



# DOLLAR GENERAL

CEDAR BLUFF, VIRGINIA

OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY

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**DOLLAR  
GENERAL®**

## ADDRESS

Highway 19 & Paige Dr.  
Cedar Bluff, VA 24609

## PRICE

\$1,428,000

## CAP RATE

6.80%

## NOI

\$97,136

# FINANCIAL OVERVIEW

PRICE	\$1,428,000
CAP RATE	6.80%
GROSS LEASABLE AREA	9,002 SF
YEAR BUILT	2020
LOT SIZE	0.997 +/- Acres

## Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. June 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 5	\$97,136	\$8,095
Option 1	\$106,850	\$8,904
Option 2	\$117,534	\$9,795
Option 3	\$129,288	\$10,774
Option 4	\$142,217	\$11,851
Option 5	\$156,438	\$13,037

# 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 43,000 Residents in Tazewell County
- Average Household Income Exceeds \$63,000 in a 3 and 5 Mile Radius
- Located Along Major Thoroughfare and Directly Off SR 19
- Underserved Retail Trade Area, High Need for Goods and Services
- 2.5 Miles to Southwest Virginia Community College with Over 2,300 Students
- North of Mount Rogers with Approximately 5 Million Visitors Annually
- Close Proximity to Cherokee National Forest with Millions of Visitors Annually
- Situated in the Appalachian Valley and the Heart of the Appalachian Region
- Tourism is the Fastest Growing Industry in Southwest Virginia with an Annual Growth Rate of 17%





**DOLLAR  
GENERAL**

CLICK FOR  
WEBSITE

## TENANT OVERVIEW

OWNERSHIP:  
TENANT:  
GUARANTOR:

PUBLIC  
CORPORATE  
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 Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 15,000 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

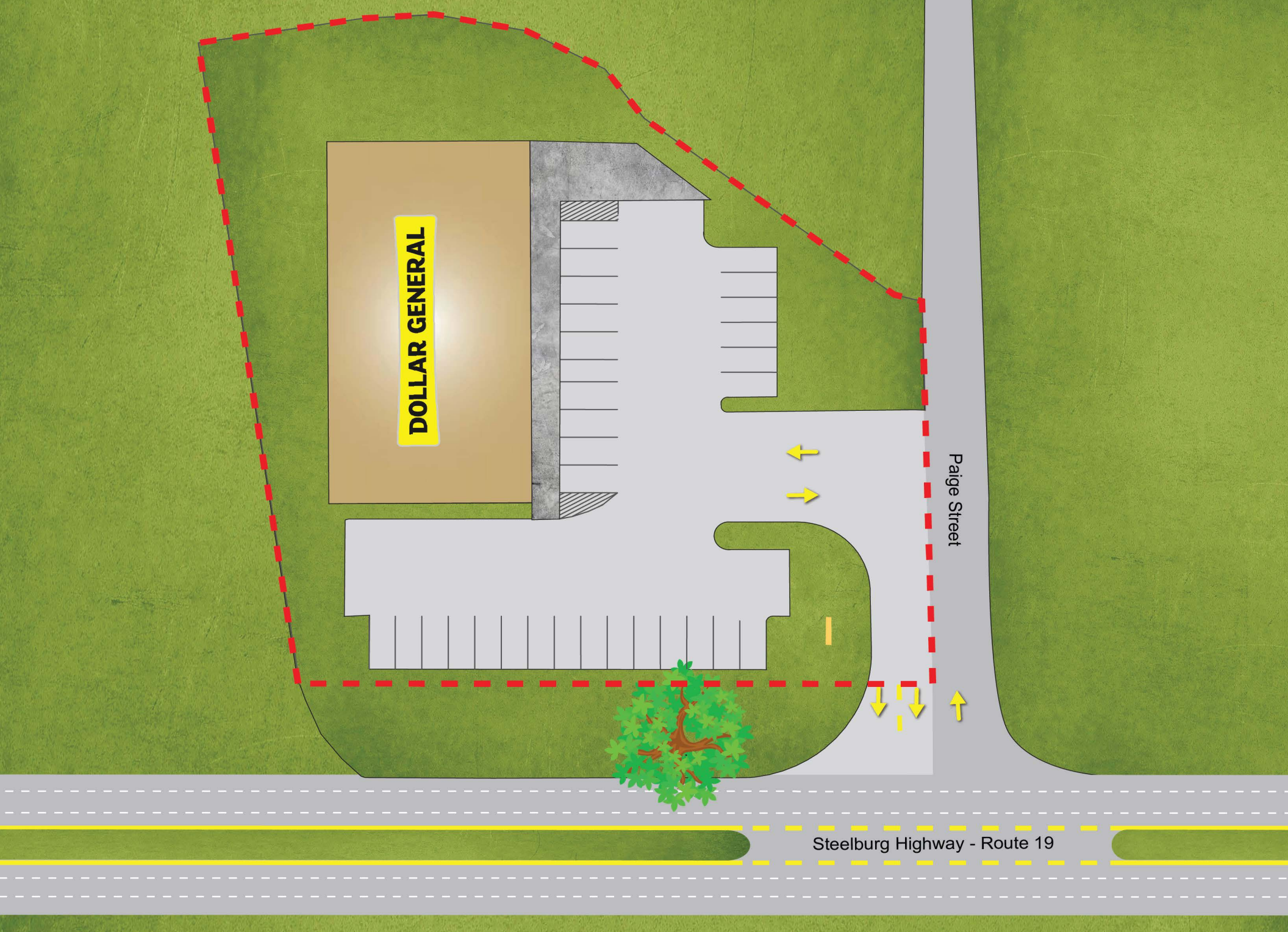


COUNTRY'S  
LARGEST  
SMALLBOX  
DISCOUNT  
RETAILER



FOUNDED IN  
**1939**









# DEMOGRAPHICS

HIGHWAY 19 & PAIGE DR., CEDAR BLUFF, VA

POPULATION	3-MILES	5-MILES	7-MILES
2019 Population	3,221	14,796	17,875
2024 Population	3,121	15,039	18,132

HOUSEHOLDS	3-MILES	5-MILES	7-MILES
2019 Households	1,282	6,209	7,468
2024 Households	1,250	6,360	7,637

INCOME	3-MILES	5-MILES	7-MILES
2019 Average Household Income	\$59,107	\$56,858	\$55,172

EMPLOYEES	3-MILES	5-MILES	7-MILES
2019 Number of Employees In Area	2,297	5,570	6,295



3

MILES  
SOUTHWEST  
VIRGINIA COMMUNITY  
COLLEGE



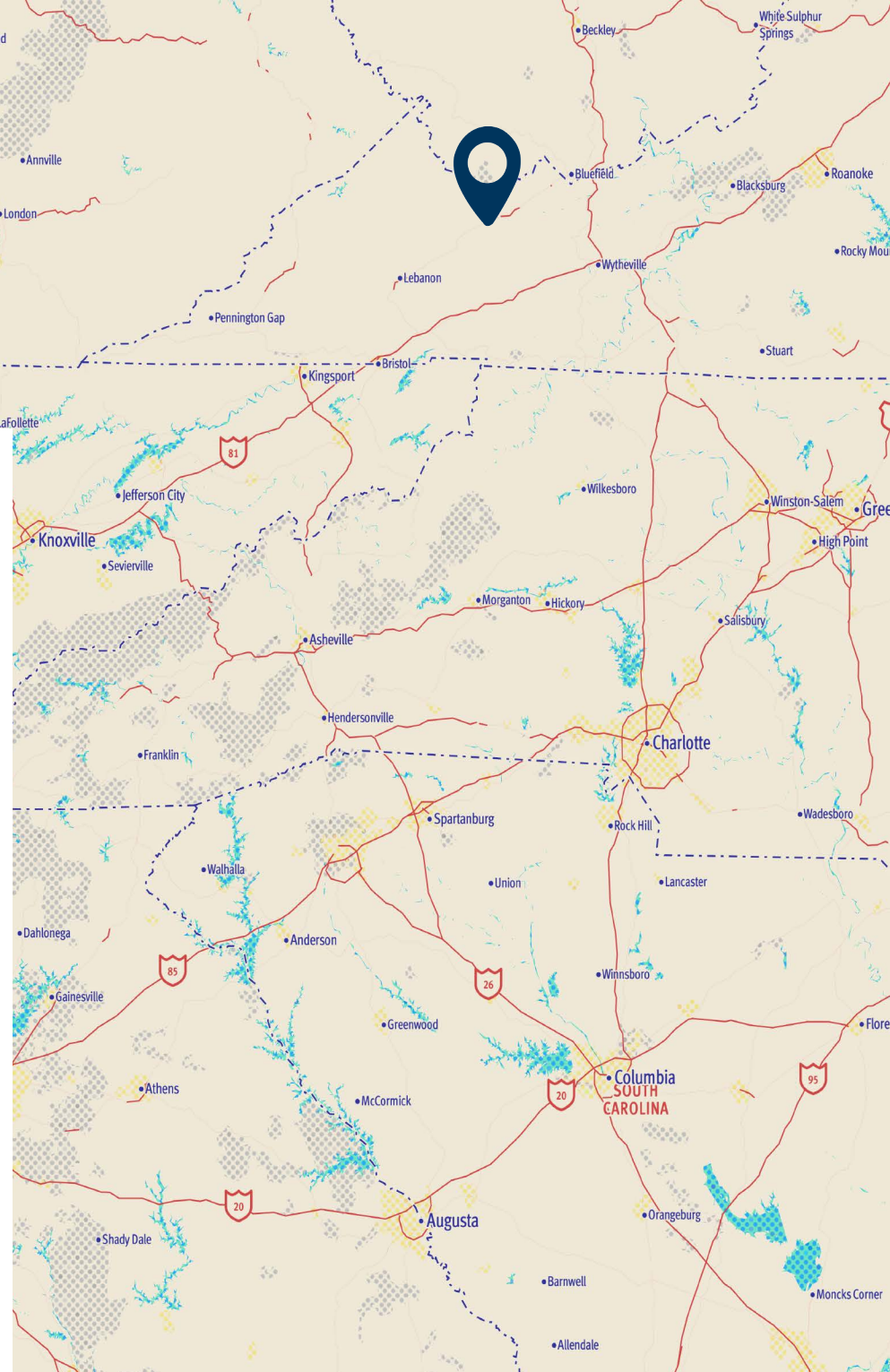
65

MILES  
KINGSPORT, TN



150

MILES  
ROANOKE, VA



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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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