

## OFFERING MEMORANDUM



## Dollar General in War, WV

ROUTE 16, PO BOX 104, WAR, WV 24892

ESTB. 2010

**InCommercial**  
Property Group



CHICAGO, IL

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# Property Description

## INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a Dollar General property located in War, West Virginia. The 10,216 SF subject property is being offered at \$1,063,245 at a 7.15% cap rate. Dollar General's current lease runs through Oct. 31, 2029, followed by three 5-year option periods. The property sits along Route 16, the area's main thoroughfare and primary shopping area. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

### INVESTMENT HIGHLIGHTS

- 10,216 SF building
- Dollar General expanded the store by 2,216 SF in 2019
- Early extended the lease term
- Lease expiration date 10/31/2029
- Three 5-year options
- Credit rated tenant

**\$1,063,245**

PRICE

**\$76,022**

NOI

**7.15%**

CAP RATE





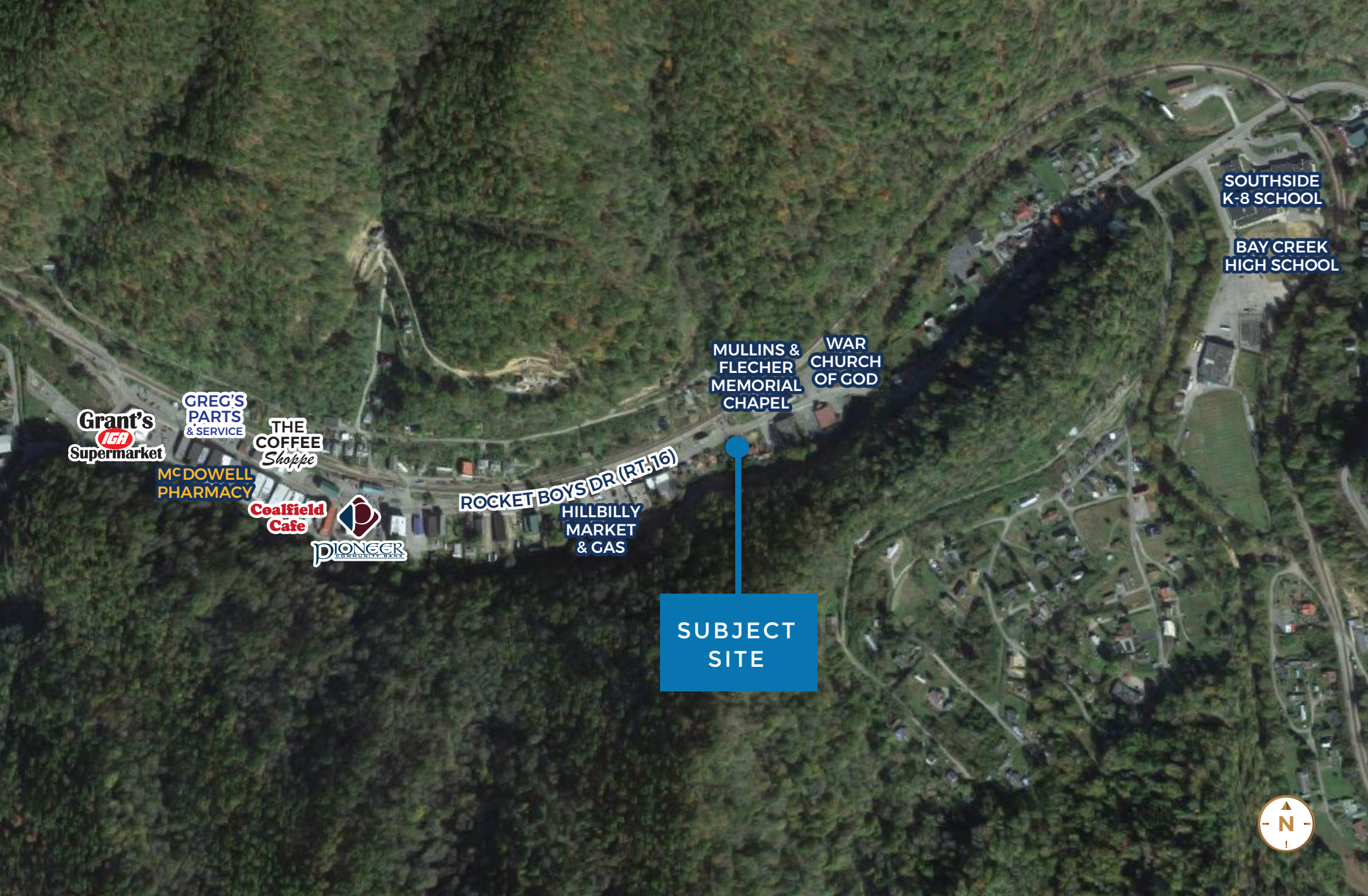
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# Tenant Overview

## DOLLAR GENERAL

### DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





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