



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



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**EMBREE**  
CAPITAL MARKETS

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# 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
<b>FAMILY DOLLAR</b> 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
<b>H&amp;R BLOCK</b> 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
<b>SUBWAY</b> 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
<b>Total</b>	<b>15,335</b>	<b>100%</b>	<b>\$111,908</b>	<b>\$7.40</b>						<b>3.5 Yrs Avg.</b>	

\*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

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Headquarters: Charlotte, NC

Employees: 70,000

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

Stores: **8,200+**



Headquarters: Kansas City, MO

Employees: 80,000+

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

Stores: **10,000**



Headquarters: Milford, CT

Employees: 400,000

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

Stores: **37,000+**

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.

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.

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.

## SURROUNDING AERIAL



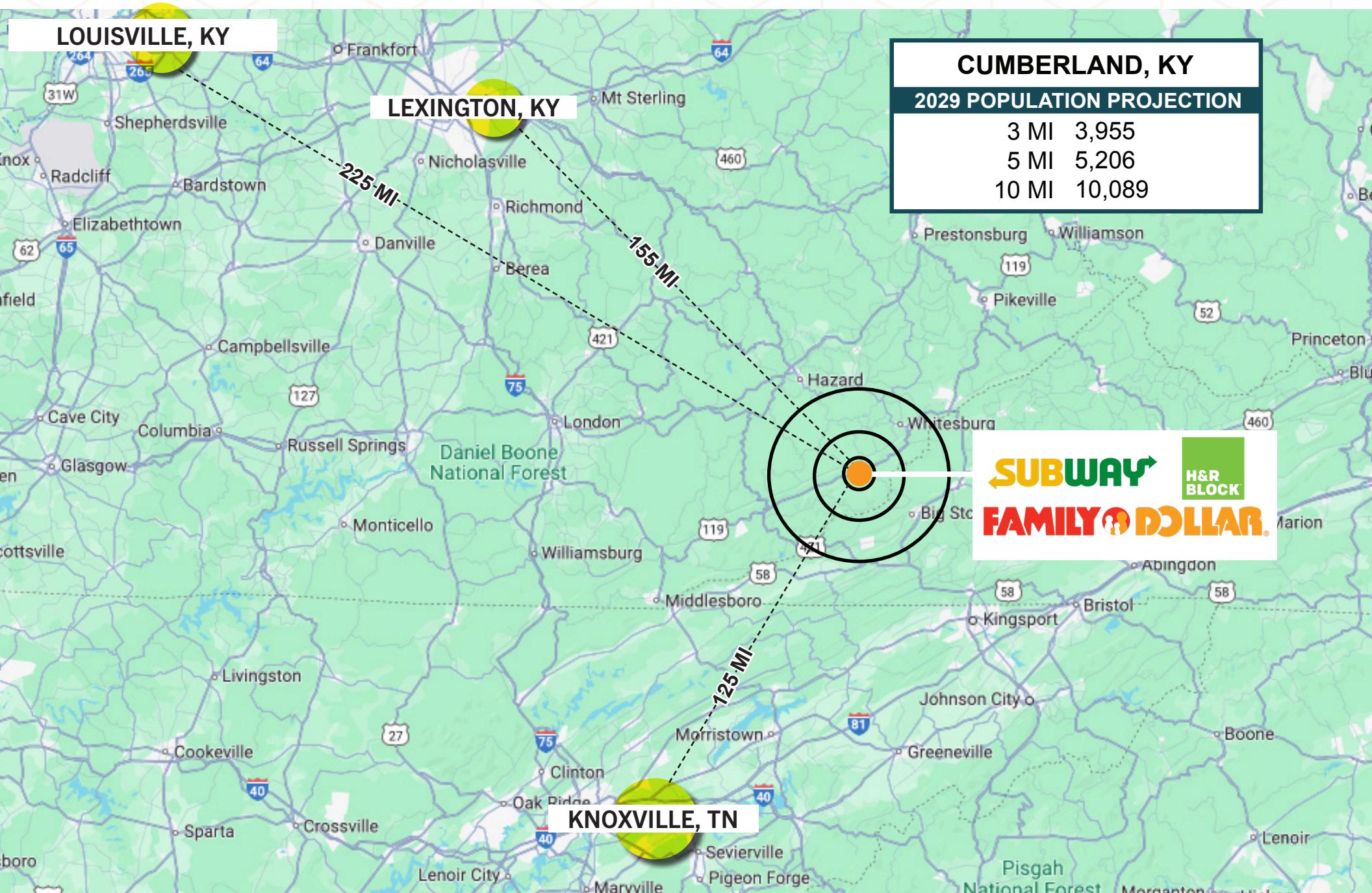
# LOCATION



# LOCATION AERIAL



# LOCAL CONTEXT



# DEMOGRAPHIC ANALYSIS



## POPULATION

2029 Projection

3 MILE

5 MILES

10 MILES

2024 Estimate

3,955

5,206

10,089

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



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