



DOLLAR GENERAL - ABSOLUTE NNN - REDUCED PRICE 1697 FLAT TOP ROAD, COOL RIDGE, WV 25825

\$2,012,955 5.40% CAP



INVESTMENT SUMMARY

DOLLAR GENERAL

COOL RIDGE, WV

\$2,012,955 | 5.40% CAP

- 2020 Development Dollar General With 14 Years Remaining on Primary Term - Price Recently Reduced
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Well Above National Average Household Income in a 5-Mile Radius of \$87,920
- Great Visibility Along Flat Top Road Generating a Healthy VPD of 5.545
- Strong 10-Mile Population of 40,310 Residents
- Just Over 7.5 Miles From Little Beaver State Park Large Nature Area with Large Fishing Lake, 20 Miles of Hiking **Trails & Numerous Picnic Sites**
- Corporately Guaranteed by Dollar General Corp. With an S&P **Credit Rating of BBB**

EXCLUSIVELY MARKETED BY:

BRIAN BROCKMAN 513.898.1551 | Store@bangrealty.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$108,700
Rent Per SF:	\$12.08
Rent Commencement Date:	11/8/2020
Lease Expiration Date:	11/30/2035
Lease Term Remaining:	14 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021. Dollar

1.750 Stores



Dollar General. an **General Plans to** Essential Business. is **Continue Expansion** located within 5 by Opening 1,050 Minutes of 75% of **Stores & Remodelina** the US Population

PROPERTY DETAILS:

Building Area:	9,002 SF
Land Area:	1.86 AC
Year Built:	2020
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$230.00



As a Recession Proof Tenant. Dollar General is #119 on the Fortune 500 List Operatina 17.000+ Stores

LEASE ABSTRACT

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	11/8/2020 - 11/30/2035	\$108,700	\$12.08	5.40%
	12/1/2035 - 11/30/2040	\$119,570	\$13.28	5.94%
Three (3), 5-Year Options 10% Increase	12/1/2040 - 11/30/2045	\$131,526	\$14.61	6.53%
	12/1/2045 - 11/30/2050	\$144,679	\$16.07	7.19%



TAXES

PAID 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...

INSURANCE

BREAKDOWN

С Ш

PAID BY **TENANT**

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

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.

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.

DEMOGRAPHICS

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RETAIL MAP

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PROPERTY PHOTO

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TENANT OVERVIEW

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CONTACT INFORMATION

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Actual Property