

DOLLAR GENERAL®



44 MARYSVILLE ROAD | ALTAVISTA | VA

Low Risk, Small Price Point Unit - High Traffic Location



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Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

DOLLAR GENERAL



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Executive Summary

Dollar General

44 Marysville Road | Altavista | Virginia

Offering Price

\$1,359,000

Cap Rate 5.80%

Net Operating Income \$78,824

Gross Leaseable Area 9,100 SF

Lot Size 1.61 Acres

Year Built/Remodeled 2016

Guarantor Corporate



Lease Summary

Lease Type	Absolute Net (NNN)	Ownership Type	Fee Simple
Roof/Structure	Tenant Responsibility	Remaining Lease Term	9.5+ Years
Lease Commencement	8/24/2016	Renewal Options	5, 5-Year Options
Lease Expiration	8/31/2031	Rent Increases	10% in Each Option

Rent Schedule

Rent Period	Dates	Annual Rent	Rent Increase	Cap Rate
Current	Through 8/31/31	\$78,824	-	5.80%
Option 1	9/1/31 - 8/31/36	\$86,706	10%	6.38%
Option 2	9/1/36 - 8/31/41	\$95,377	10%	7.02%
Option 3	9/1/41 - 8/31/46	\$104,915	10%	7.72%
Option 4	9/1/46 - 8/31/51	\$115,406	10%	8.49%
Option 5	9/1/51 - 8/31/56	\$126,947	10%	9.34%

Investment Highlights



Long-Term Leased Asset w/ Zero Management

Absolute NNN Dollar General w/ Zero Landlord Responsibilities Featuring Over 9.5 Years Remaining on the Lease Base Term Providing an Ideal Passive Investment Opportunity



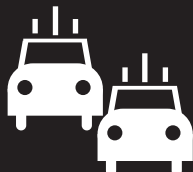
Low Risk, Low Rent Unit w/ Rent Increases

Low Risk, Bite-Sized Unit Providing Enhanced Security with Rent at Just \$8.66 PSF and 10 Percent Rent Increases in Each 5-Year Option to Hedge Against Inflation



Corporate Guarantee

Lease Corporately Guaranteed by Dollar General, an American Chain of Variety Stores with Over 16,000 Locations Nationwide and an S&P Credit Rating of BBB



High Traffic Location w/ Excellent Visibility

High Traffic Location at the Intersection of Highway 29/Wards Road and Marysville Road with 19,000 Vehicles Passing the Subject Property Daily Providing Superior Exposure



Close Proximity to Major Economic Hubs

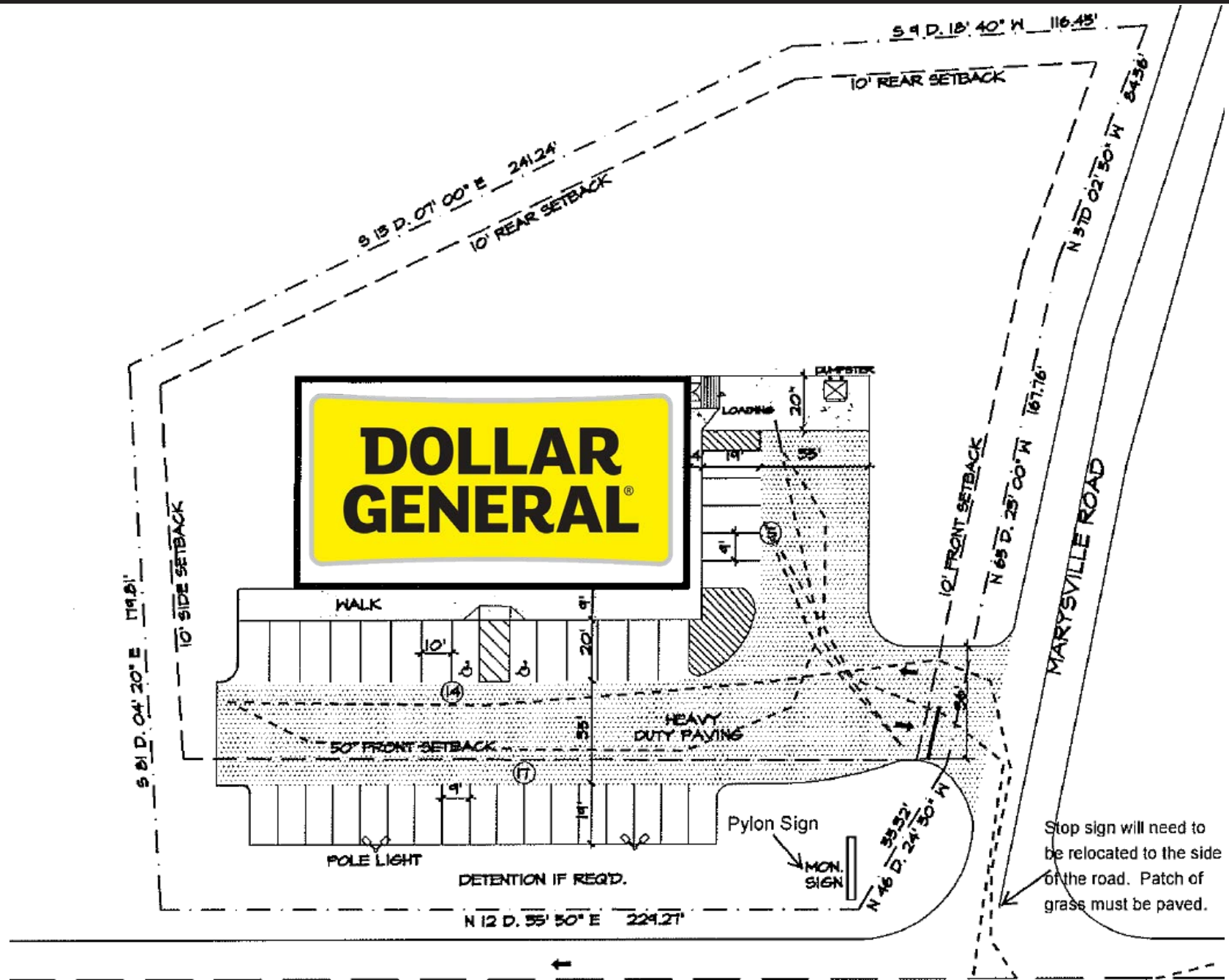
Only 25 Minutes from Lynchburg, VA, the Center of the Lynchburg MSA with Over 260,000 Residents and Just One Hour From Roanoke, VA, the Center of the Roanoke MSA with Over 315,000 Residents



Attractive Demographics

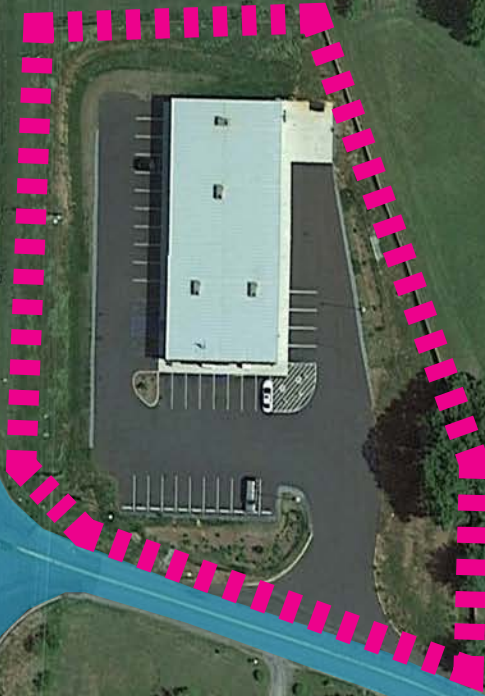
Situated in an Area with Nearly 13,000 People Living Within a 7-Mile Radius with an Average Annual Household Income Exceeding \$65,000 Making This an Optimal Dollar General Location

Site Plan



Parcel Map

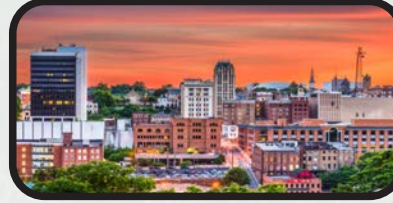
Highway 29/Wards Road 19,000 VPD



Regional Map



City of Roanoke, VA
Roanoke MSA - 315,000+ Residents



City of Lynchburg, VA
Lynchburg MSA - 260,000+ Residents

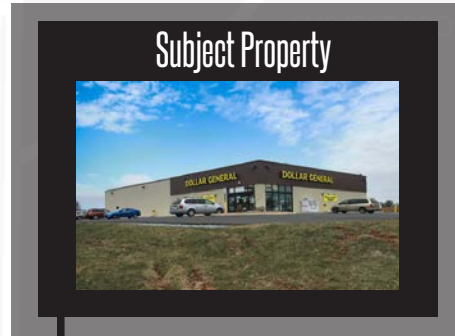
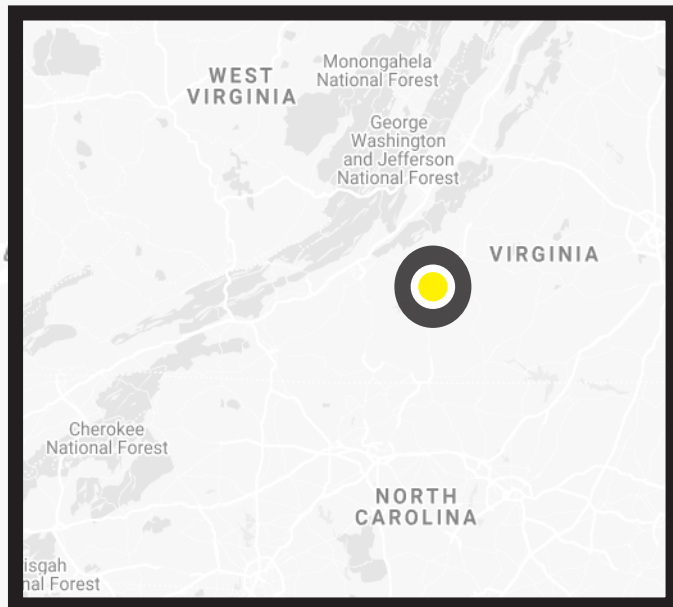
1-Hour Drive

25 Minute Drive

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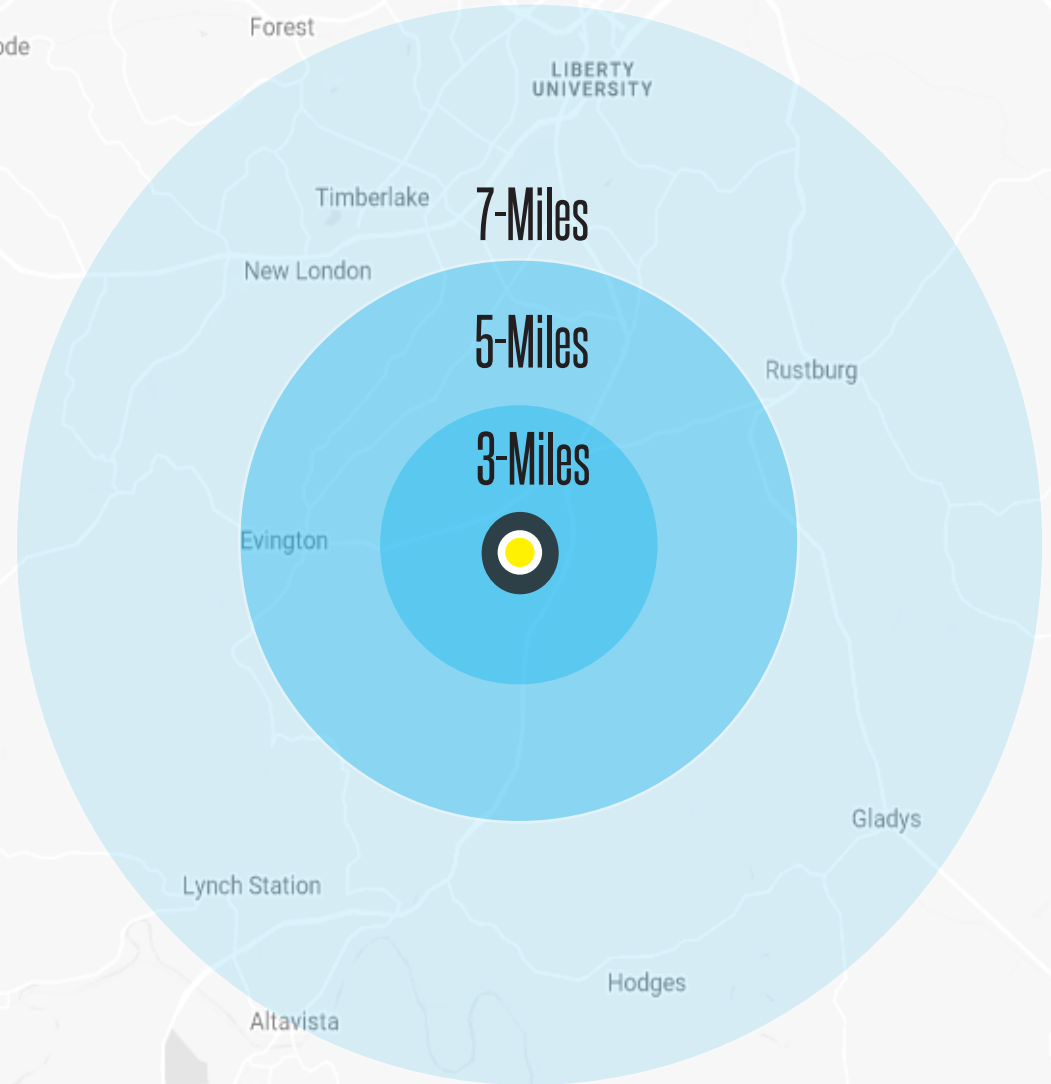
Subject Property

Regional Map



Demographics

	3 Mile	5 Miles	7 Miles
POPULATION			
2026 Projection	2,606	5,389	13,136
2021 Estimate	2,558	5,282	12,934
Projected Growth 2021-2026	1.87%	2.02%	1.56%
Growth 2000-2010	1.90%	2.72%	6.25%
INCOME			
Average	\$70,201	\$68,741	\$65,733
Median	\$58,845	\$58,195	\$54,630
Per Capita	\$27,995	\$28,342	\$27,287
HOUSEHOLD			
2026 Projection	1,044	2,232	5,444
2020 Estimate	1,019	2,174	5,342
Projected Growth 2021-2026	2.54%	2.65%	1.91%
Growth 2000-2010	4.61%	5.45%	7.15%

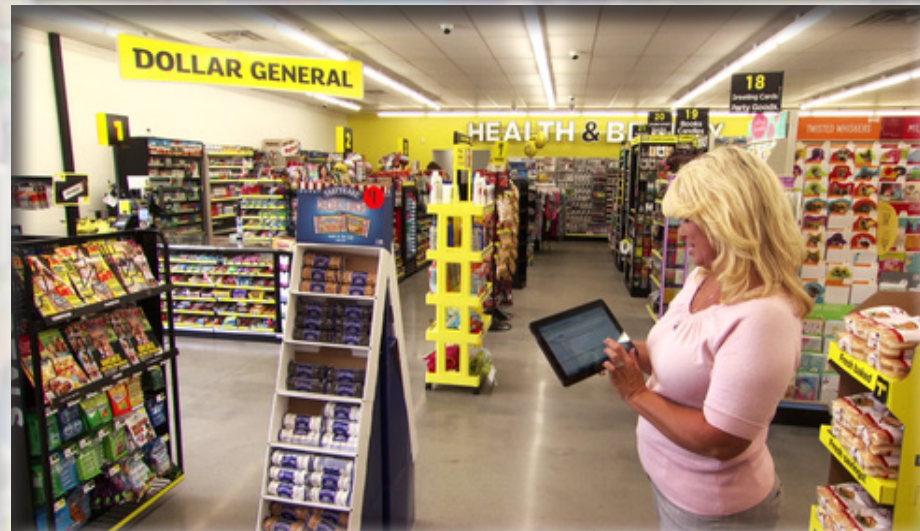


Tenant Overview

DOLLAR GENERAL®

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories.

As of February 28, 2020, Dollar General Corporation operated 16,368 stores in 45 states in the United 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.



Industry | Dollar Store
Locations | 16,300+

Headquarters | Goodlettsville, TN
Credit Rating | BBB (S&P)

Employees | 143,000
Website | www.dollargeneral.com

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