	2,254	4,337
2024 Estimate	1,756	2,305	4,446

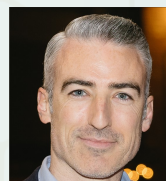


AVG. HOUSEHOLD INCOME

Average Household Income	\$42,837	\$43,014	\$46,812
Less than \$25,000	774	984	1,899
\$25,000 - \$50,000	523	699	1,198
\$50,000 - \$75,000	263	349	654
\$75,000 - \$100,000	58	104	318
\$100,000 - \$125,000	12	13	81
\$125,000 - \$150,000	50	74	114
\$150,000 - \$200,000	70	75	98
More than \$200,000	7	9	84



EMBREE
CAPITAL MARKETS



JOSIAH BYRNES

President

M +1.719.243.6569

JByrnes@EmbreeGroup.com