

OFFERING MEMORANDUM

DOLLAR GENERAL

SPEEDWELL, VIRGINIA



Financial Overview

Price	\$1,361,000
Cap Rate	6.80%
Gross Leasable Area	7,489 SF
Year Built	2019
Lot Size	2.40 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. 10/13/2019
Increases	10% at Each Option
Options	Five, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-15	\$92,532	\$7,711
Option 1	\$101,784	\$8,482
Option 2	\$111,960	\$9,330
Option 3	\$123,156	\$10,263
Option 4	\$135,468	\$11,289
Option 5	\$149,016	\$12,418



ADDRESS

6793 Grayson Turnpike
Speedwell, VA 24374



PRICE

\$1,361,000



CAP RATE

6.80%



NOI

\$92,532

Investment Highlights

- 15-Year Absolute NNN Lease
- Investment Grade Credit, Rated BBB by S&P
- 10% Increases Beginning in Each Option Period
- Brand New 2019 Construction
- Serving Over 29,000 Residents in Wythe County
- Hard Corner Location at Intersection of two Major Highways
- Nearest Family Dollar and Dollar General is Over 8 Miles Away
- Underserved Retail Market with Limited Competition
- Just South of George Washington and Jefferson National Forest with 3 Million Visitors Annually
- Heart of the Appalachian Region, Tourism is the Fastest Growing Industry in Virginia
- Wythe County is Home to Pepsi's \$65 Million Bottling Facility and Several Other National Manufacturing Facilities
- Close Proximity to Wythe Raceway with Hundreds of Races Annually
- Directly Across from Speedwell Elementary School with 142 Students

Demographics

POPULATION	3-MILES	5-MILES	7-MILES
2010 Population	862	2,235	4,734
2018 Population	850	2,205	4,686
2023 Population	904	2,339	4,866
HOUSEHOLDS			
2010 Households	373	958	2,040
2018 Households	364	936	2,002
2023 Households	389	1,000	2,090
INCOME			
2018 Average Household Income	\$51,845	\$51,344	\$52,287
EMPLOYEES			
2018 Number of Employees In Area	73	202	755



2,205

Population within
a 5-Mile Radius



\$51,344

Average Household Income
within a 5-Mile Radius



202

Number of Employees
within a 5-Mile Radius

A photograph of a Dollar General store exterior. The store has a blue facade with yellow accents. A large yellow sign with the Dollar General logo is visible above the entrance. The parking lot is paved and has yellow bollards. The sky is blue with some clouds.

**DOLLAR
GENERAL®**

OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

WEBSITE:

www.dollargeneral.com

Tenant Overview

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 14,534 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



15,000
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion

SALES VOLUME

STOCK SYMBOL

**NYSE:
DG**

BBB

STANDARD & POOR'S
CREDIT RATING



FOUNDED
1939

COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER

2017
#128
FORTUNE 500



Site Plan

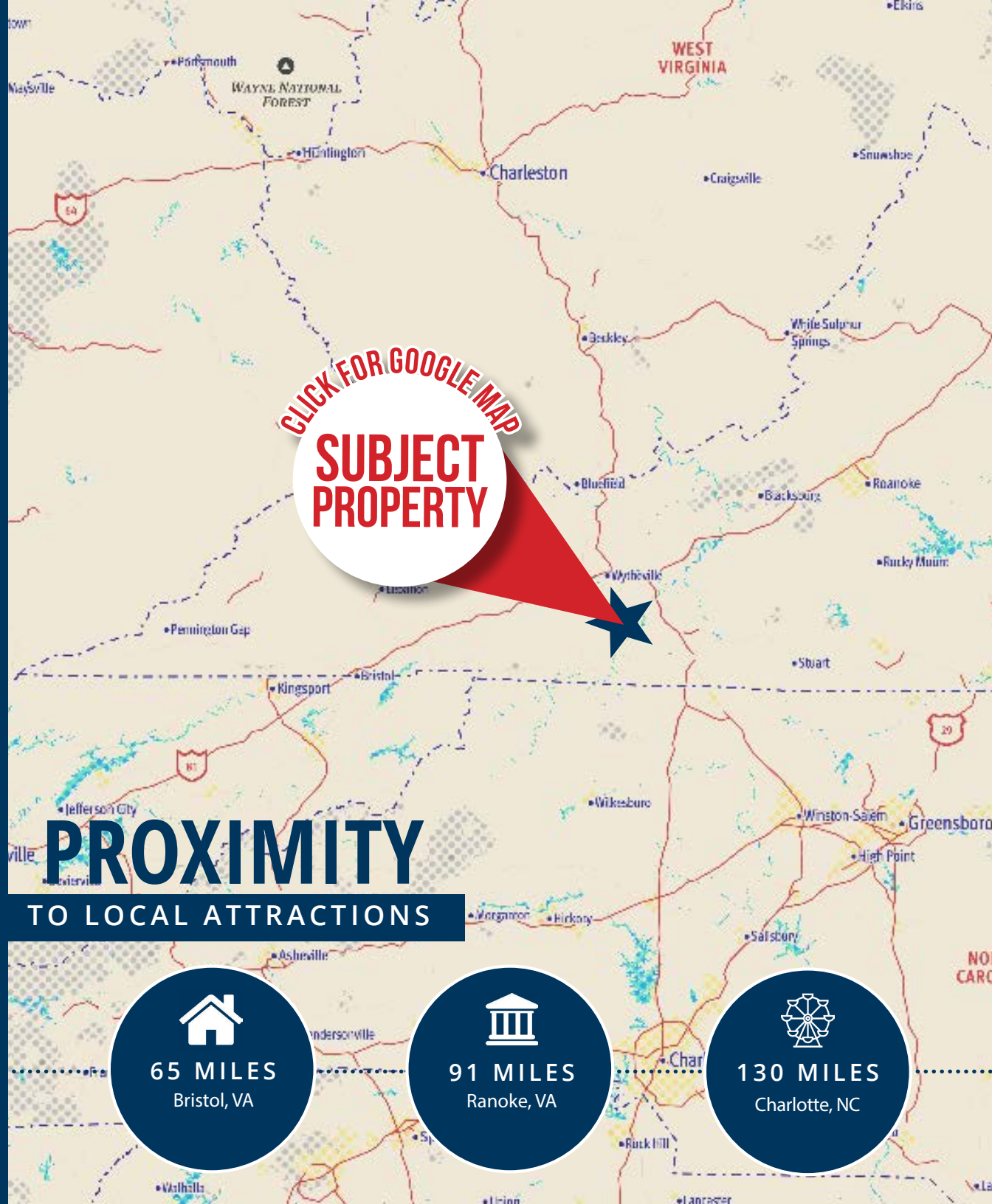


Speedwell, VA

Speedwell is an unincorporated community in Wythe County, Virginia, United States. Speedwell is famous for 'Cave Hill' a Cave in the side of the mountain and is thick in history.

Wayne County is the westernmost county in the U.S. state of West Virginia. Wayne County is 517 square miles bound to the north by Cabell County the east by Lincoln County to the south Mingo County and the west by the Tug and Big Sandy Rivers.

The largest companies operating in the county include Ashland Chemical Co., Sunoco Chemical, Hamer Lumber, Rockspring Development, Pen Coal Company, and Kanawha River Terminal. Wayne County has a variety of recreational areas, including Beech Fork State Park and Beech Fork Lake, East Lynn Lake, and Cabwaylingo State Forest. It also is home of Camden Park near Huntington, which is West Virginia's most visited amusement park.



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RETAIL GROUP

DOLLAR GENERAL

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SPEEDWELL, VIRGINIA

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