

OFFERING MEMORANDUM



Dollar General in Wayne, WV

90 MCGINNIS DRIVE, WAYNE, WV 25570

ESTB. 2010

InCommercial
Property Group



CHICAGO, IL

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Exclusively Listed By

SAM DERSE

Executive Vice President
(312) 506-4176
sam@in-commercial.com

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a Dollar General property located in Wayne, West Virginia. The 9,100 SF subject property is being offered for \$919,434 at a 7.25% cap rate. Dollar General's current lease runs through Feb. 28, 2027, followed by two 5-year option periods. The build-to-suit property was constructed in 2004 and sits in the area's 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

- 9,100 SF building
- New construction in 2004
- Early extended the lease term
- Lease expiration date 2/28/2027
- Two 5-year options
- Credit rated tenant

\$919,434

PRICE

\$66,659

NOI

7.25%

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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