

DOLLAR GENERAL®

1207 E State Street | Terra Alta | WV



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Marcus & Millichap

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Investment Contacts

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Passive Income - Over 8 Years Remaining on this Modified NN Lease with Minimal Landlord Responsibilities.



Strategic Location - Situated on E State Street, the Most Heavily Trafficked Thoroughfare in Terra Alta with Over 3,200 Vehicles Per Day.



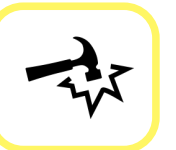
Long Term Commitment - Dollar General Has Been Operating at this Location Since 2002, has Extended the Lease Twice, and Exercised an Option Early.



Limited Competition - Only Discount Retailer in Terra Alta and No Other National Discount Retailer within a 10-Mile Radius.



Strong Demographics - Average Household Income within a 5-Mile Radius Exceeds \$58,000, 3-Mile \$56,000 and 1-Mile \$51,000.



Internet & COVID-19 Resistant - Dollar General has Proven to be One of the Few Retailers to Survive and Thrive Despite the Threat of On-Line Shopping, and the More Recent COVID-19 Health Pandemic.



Corporate Guarantee - Lease is Corporately Guaranteed by Dollar General, the Leader in the Discount Retailer Space, with over 16,300 Locations Nationwide, and has over \$30 Billion in Revenue.



Offering Summary



Price	\$688,069	Cap Rate	7.25%
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Lease Abstract



Tenant	Dollar General	NOI	\$49,885
Lease Type	NN (Modified)	Years Remaining	8 + Years
Roof & Structure	Landlord	Renewal Options	1, 5-Year
Lease Commencement	February 2, 2002	Rent Increases	10% in Option
Lease Expiration	February 28, 2029	Guarantor	Corporate

Property Details

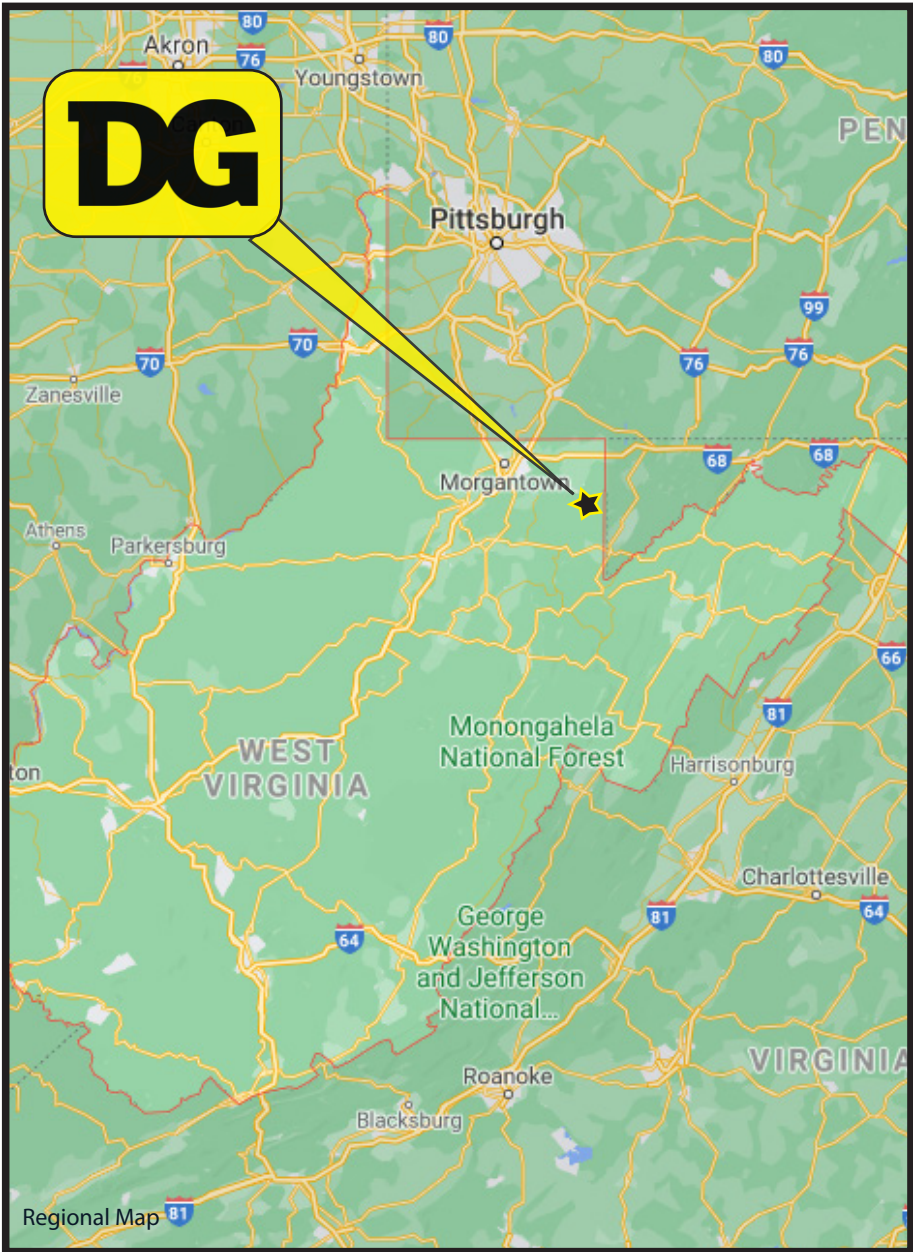
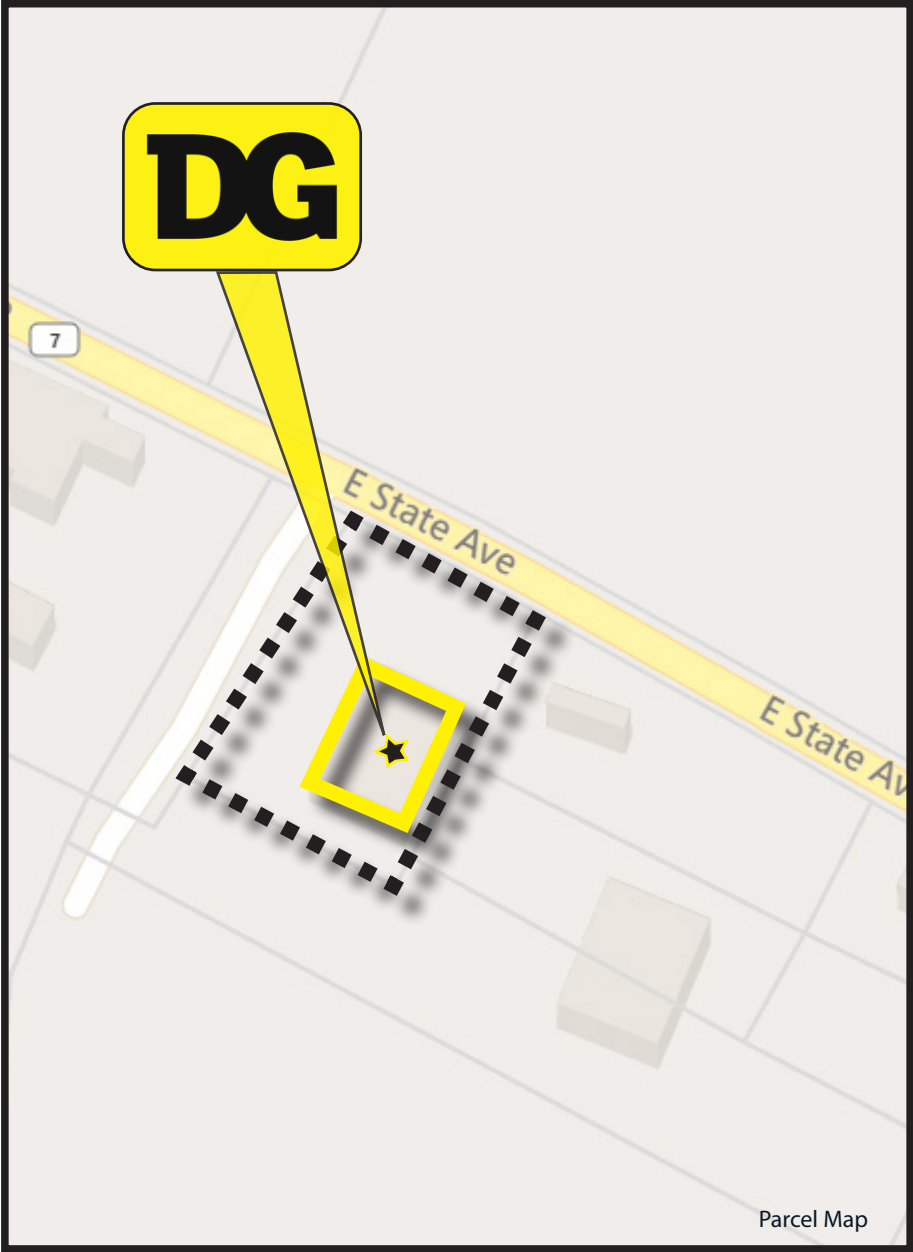


Address	1207 E. State Avenue	Zoning	Commercial
City, State, Zip	Terra Alta, WV 26764	24-Hours	No
Gross Leaseable Area	8,000	Year Built	2001
Lot Size	1.00 Acres	Parking Spaces	25 +/-
Tax ID Number	39-17- 6-0086.0011	Traffic Count	3,288 VPD on E. State Avenue



1207 E STATE AVENUE | TERRA ALTA | WV

Property Maps





Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 16,720 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.

\$27.8 B

\$27.8 Billion in Net
Sales for FY 2019

\$2.2B

\$2.2 Billion in Cash
Flows from
Operation in FY
2019

16,720

16,720 Stores as of
July 31, 2020

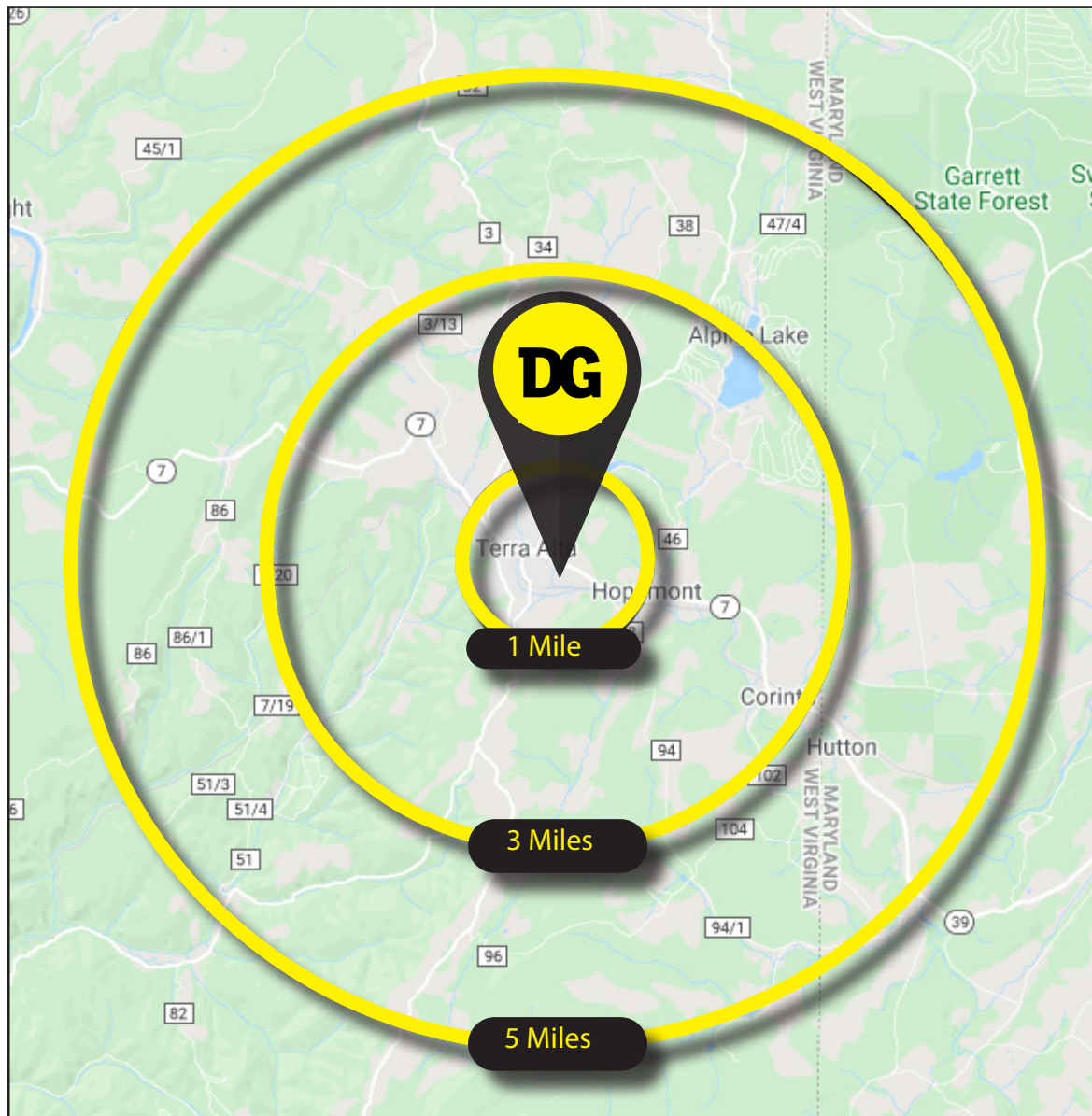
30

30 Consecutive
Years of Same-Store
Sales Growth
through FY 2019



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Demographic Overview



DOLLAR GENERAL®

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Projection	1,392	3,013	4,625
2020 Estimate	1,373	2,969	4,567
2020 - 2025 Growth	1.33%	1.49%	1.27%
INCOME			
Average	\$51,825	\$56,285	\$58,199
Median	\$39,765	\$41,909	\$43,554
Per Capita	\$20,857	\$23,790	\$23,932
HOUSEHOLD			
2025 Projection	555	1,269	1,899
2020 Estimate	542	1,238	1,862
2010 Census	519	1,168	1,775
2000 Census	400	999	1,632
2000 - 2010 Growth	29.72%	16.85%	8.77%



Terra Alta East
Preston School



E. State Street



DOLLAR GENERAL



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or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Activity ID:

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

EXCLUSIVE NET LEASE OFFERING

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