



DOLLAR GENERAL - ABSOLUTE NNN - REDUCED PRICE

1697 FLAT TOP ROAD, COOL RIDGE, WV 25825

\$2,012,955
5.40% CAP

**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 MARKETING BY:

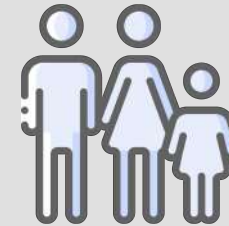
BRIAN BROCKMAN
513.898.1551 | Store@bangrealty.com

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 General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



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



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

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

LEASE ABSTRACT

1697 FLAT TOP ROAD | COOL RIDGE, WV

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%
Three (3), 5-Year Options 10% Increase	12/1/2035 - 11/30/2040	\$119,570	\$13.28	5.94%
	12/1/2040 - 11/30/2045	\$131,526	\$14.61	6.53%
	12/1/2045 - 11/30/2050	\$144,679	\$16.07	7.19%



RESPONSIBILITIES BREAKDOWN

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

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

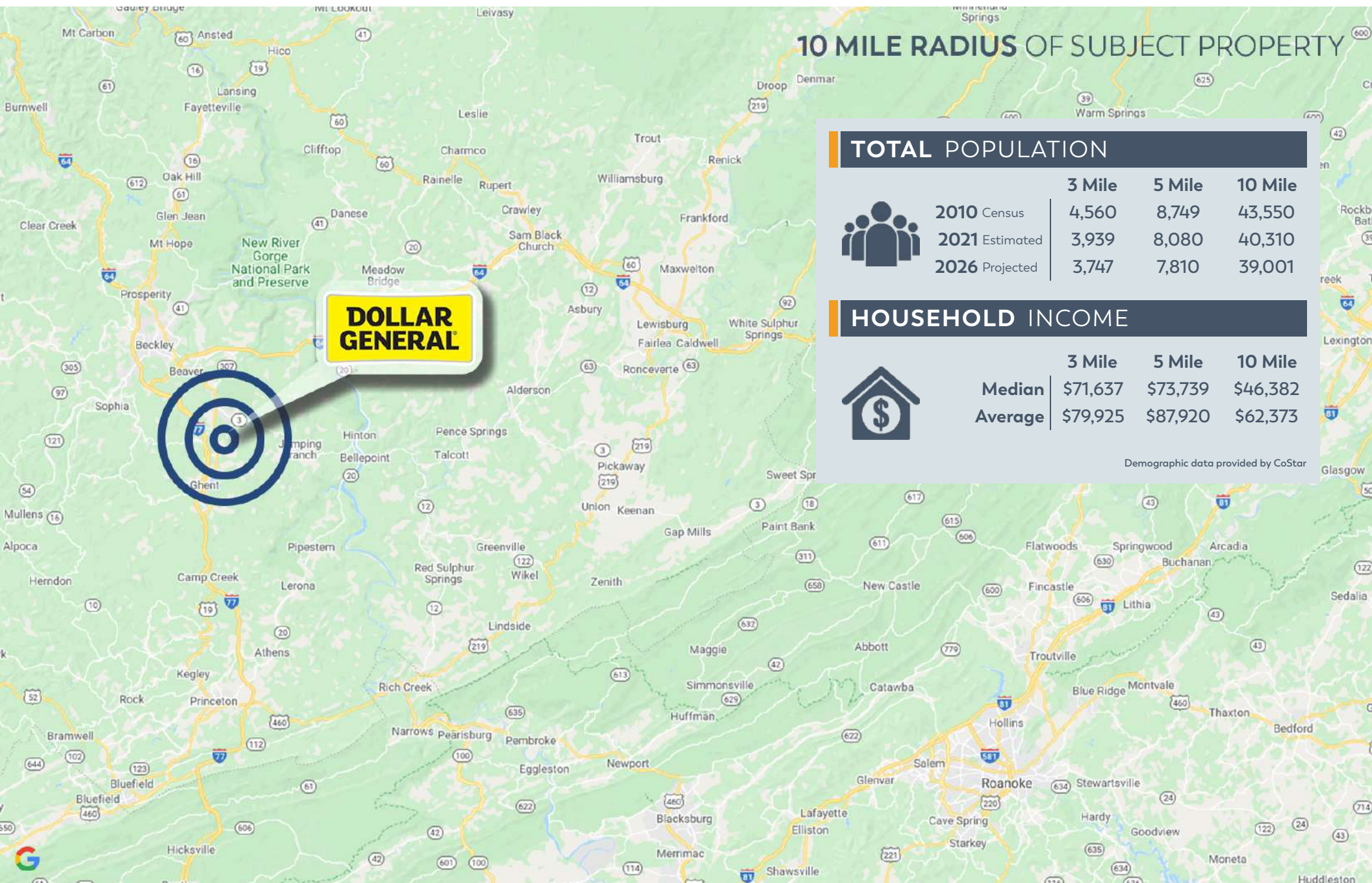
PAID BY TENANT

...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.



Key Demographics 10 Mile



Total Population
2021
40,310



Household Income
2021 Average
\$62,373

Shiloh
Baptist Church

Chent Elementary

Lakeview
Golf Course

Weathered
Ground Brewery

UNITED STATES
POSTAL SERVICE

Hillbilly Auto Service

Quick Check
Convenience Store

Mt View Road - 1,606 VPD

Flat Top Road - 5,545 VPD

**DOLLAR
GENERAL**

Actual Property







Actual Property



Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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Actual Property