



New 2019 Construction



15-Year Abs. Net Lease



10% Rental Increases

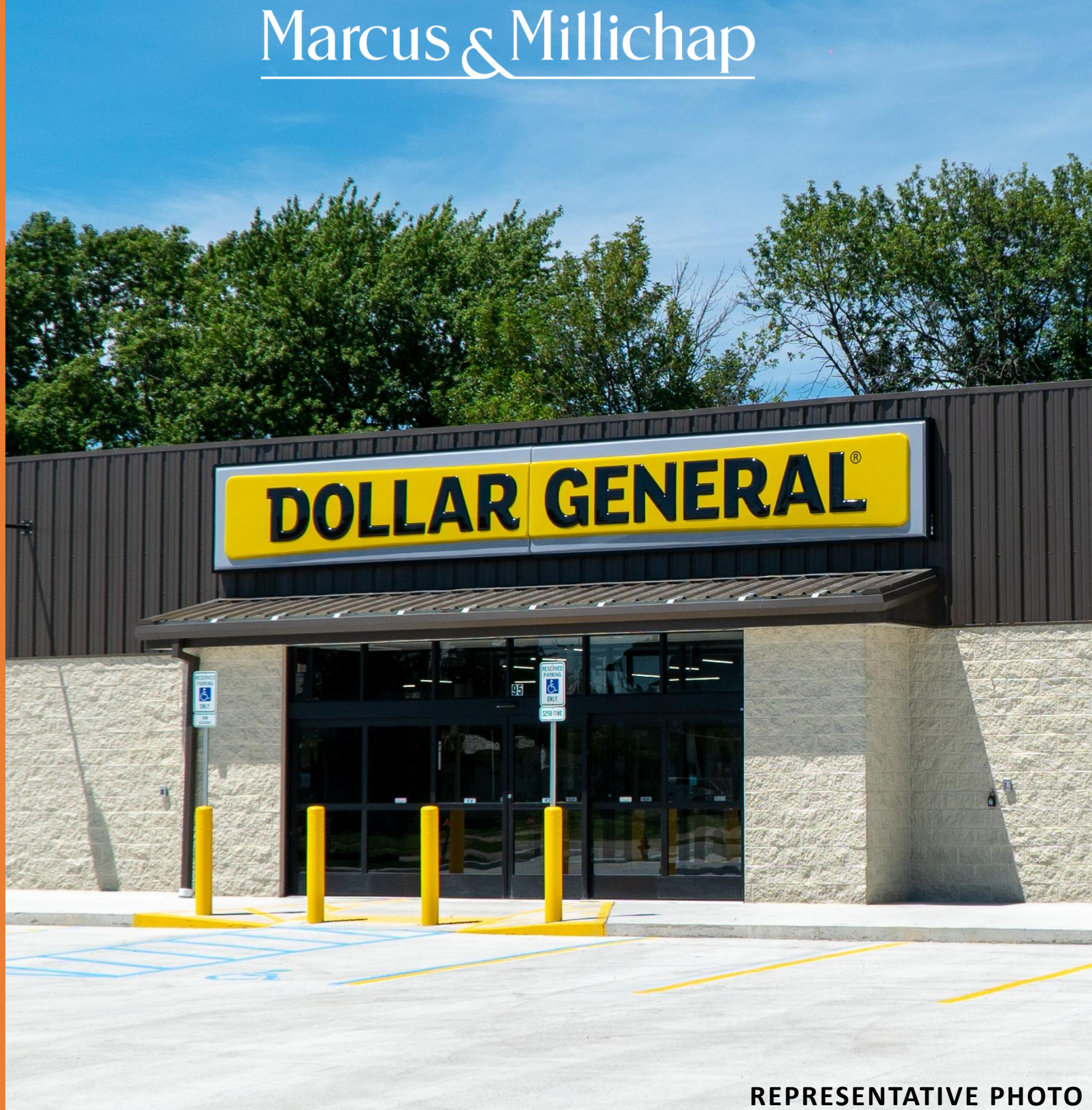


Investment Grade Retail



6450 Wallback Road  
Wallback, WV 25285

Marcus & Millichap



REPRESENTATIVE PHOTO



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the subject property, the future projected financial performance of the property, the size and square footage of the property and 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 the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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Marcus & Millichap

# DOLLAR GENERAL

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**14,500+**  
STORES

**129,000+**  
EMPLOYEES

**2 BILLION**  
TRANSACTIONS

**\$23 BILLION+**  
SALES

2017 ANNUAL REPORT

14,534 STORES



*Billion in Fiscal Year 2017*



### *Billion in Net Worth*

# FORTUNE 500

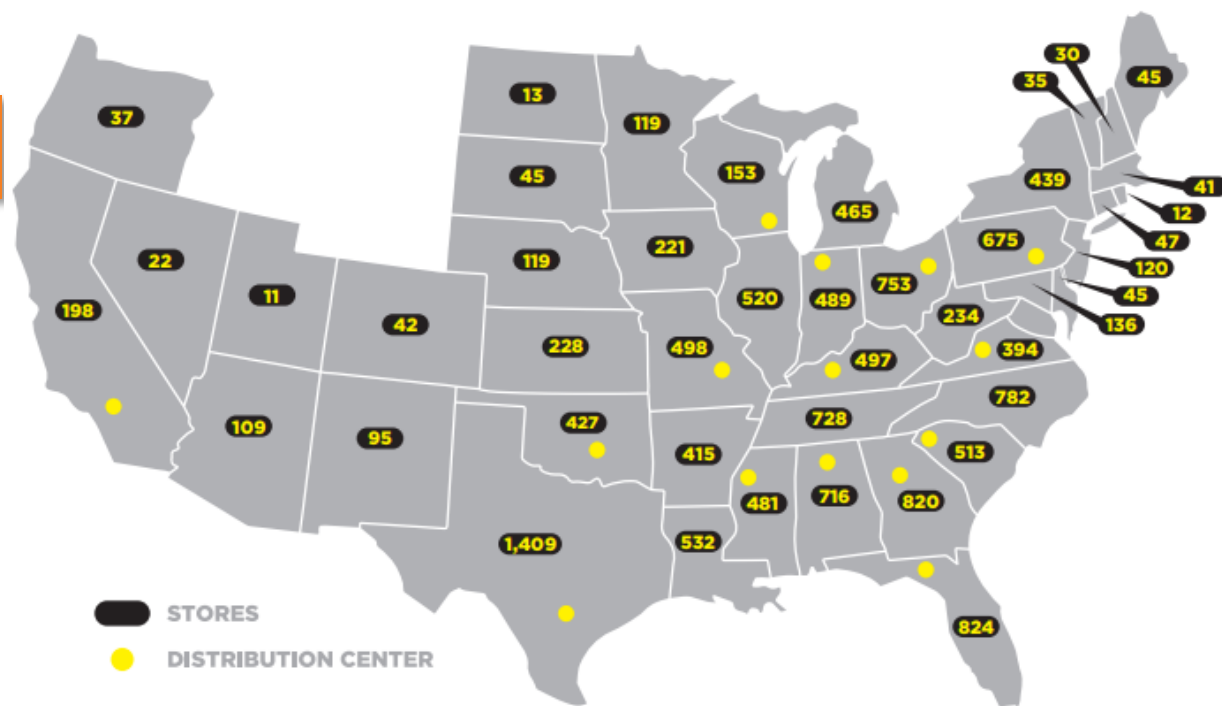
2017

### *Rank on Fortune 500*

STANDARD  
& POOR'S

BBB

**S&P Credit Rating: BBB**



Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 14,534 stores in 44 states as of February 2, 2018. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Learn more about Dollar General [www.dollargeneral.com](http://www.dollargeneral.com)





# DG OVERVIEW

*Dollar General (DG) is the largest discount store retailer in the United States in terms of total sales*

Wall Street Journal

[View Article](#)

WSJ



How DG Became Rural America's Store of Choice

The Guardian

[View Article](#)

The Guardian



Where even Walmart won't go

CNN Money

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CNN Money



Why Dollar General thrives even in a hot economy

Business Insider

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BUSINESS INSIDER



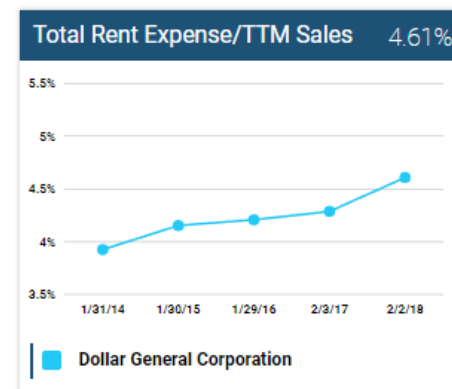
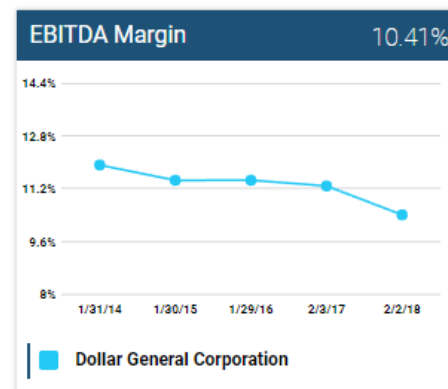
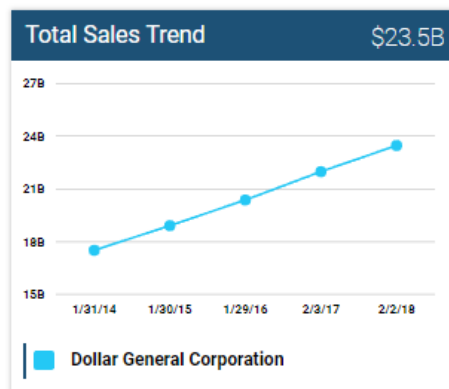
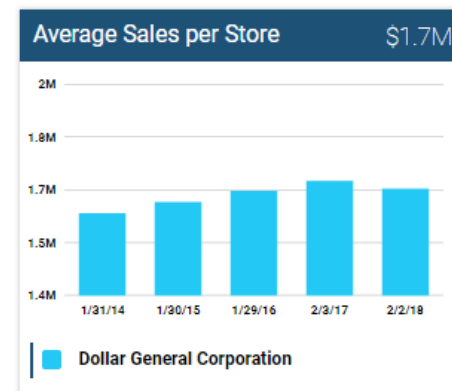
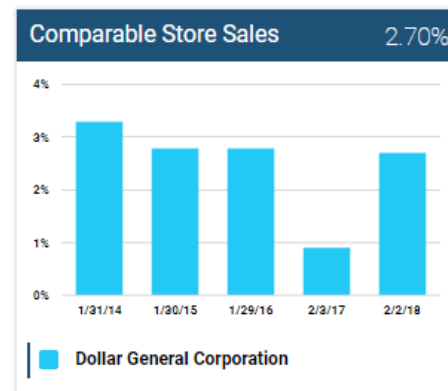
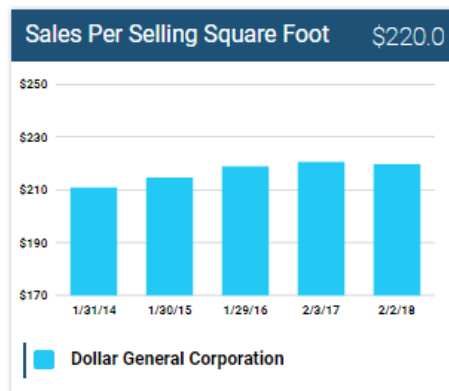
Dollar General is dominating in America. Here's how it keeps its prices so low.

## Dollar General Competitors

	Revenue in Billions	Yrs. In Business	# of Locations	S&P Rating	Average Cap Rate
Dollar General	\$23.50	78	15,000	BBB	6.75%
Walmart	\$486	55	11,700	AA	5.00%
Target	\$69	115	1,800	A	5.00%
McDonald's	\$25	77	36,900	BBB+	4.00%
Starbucks	\$21	46	24,460	A	5.00%
Jack in the Box	\$1.60	66	2,200	BB-	5.50%
Taco Bell	\$6	55	7,000	BBB	5.50%
AutoZone	\$11	38	6,000	BBB	4.00%
Wells Fargo	\$88	165	8,700	A	4.00%
Bank of America	\$90	112	4,600	BBB+	4.00%

## Dollar General Corporation (Parent Company) - Financial Trends

All financial data from the most recent Fiscal Year End (FYE) period.



## REGIONAL AERIAL

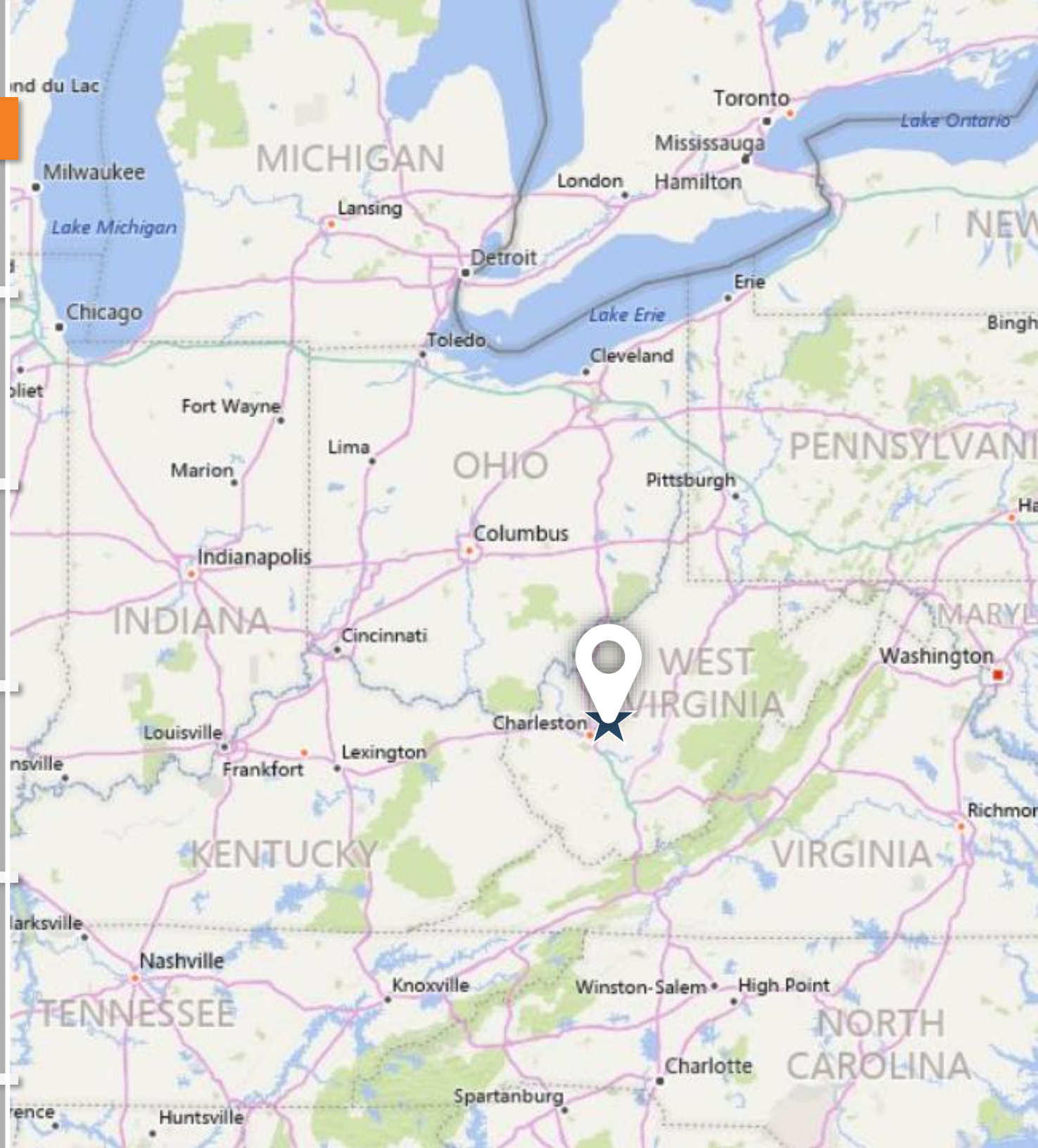
*Wallback is located at the junction of Interstate 79 and West Virginia Route 36, roughly 7.5 miles northwest of Clay.*

### Proximity to Cities:

Charleston, WV	38 Miles
Huntington, WV	89 Miles
Parkersburg, WV	109 Miles
Morgantown, WV	120 Miles

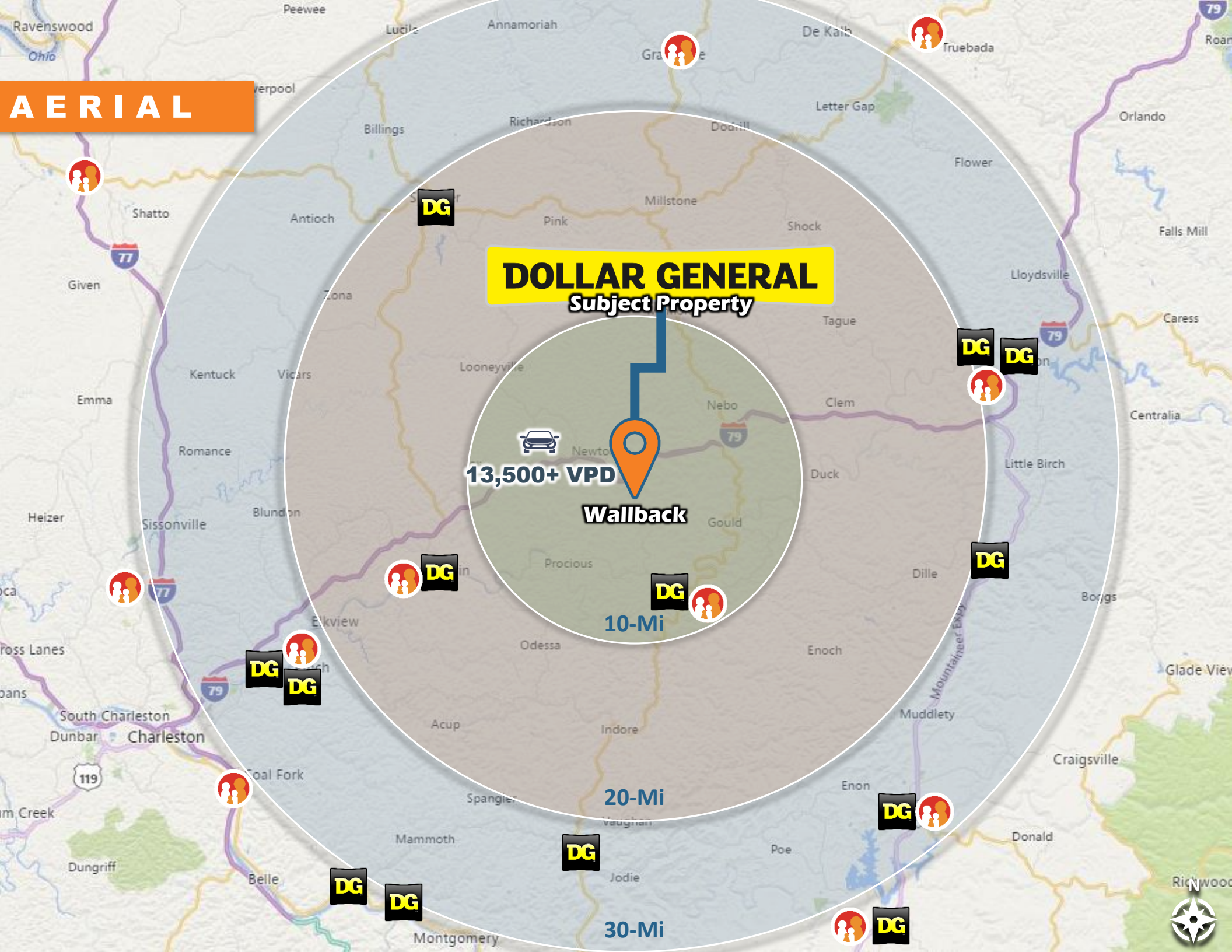


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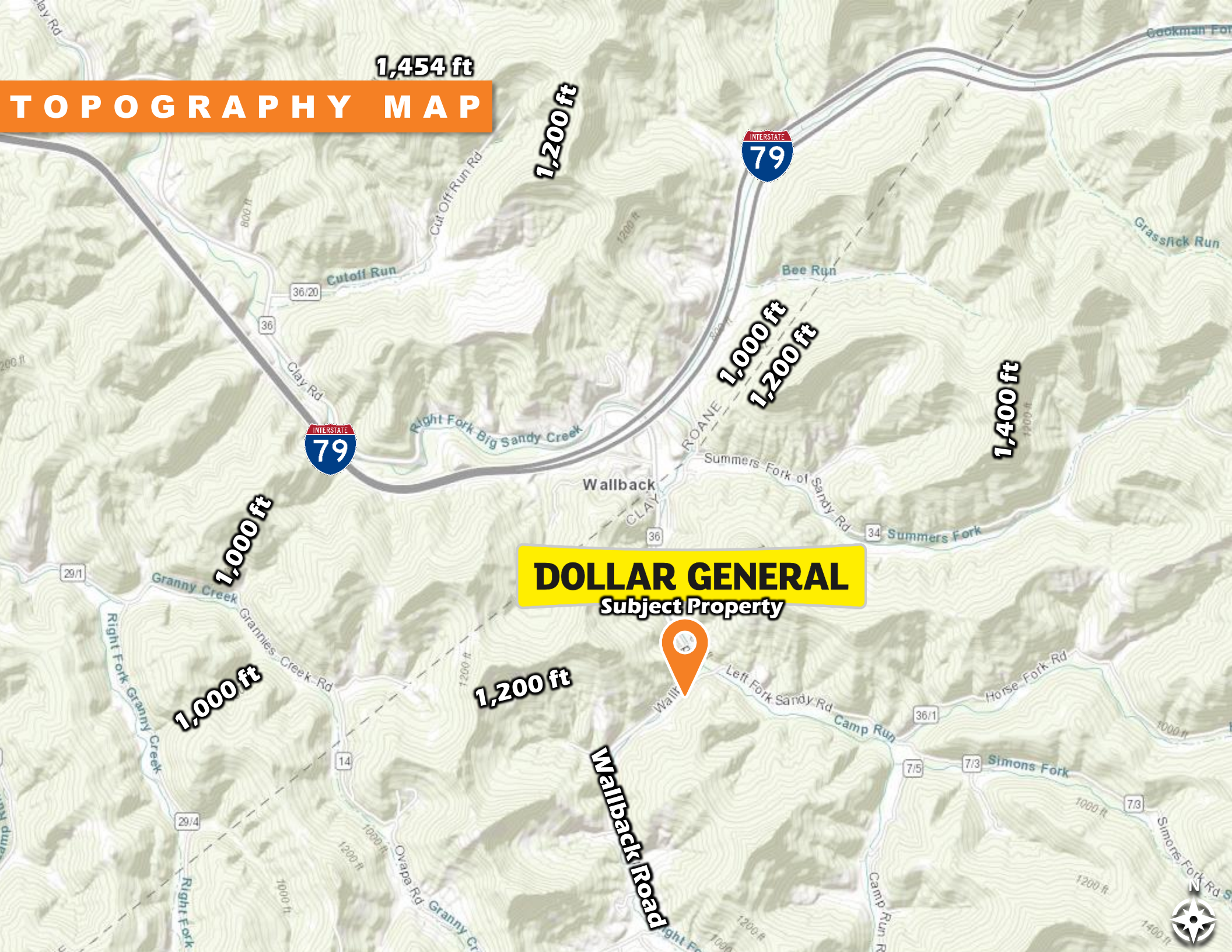


**AERIAL**





# TOPOGRAPHY MAP



1,454 ft

1,200 ft



1,000 ft  
1,200 ft

1,400 ft

**DOLLAR GENERAL**  
Subject Property



1,200 ft

Wallback Road

1,000 ft  
1,000 ft





# SITE INFORMATION

APN:

08-03- 4-0049.0000

Building Size :

9,026 SF

Lot Size:

2.19 Acres

Parking Spaces:

26 Spaces

CLICK HERE TO GO TO LOCATION



6450 Wallback Road  
Wallback, WV 25285

Wallback Road

Right Fork Creek

Proposed Septic Area

DOLLAR GENERAL

Extra Storage



# FINANCIAL SUMMARY

PRICE:

\$1,385,900

CAP RATE:

7.15%

GROSS LEASABLE AREA:

9,026 SF

LOT SIZE:

2.19 Acres

YEAR BUILT:

2019

## PROPERTY

### DESCRIPTION

Property Address	6450 Wallback Road Wallback, WV 25285
Property Name	Dollar General
Building SF	9,026 SF
Year Built	2019
Net Operating Income	\$99,092

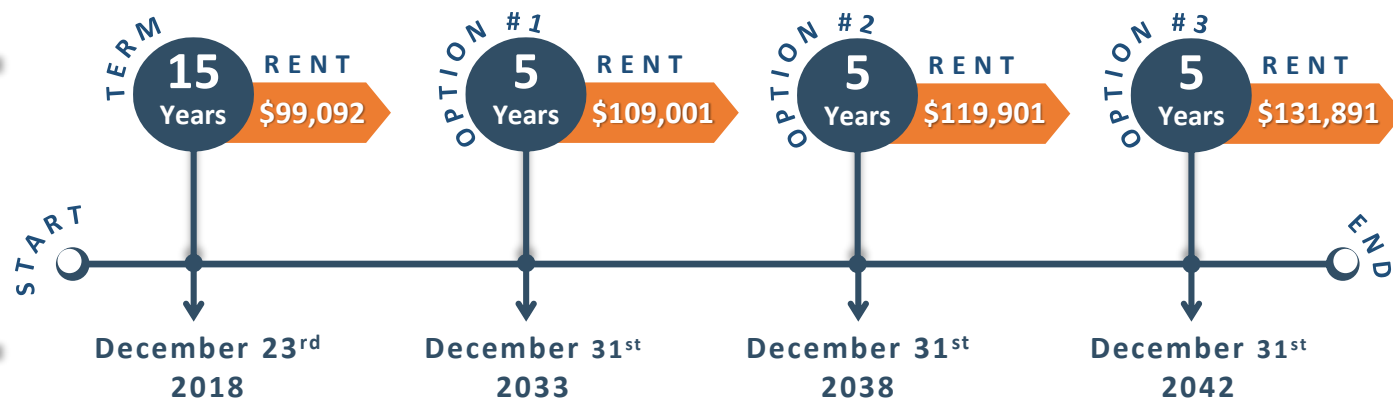
## LEASE

### SUMMARY

Lease Term	Fifteen Years
Lease Type	Absolute-Net (NNN)
Rent Commencement	02/18/2019
Expiration	02/18/2034
Rental Increases	10% During Options
Renewal Options	Three, Five-Year Options
Guarantor	Corporate

## RENT

### SCHEDULE





## OFFERING SUMMARY

### PRICE:

**\$1,385,900**

### CAP RATE:

**7.15%**

### GROSS LEASABLE AREA:

**9,026 SF**

### LOT SIZE:

**2.19 Acres**

### YEAR BUILT:

**2019**

## INVESTMENT

### OVERVIEW

Marcus & Millichap is pleased to present the exclusive listing for a Dollar General located at 6450 Wallback Road in Wallback, West Virginia. The newly built property consists of 9,026 square feet of building space and is situated on approximately 2.19 acres.

The Dollar General is scheduled to open in February 2019 and is subject to a 15-year absolute triple-net (NNN) lease. The initial annual rent is \$99,092 and is scheduled to increase by ten percent in each of the three, five-year renewal options.

## PROPERTY

### HIGHLIGHTS

- Investment Grade Credit (S&P: BBB) | Corporate Guaranteed Lease (NYSE: DG)
- Brand New Construction | Scheduled to Open in February 2019
- Long-Term Fifteen-Year Absolute Triple-Net (NNN) Lease
- Ten Percent Rental Escalations in Each Renewal Option
- Located on Wallback Road and off Interstate 79 with 13,500+ VPD
- Prime Positioning to Serve its Target Market | Limited Competition

## LOCATION

### OVERVIEW

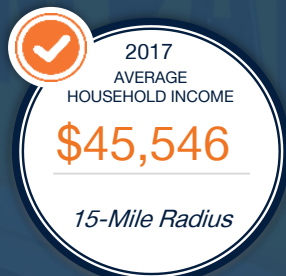
Wallback is located at the junction of Interstate 79 and West Virginia Route 36, roughly 7.5 miles northwest of Clay. Wallback can be reached in 34 minutes from the capital city of west Virginia, Charleston. A small unincorporated community, Wallback benefits from low cost of living and housing, 8% lower than the U.S. national average.



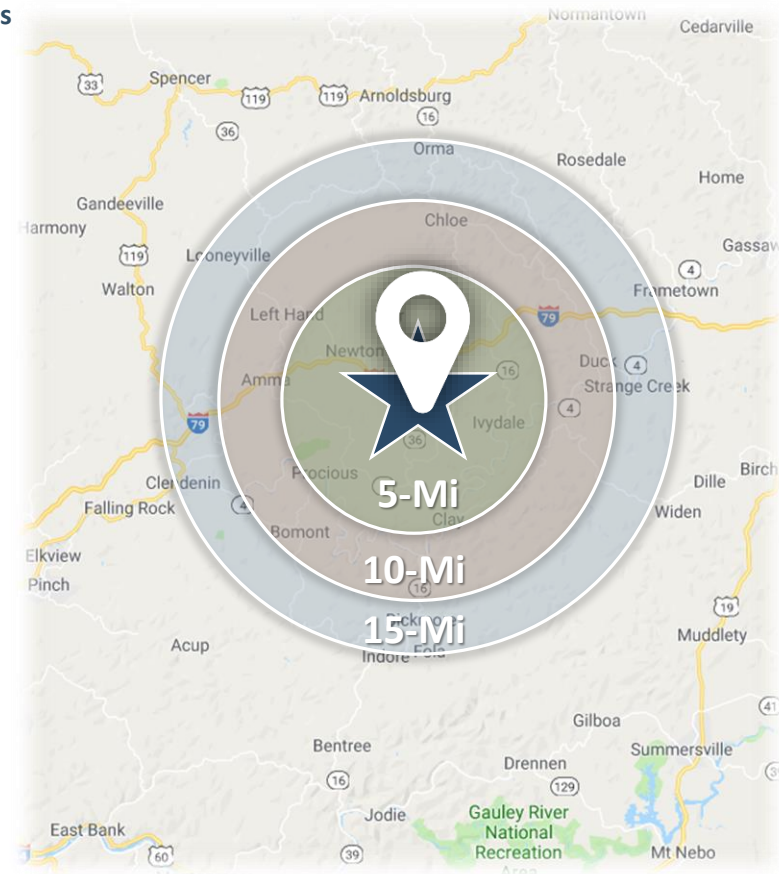
# DEMOGRAPHIC

## SNAPSHOT

### DEMOGRAPHIC SUMMARY



	10 Miles	15 Miles
<b>Population</b>		
2017 Estimate	9,178	19,607
2017 Daytime Population	6,490	13,451
<b>Households</b>		
2017 Estimate	3,712	8,005
<b>Households By Income</b>		
Median Household Income	\$32,962	\$34,289
Average Household Income	\$43,596	\$45,546
<b>Housing</b>		
2017	\$82,732	\$81,689



# DEMOGRAPHIC

## SUMMARY



### Population

In 2017, the population in your selected geography is 19,607. It is estimated that the population in your area will be 19,251 five years from now.



### Employment

In 2017, there are 8,005 employees in your selected area, this is also known as the daytime population. In 2017, unemployment in this area is 11.71%. In 2017, the median time traveled to work was 40.00 minutes.



### Income

In 2017, the average household income in your selected geography is \$45,546. Income per capita is estimated to be \$18,626.



### Households

There are currently 8,005 households in your selected geography. The number of households has changed by -4.73% since 2000. It is estimated that the number of households in your area will be 7,950 five years from now, which represents a change of -0.69% from the current year.





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