



# DOLLAR GENERAL

RINGGOLD (DANVILLE SUBURB), VIRGINIA

OFFERING MEMORANDUM



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## EXCLUSIVELY LISTED BY

### + PHIL SAMBAZIS

Executive Managing Director  
SAN DIEGO  
Tel: (858) 373-3174  
phil.sambazis@marcusmillichap.com  
License: CA 01474991

### + BRYN MERREY

Broker of Record  
Marcus & Millichap Real Estate Investment  
Services of North Carolina, Inc  
License: 0225215804  
202-536-3700

**DOLLAR  
GENERAL®**

**ADDRESS**

Inca Lane & Milton Hwy  
Ringgold, VA 24586

**PRICE**

\$1,373,000

**CAP RATE**

6.75%

**NOI**

\$92,652

# FINANCIAL OVERVIEW

PRICE	\$1,373,000
CAP RATE	6.75%
GROSS LEASABLE AREA	9,100 SF
YEAR BUILT	2020
LOT SIZE	3.171 +/- Acres

## Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. February 2020
INCREASES	10% at Each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

## Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$92,652	\$7,721
Option 1	\$101,916	\$8,493
Option 2	\$112,104	\$9,342
Option 3	\$123,324	\$10,277
Option 4	\$135,648	\$11,304
Option 5	\$149,220	\$12,435



# INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease
- Investment Grade Credit Tenant, Rated BBB by S&P
- 10% Increases Every 5 Years Beginning in Each Option Period
- Brand New 2020 Construction
- Serving Over 61,000 Residents in Pittsylvania County
- Excellent Visibility to 20,666 Cars/Day Along Major East/West Artery, Busy Four-Way Intersection
- Competition Void, Nearest Dollar Store is Over 6 Miles Away
- Underserved Retail Trade Area, High Needs for Goods and Services
- Close Proximity to the Virginia International Raceway, Over 300,000 Visitors Annually and a \$237 Million Economic Impact Each Year
- Minutes to Approximately 8,000 Students Attending Danville Community College, Averett University, and American National University
- East of Danville Braves Baseball Park (Farm Team of the Atlanta Braves), Annual Attendance of 34,766
- Surrounded by State Forests and Parks that Attract Several Hundred Thousand Visitors Annually
- Heart of Appalachian Region, Tourism is the Fastest Growing Industry in Southern Virginia with an Annual Growth Rate of 17%
- 71 Miles to Lynchburg and 75 Miles to Roanoke
- Located at the Virginia/North Carolina Border, 1 Hour and 15 Minutes from Piedmont-Triad and Raleigh-Durham International Airports





**DOLLAR  
GENERAL**

CLICK FOR  
WEBSITE

## TENANT OVERVIEW

OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

GUARANTOR:

DOLLAR GENERAL

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 Procter & 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.



HEADQUARTERED IN  
GOODLETTSVILLE  
TENNESSEE



**15,000**  
LOCATIONS



PUBLICLY TRADED  
COMPANY  
NYSE:  
**DG**



**BBB**  
S&P CREDIT  
RATING



**\$23.47**  
BILLION  
SALES VOLUME



FOUNDED IN  
**1939**



COUNTRY'S  
**LARGEST**  
SMALLBOX  
DISCOUNT RETAILER



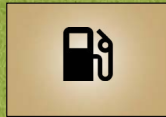
2017  
**#128**  
FORTUNE 500

DOLLAR GENERAL®



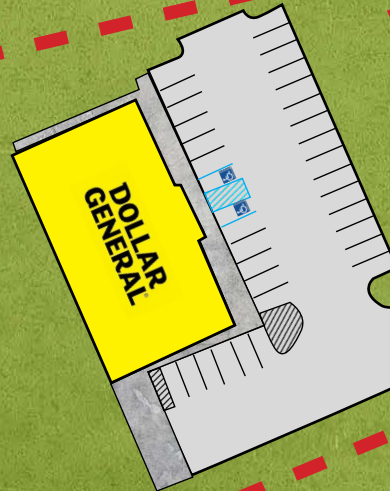


20,666 CPD



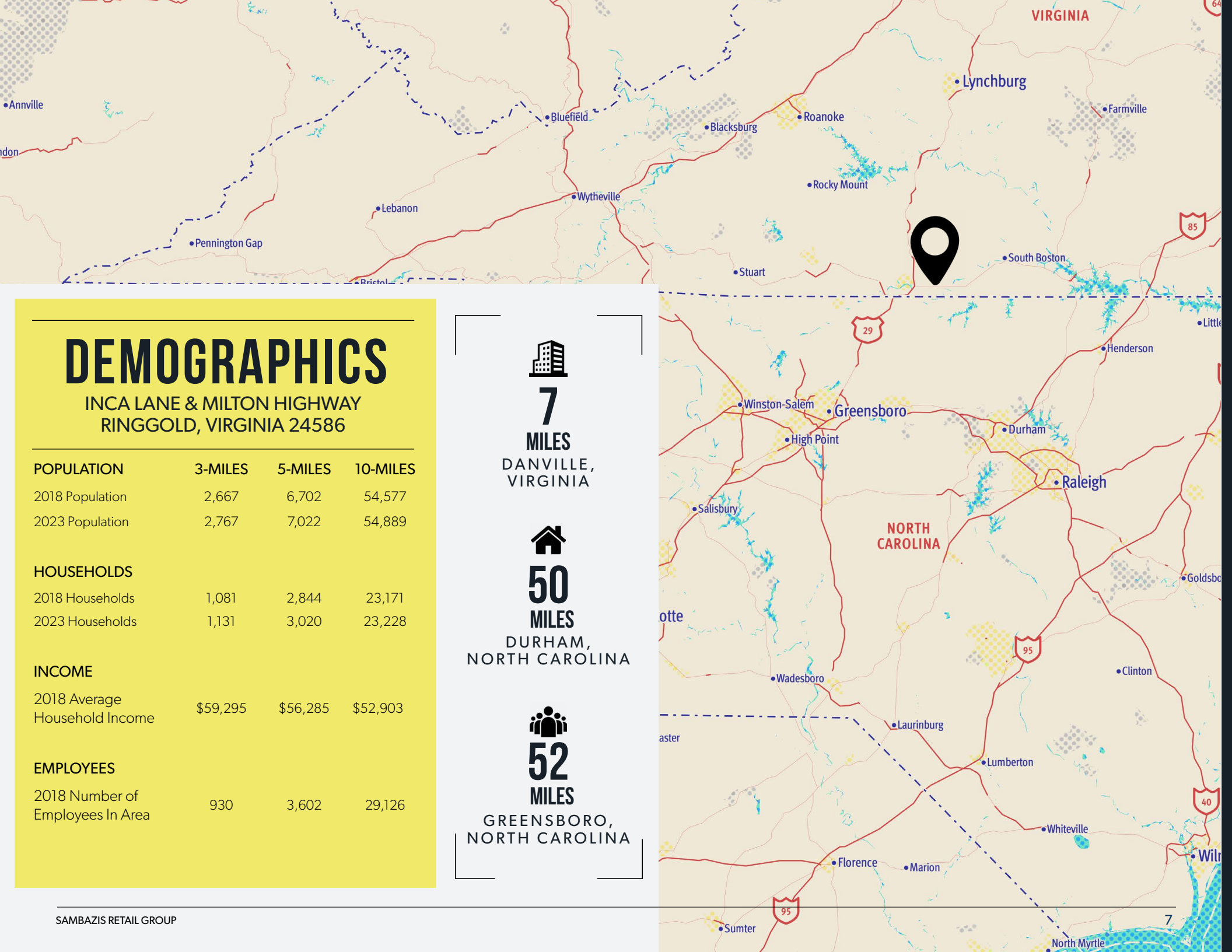
INCA LANE

MILTON HWY



DOLLAR  
GENERAL





# DEMOGRAPHICS

INCA LANE & MILTON HIGHWAY  
RINGGOLD, VIRGINIA 24586

POPULATION	3-MILES	5-MILES	10-MILES
2018 Population	2,667	6,702	54,577
2023 Population	2,767	7,022	54,889

HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2018 Households	1,081	2,844	23,171
2023 Households	1,131	3,020	23,228

INCOME	3-MILES	5-MILES	10-MILES
2018 Average Household Income	\$59,295	\$56,285	\$52,903

EMPLOYEES	3-MILES	5-MILES	10-MILES
2018 Number of Employees In Area	930	3,602	29,126



**7**  
**MILES**  
DANVILLE,  
VIRGINIA



**50**  
**MILES**  
DURHAM,  
NORTH CAROLINA



**52**  
**MILES**  
GREENSBORO,  
NORTH CAROLINA

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O F F E R I N G M E M O R A N D U M

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