



Colliers

Dollar General Plus

1401 Euclid Avenue, Bristol, VA

Offering Memorandum



*Representative Photo

Accelerating success.

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This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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Table of Contents

04	Executive Summary
05	Aerial Map Overview
09	Property Overview
11	Tenant Overview
13	Location Overview
14	Demographic Overview
16	Market Overview

Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale, to qualified investors, the opportunity to acquire this Dollar General Plus, store number 21, located in Bristol VA.

This Dollar General Plus is a relocation and expansion of an existing store in the area, showing their commitment to the community. Dollar General Plus locations are larger than traditional Dollar General stores that have more coolers/freezers to keep more perishable items in stock.

Investment Summary

Tenant

DOLLAR GENERAL

Address

1401 Euclid Avenue
Bristol, VA 24201

Asking Price

\$1,940,425

NOI

\$104,783

Cap Rate

5.4%



NNN Investment Opportunity

Lease Guarantor

Dollar General

Lease Type

Absolute NNN

Annual Rent

\$104,783

Rent Commencement

September 10, 2015

Expiration Date

June 30, 2030

Options to Renew

Five, 5-year options

Rental Increases

10% on each option

Aerial Map Overview



S Facing Map View



NE Facing Map View



Highlights

- Dollar General Store Number 21
- Larger Dollar General Plus location
- Dollar General Corporation is rated “BBB” by S&P
- Absolute NNN 15-year lease
- Corporate guaranteed lease - No landlord responsibilities
- 10% rental increases in each of the five, 5-year options
- Strong Demographics with population of ±52,000 within a 5-mile radius
- Excellent location on a major retail corridor and in front of the Euclid Avenue Shopping Center
- Nearby retailers include: Walgreen’s, Mobile, Subway, McAllister’s Deli, Taco Bell, Popeye’s, Hardee’s and Food Lion across the street

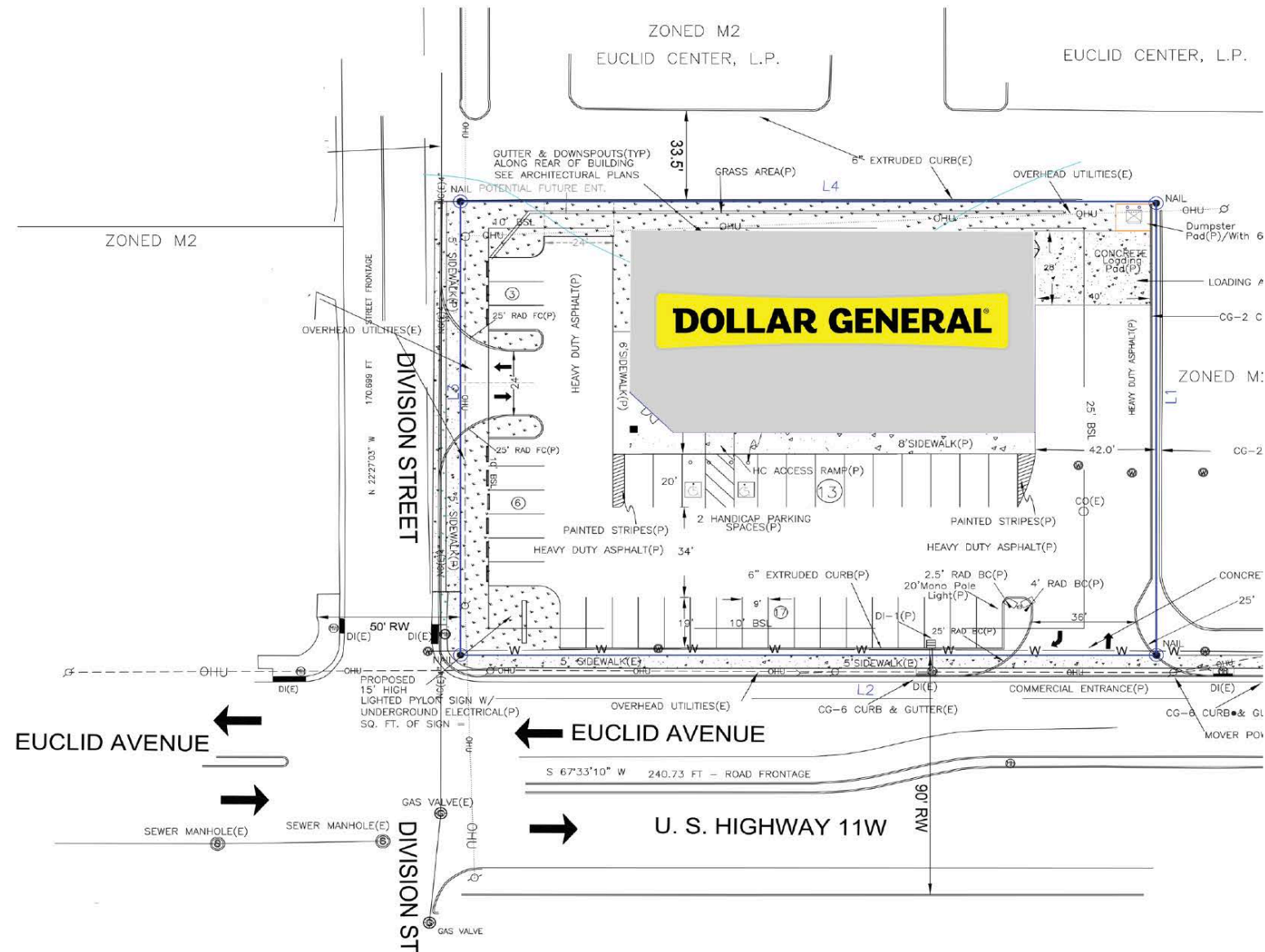


Property Overview

Address	1401 Euclid Avenue, Bristol, VA 24201
Tenant	Dollar General
Building Type	Storefront
Year Built	2015
Type of Ownership	Fee Simple
Stories	One
Gross Leasable Area	±10,640 SF
Lot Size	.9432 acres
Annual Rent (NOI)	\$104,783
Asking Price	\$1,940,425
Cap Rate	5.4%



Site Plan



Tenant Profile



DOLLAR GENERAL®

Dollar General Corporation
(NASDAQ: DG)

100 Mission Ridge
Goodlettsville, TN
United States

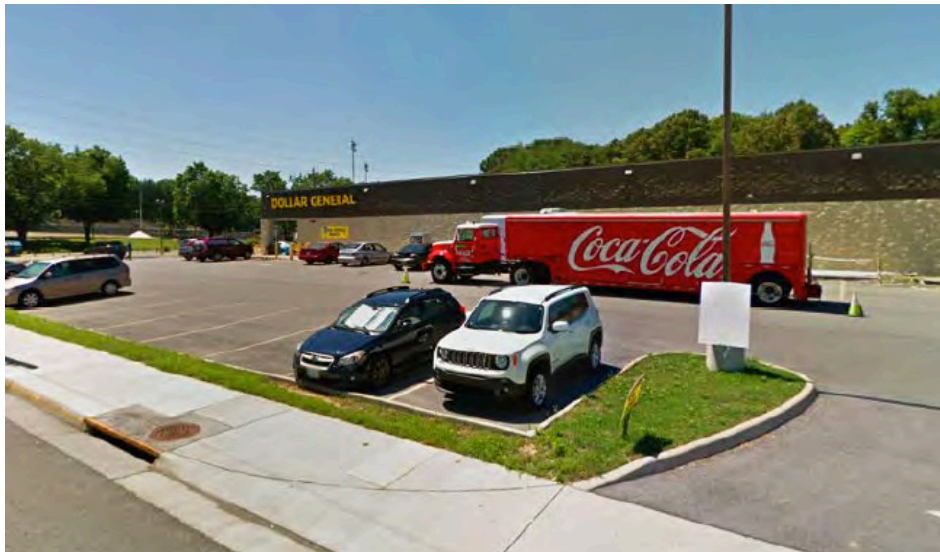
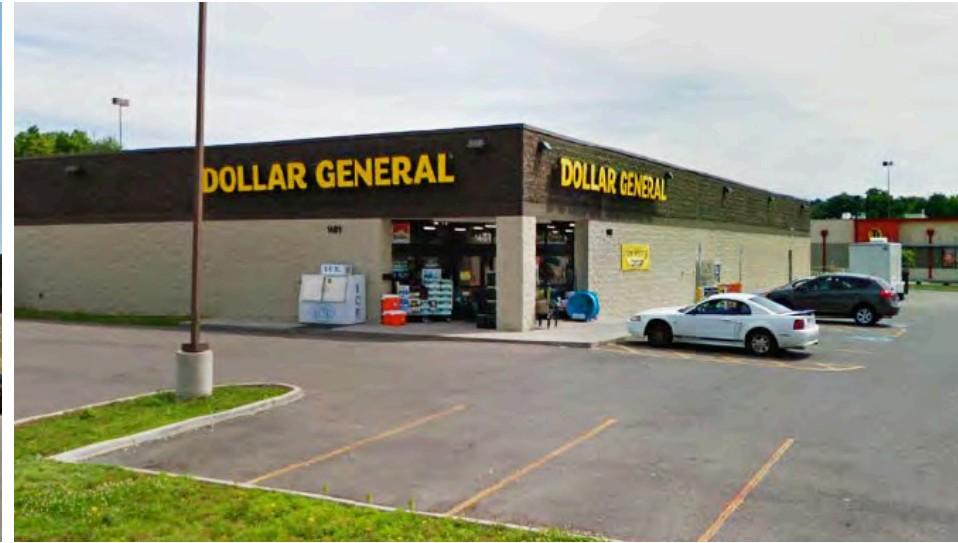
www.dollargeneral.com

Tenant Facts

Founded In:	1939
Locations	±15,000
Employees	±143,000
Industry:	Discount Retailer
Headquarters:	Goodlettsville, Tennessee
Revenue:	±\$27.9 Billion

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.

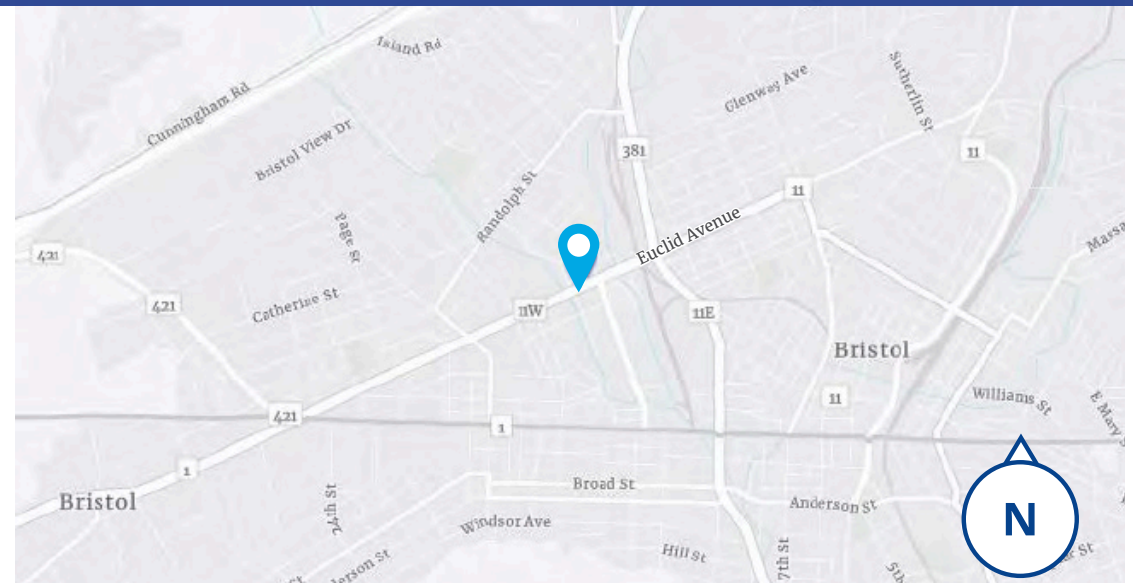
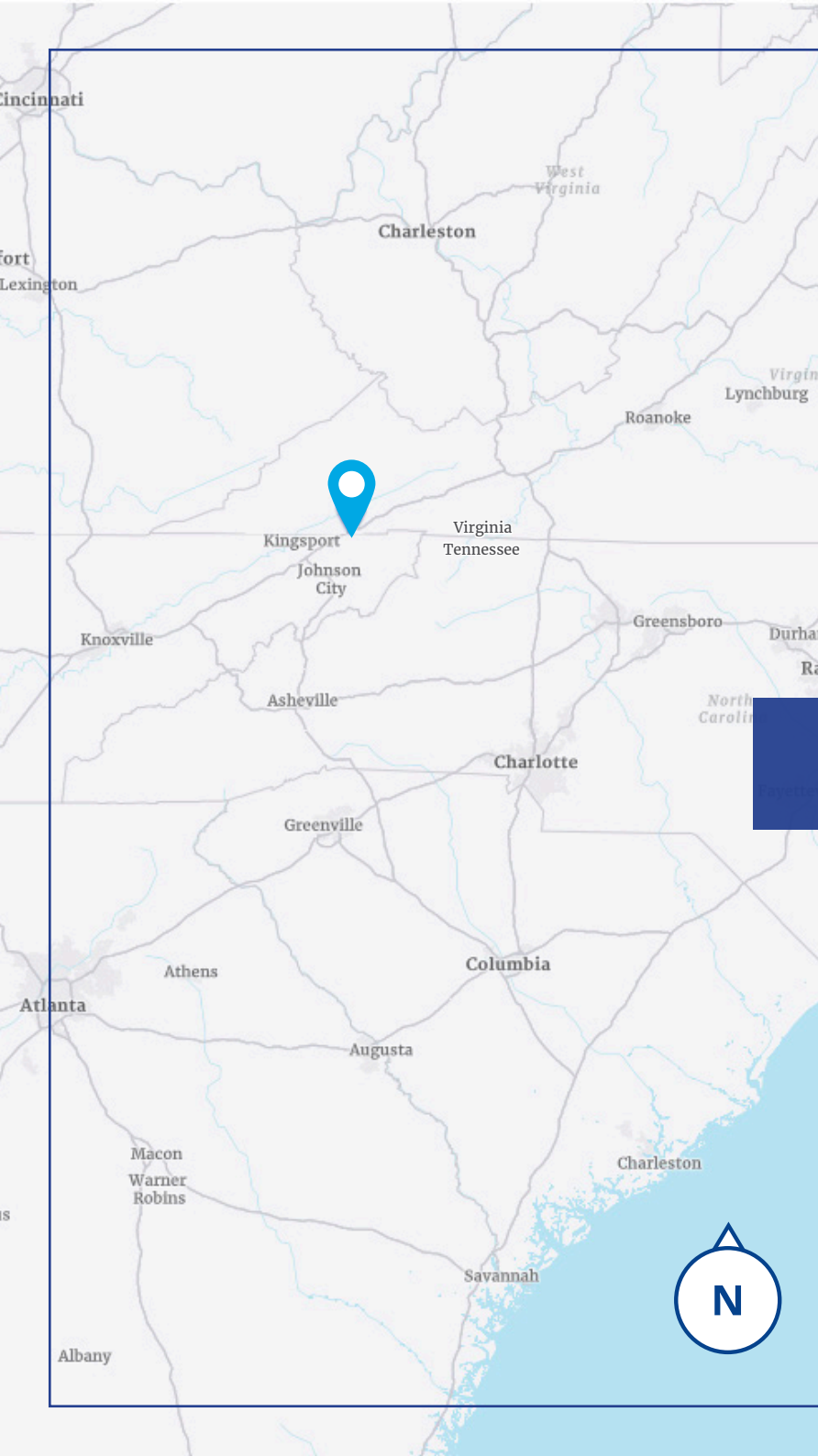
Property Photos



Location Overview

The Property is located in Bristol, Virginia on the north side of Euclid Avenue/ Lee Highway, a primary retail corridor. The Subject Property offers direct access to major roadways that connect with surrounding cities that include Roanoke and Lynchburg, Virginia to the northeast and Knoxville, Tennessee to the southwest. The subject site is situated in a stable trade area, surrounded by a mix of residential and commercial development.

Local Street Map View



Demographic Overview - 5 Mile Radius



53,098

Total Population in 2020



22,806

Total Households in 2020



\$58,081

Average Household Income in 2020

Demographic Summary

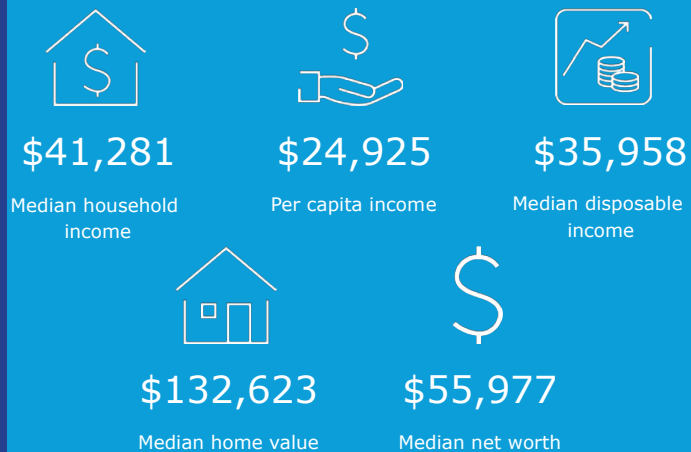
The Population within a three mile radius of the subject property shows an estimated 32,880 residents. The population increases substantially at a five mile radius to reflect a total of 53,098. The current average household income for the population within a five mile radius of the Property is estimated at over **\$58,081** per household and is expected to grow by two percent to \$62,735 over the next five years.

Source: Esri



Consumer Expenditures - 5 mile radius

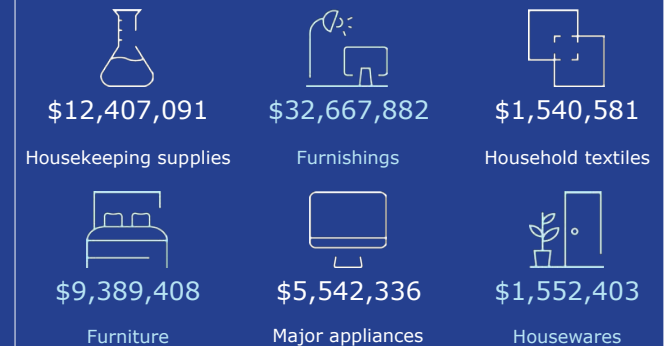
2019 Wealth & income



2019 Annual food & alcohol spending



2019 Annual household goods spending



2019 Annual entertainment/recreation spending



2019 Annual transportation spending



2019 Annual spending total



Area Overview

Bristol Overview

Bristol is an independent city in the Commonwealth of Virginia. It is the twin city of Bristol, Tennessee, just across the state line, which runs down the middle of its main street, State Street. It is surrounded on three sides by Washington County, Virginia, which is combined with the city for statistical purposes. Bristol is a principal city of the Kingsport–Bristol–Bristol, TN-VA Metropolitan Statistical Area, which is a component of the Johnson City–Kingsport–Bristol, TN-VA Combined Statistical Area – commonly known as the “Tri-Cities” region.

Virginia Overview

Virginia’s economy has diverse sources of income, including local and federal government, military, farming and high-tech. The state’s average earnings per job was \$63,281, the 11th-highest nationwide, and the gross domestic product (GDP) was \$476.4 billion in 2018, the 13th-largest among U.S. states.

Tennessee Overview

Tennessee’s commercial sector is dominated by a wide variety of companies, but its largest service industries include health care, transportation, music and entertainment, banking, and finance. Large corporations with headquarters in Tennessee include FedEx, AutoZone, International Paper, and First Horizon Corporation, all based in Memphis; Pilot Corporation and Regal Entertainment Group in Knoxville; Hospital Corporation of America and Caterpillar Financial, based in Nashville; Unum in Chattanooga; Acadia Senior Living and Community Health Systems in Franklin; Dollar General in Goodlettsville, and LifePoint Health, Tractor Supply Company, Colliers International, and Delek US in Brentwood.



Photo credit: richmond.com



Photo credit: istock.com





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