



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - 11+ YEARS - CONCRETE PARKING LOT

2745 VETERANS BLVD, NEW MANCHESTER, WV 26056

\$1,336,900

7.0% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

NEW MANCHESTER, WV

\$1,336,900 | 7.0% CAP

- 2017 Build Dollar General With 11+ Years Remaining on Current Term
- Absolute NNN Lease - Zero Landlord Responsibilities are Required
- Healthy 5 Mile Population of 12,170+ Residents
- Located on Main Thoroughfare of New Manchester's Downtown - Veterans Blvd (3,100+ VPD)
- Corporate Guarantee From Investment Grade Tenant Dollar General Corporation (NYSE: DG)
- According to Wells Fargo, Dollar General is Best-Positioned for COVID-19 Economic Fallout

EXCLUSIVELY MARKETED BY:

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CHANCE HALES

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CODY CRIST

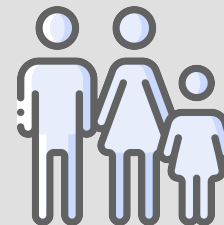
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$93,583
Rent Per SF:	\$10.37
Rent Commencement Date:	3/22/2017
Lease Expiration Date:	3/31/2032
Lease Term Remaining:	11+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In the first quarter of 2020, Dollar General's Net Sales Increased 27.6% and its Operating Profit Increased 69.2%



Dollar General, Considered an Essential Business, is located within 5 Minutes of 75% of the US Population



Dollar General Ranks #119 on the Fortune 500 List and is a Recession Proof Tenant With 16,000+ Stores

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.05 AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$148.12

LEASE ABSTRACT

2745 VETERANS BLVD | NEW MANCHESTER, WV

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	Current thru 3/31/2032	\$93,583	\$10.37	7.00%
Five (5), 5 - Year Options 10% Increase	4/1/2032-3/31/2037	\$102,941	\$11.40	7.70%
	4/1/2037-3/31/2042	\$113,235	\$12.55	8.47%
	4/1/2042-3/31/2047	\$124,559	\$13.80	9.32%
	4/1/2047-3/31/2052	\$137,015	\$15.18	10.25%
	4/1/2052-3/31/2057	\$150,716	\$16.70	11.27%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

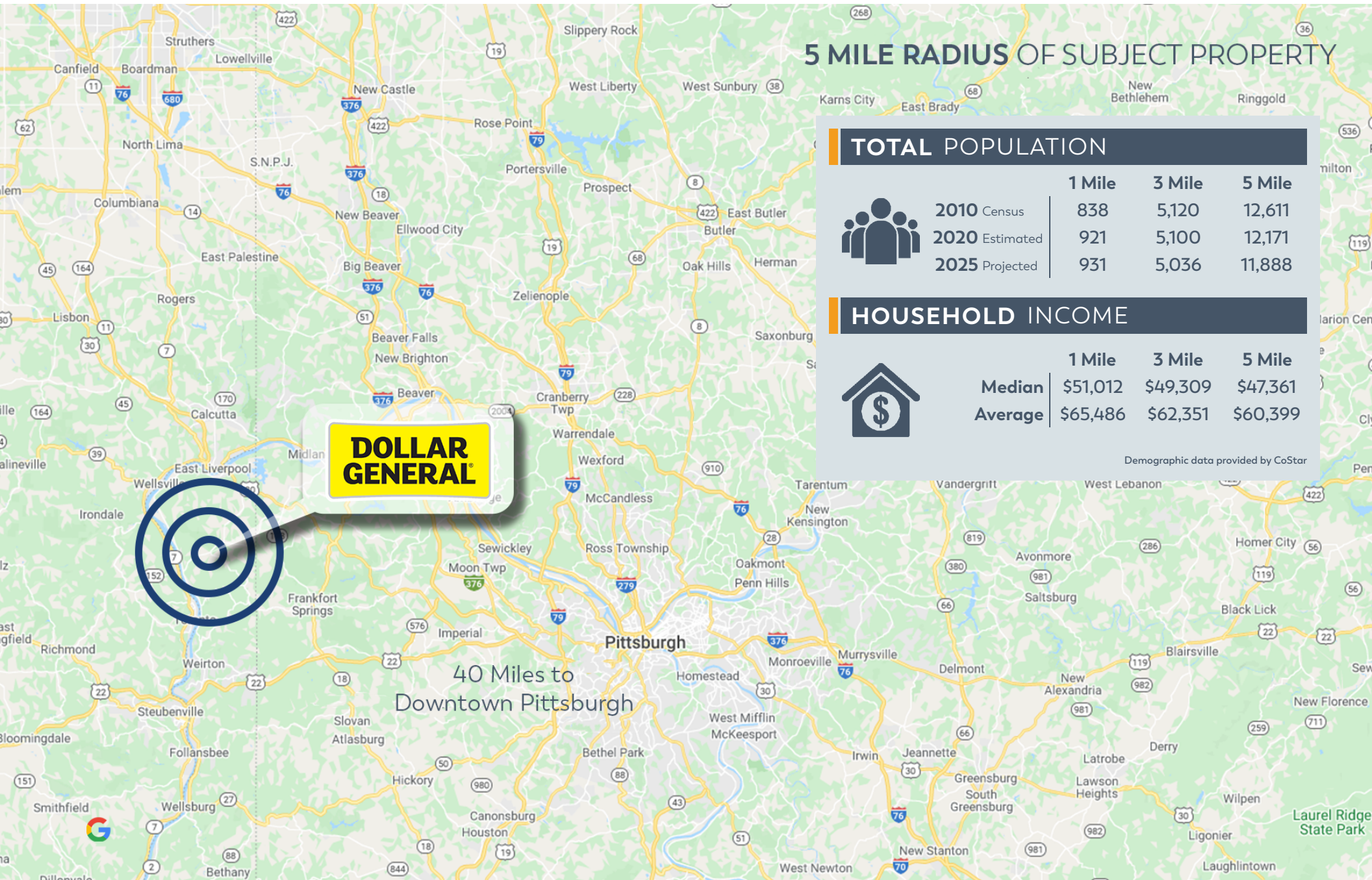
PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.







PROPERTY PHOTO

2745 VETERANS BLVD | NEW MANCHESTER, WV

NEW MANCHESTER, WV

Market Street

Main Street

**DOLLAR
GENERAL**

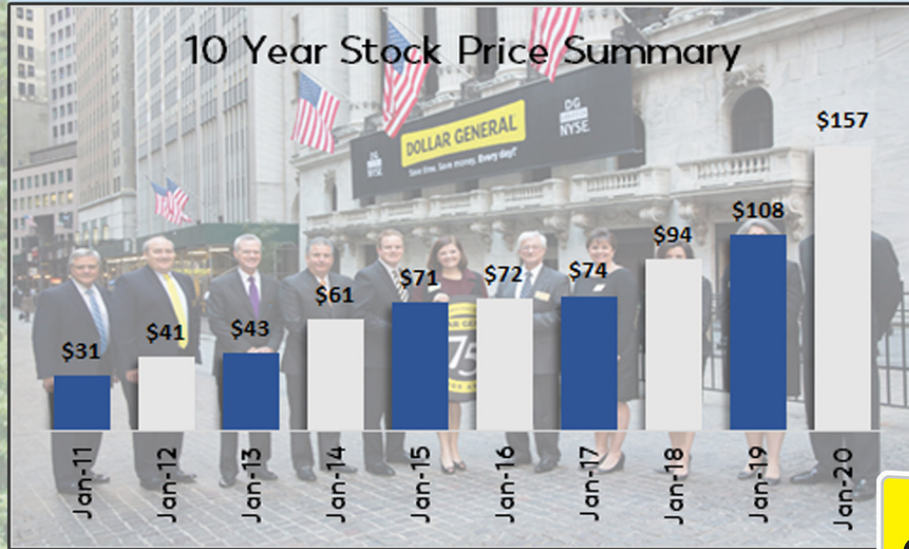
9,026 SF | 1.04 AC

Veterans Blvd - 3,100+ VPD

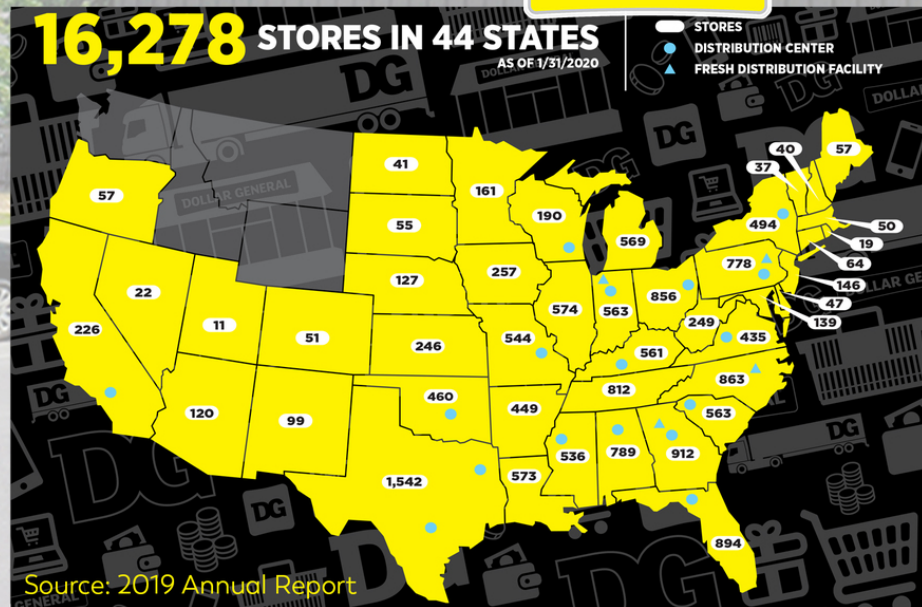
Actual Property



Actual Property



**DOLLAR
GENERAL**



**80 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



**BBB
S&P Rated**



**\$48B
Market Cap**



**16,200+
Locations**

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