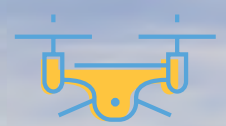


# FOR SALE DOLLAR GENERAL

4151 DARBYTOWN ROAD | RICHMOND, VA



[CLICK FOR DRONE VIDEO](#)



REPRESENTATIVE DG PHOTO - NOT ACTUAL STORE

**NEW 2022 UPGRADED CONSTRUCTION | RICHMOND MSA**

LISTED IN CONJUNCTION WITH VA BROKER OF RECORD MICHAEL KATZ - LICENSE 0225059347 OF REF ADVISORY INC



# 4151 DARBYTOWN ROAD

RICHMOND, VIRGINIA

## THE OPPORTUNITY

**4151 DARBYTOWN ROAD** features all new 2022 upgraded construction on all four sides of the building. The property sits directly at the four way intersection of Darbytown Road and Turner Road on a +/- 2.69 acre parcel. The property is ideally located just 2.9 miles from Interstate 295, 6.4 miles from Richmond International Airport and 10.7 miles from downtown Richmond with average daily traffic counts exceeding 4,400 ADT. The surrounding 5-mile population exceeds 18,450 and is a high growth area. The property is within the Richmond MSA - one of the most dynamic regions and Top 10 place to live.

SIZE  
**+/- 2.69 ACRE PARCEL**

UPGRADED DG PROTOTYPE  
**9,100 SF**  
**FIBER CEMENT BOARD • 4 SIDES**  
**BRICK VENEER SKIRT**  
**BATTEN SHUTTERS**

LOCATED WITHIN  
**RICHMOND MSA**

5-MILE POPULATION  
**18,400+**



# THE NEIGHBORHOOD

**6.7 Miles**

from Richmond  
Internation Airport

**10.7 Miles**

from Richmond



**18,450+**

5 Mile Population



## TRADE AREA

NEAREST COMPETITION

4.4 Miles West

9.5 Miles North



## TRAFFIC

DARBYTOWN ROAD

3,100 ADT

TURNER ROAD

1,300 ADT



**\$96,451**

AVG. HH INCOME  
3 mile

**RICHMOND, VIRGINIA** presents the rare opportunity to own an asset that is brand new upgraded construction while being ideally positioned with a long term lease and a corporate guaranty. The property is located in a dense high growth area just minutes from Interstate 295, Richmond International Airport and downtown Richmond. Sitting directly at the intersection of Darbytowntown Road and Turner Road the traffic counts exceeding 4,400 ADT. The area is easily accessible with Darbytowntown Road connecting directly to US 60 and Route 5, Interstate 295, 95 and 64 all within close proximity to providing access to all surrounding regions. The Richmond International Airport (RIC) is one of the busiest cargo facilities in the nation with more than 180 million pounds of cargo and handles over 3,000,000 travelers each year and is the gateway to Virginia's Capital Region. The area has experienced strong growth since 2000, with the 5 mile population increasing 4.1% and the Richmond area is one of the fastest growing areas in the state, having grown 16.5% since 2000. The property is located within

Henrico County and is part of the Richmond MSA which is undergoing incredible growth due to its close proximity to Richmond and direct Interstate access. Henrico County is a thriving community surrounding the capital city of Richmond, Virginia. There are over 600 local restaurants and hundreds of shops, hotels and historic sites which captured \$993.9 million in spending by domestic travelers during 2019, the most of any locality in central Virginia and the 5th highest in Virginia. The area is strategically located between two of the nation's most dynamic MSA's; Richmond-Petersburg and Hampton Roads. The Richmond MSA has a population over 1.3 million and is the nations 44th largest metro area. Richmond has been ranked in a number of different categories including: US News in February 2017 ranked Richmond in the Top 10 "Best Places to Live in the USA", FDI Intelligence magazine in 2021 ranked Richmond #7 Mid-Sized city oif the future for economic potnetial, human capital and lifestyle and Worth magazine 2020 ranked Richmond Top 10 Cities to Watch. Richmond is the 4th largest city in Virginia and the 97th largest city in the US.



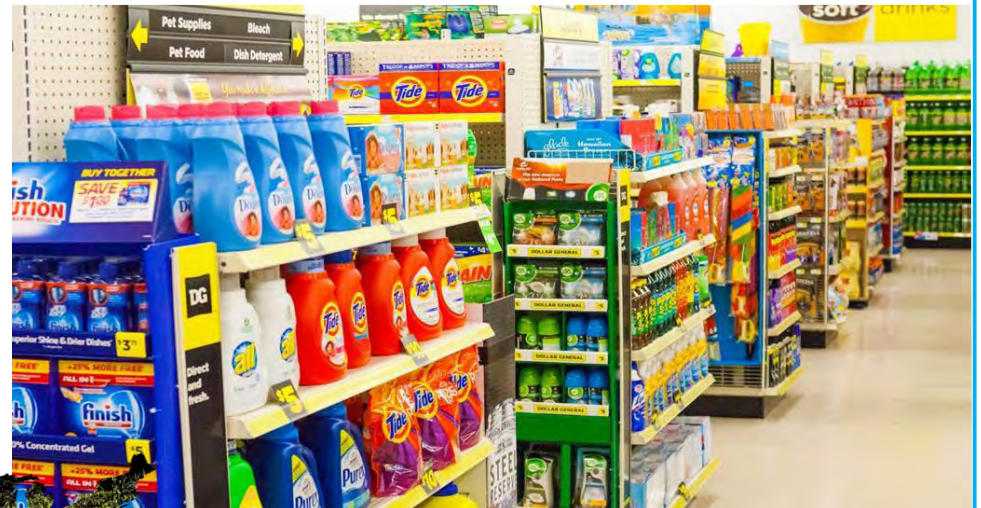
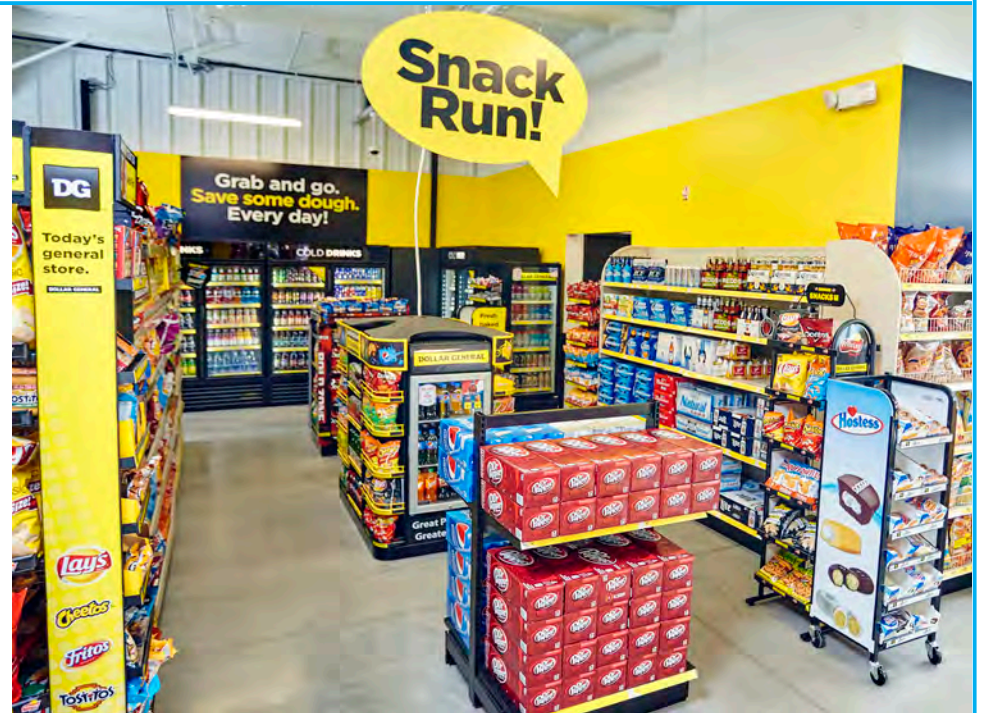
**DOLLAR GENERAL**

# THE TENANT

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of April 30, 2021, there are more than 17,426+ stores with more than 157,000 employees located across 46 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets. For fiscal year 2021, Dollar General plans to execute 1,050 new store openings, 1,750 store remodels, and 100 store relocations.

The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. In addition to carrying high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Cocoa-Cola, Mars, Unilever, Nestle, Kimberly-Clarke, Kellogg's, General Mills and PepsiCo.

- **\$33.7 BILLION IN SALES IN FY 2020**
- **17,426+ STORES IN 46 STATES WITH 157,000+ EMPLOYEES**
- **OPERATING PROFIT INCREASED 4.9% TO \$908.9 MILLION**
- **FY 2020 SAME STORE SALES INCREASED 16.3%**
- **#112 ON FORTUNE 500**
- **18 DISTRIBUTION CENTERS**
- **31 CONSECUTIVE YEARS OF SAME STORE SALES GROWTH**
- **S&P CREDIT RATING: BBB (STABLE) "INVESTMENT GRADE"**




**17,426+ Stores**  
#112 ON FORTUNE 500



# SITE SUMMARY

PRICE	\$2,314,620
CAP	4.75%
NOI	\$109,944.48
PARCEL SIZE	+/- 2.69 ACRES
BUILDING SIZE	+/- 9,100 SF
LEASE TERM	15 YEAR INITIAL TERM
COMMENCEMENT	JANUARY 7, 2022
EXPIRATION	JANUARY 31, 2037
OPTIONS	5 x 5 YEARS - 10% INCREASES
TENANT	DOLGENCORP, LLC
GUARANTY	DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NNN



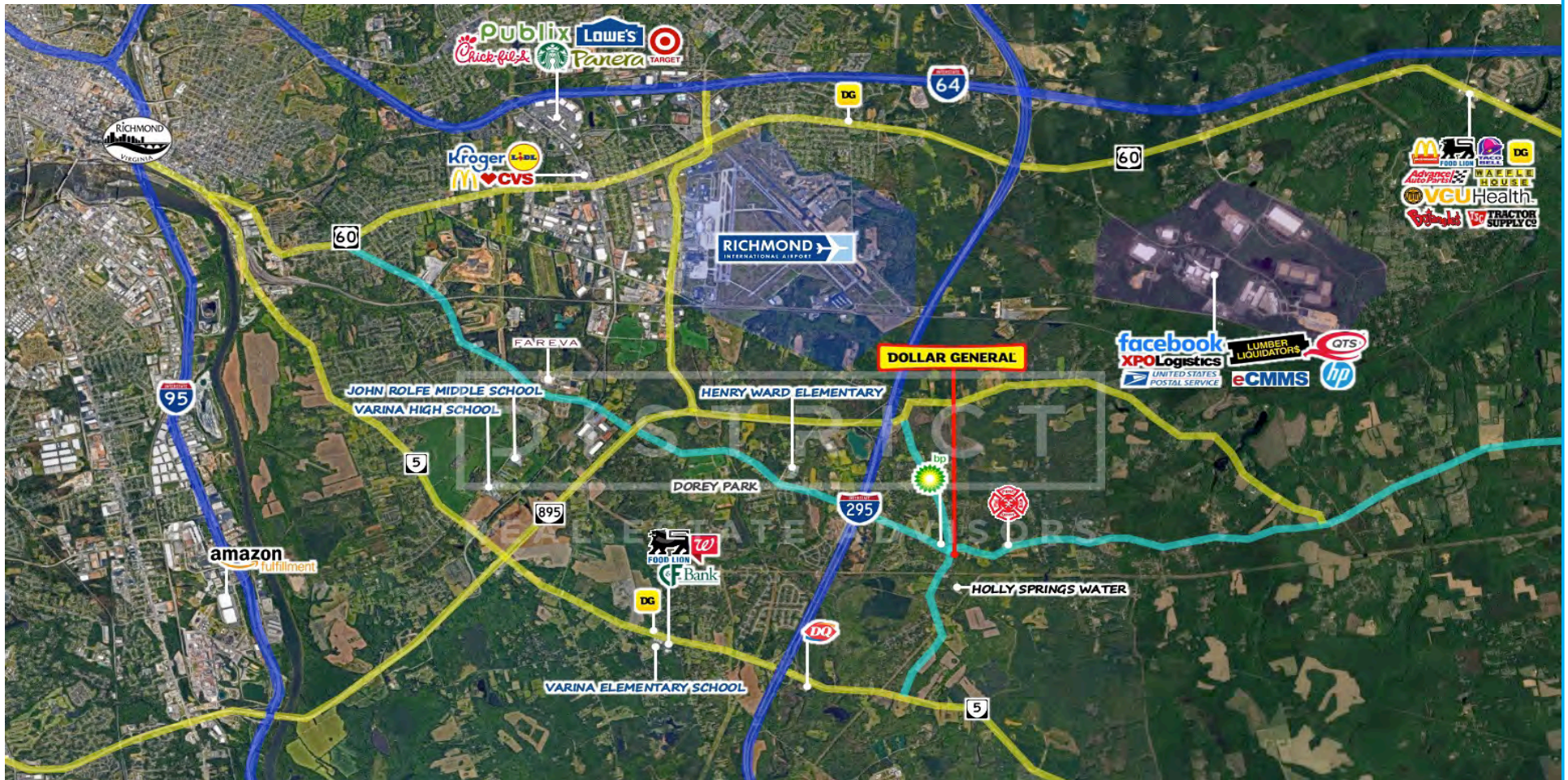


**Frontage**  
**TURNER ROAD**  
**Approx. 130 Feet**

**DARBYTOWN ROAD**  
**Approx. 70 Feet**



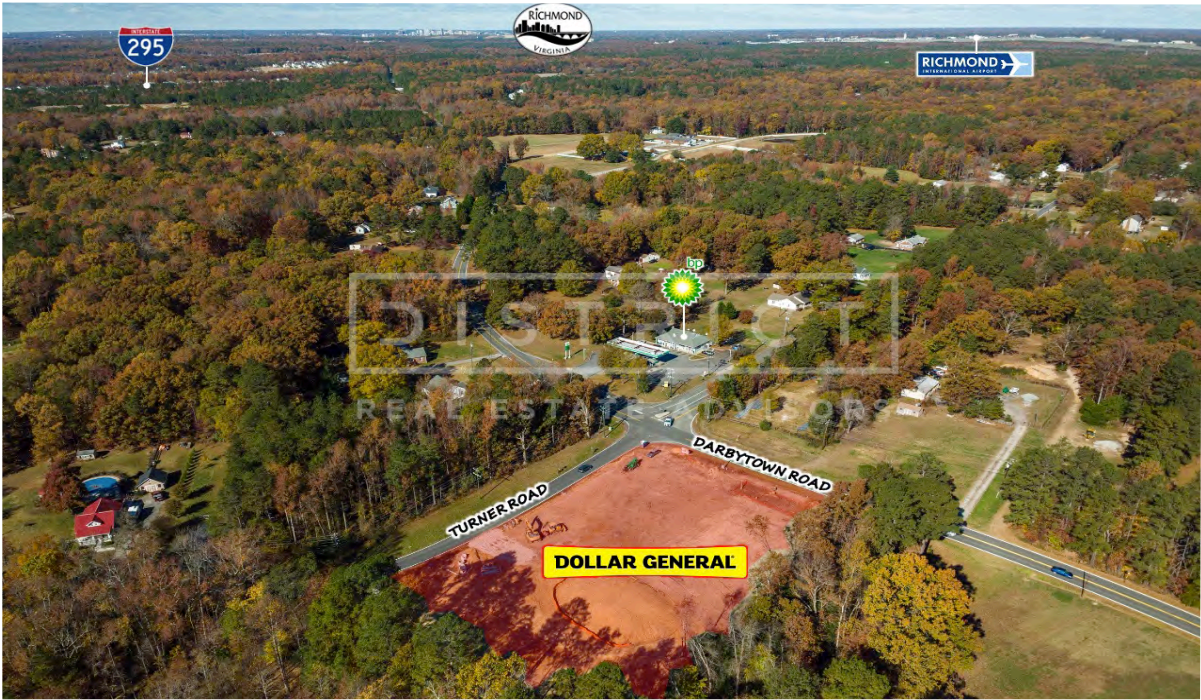
# THE LOCATION



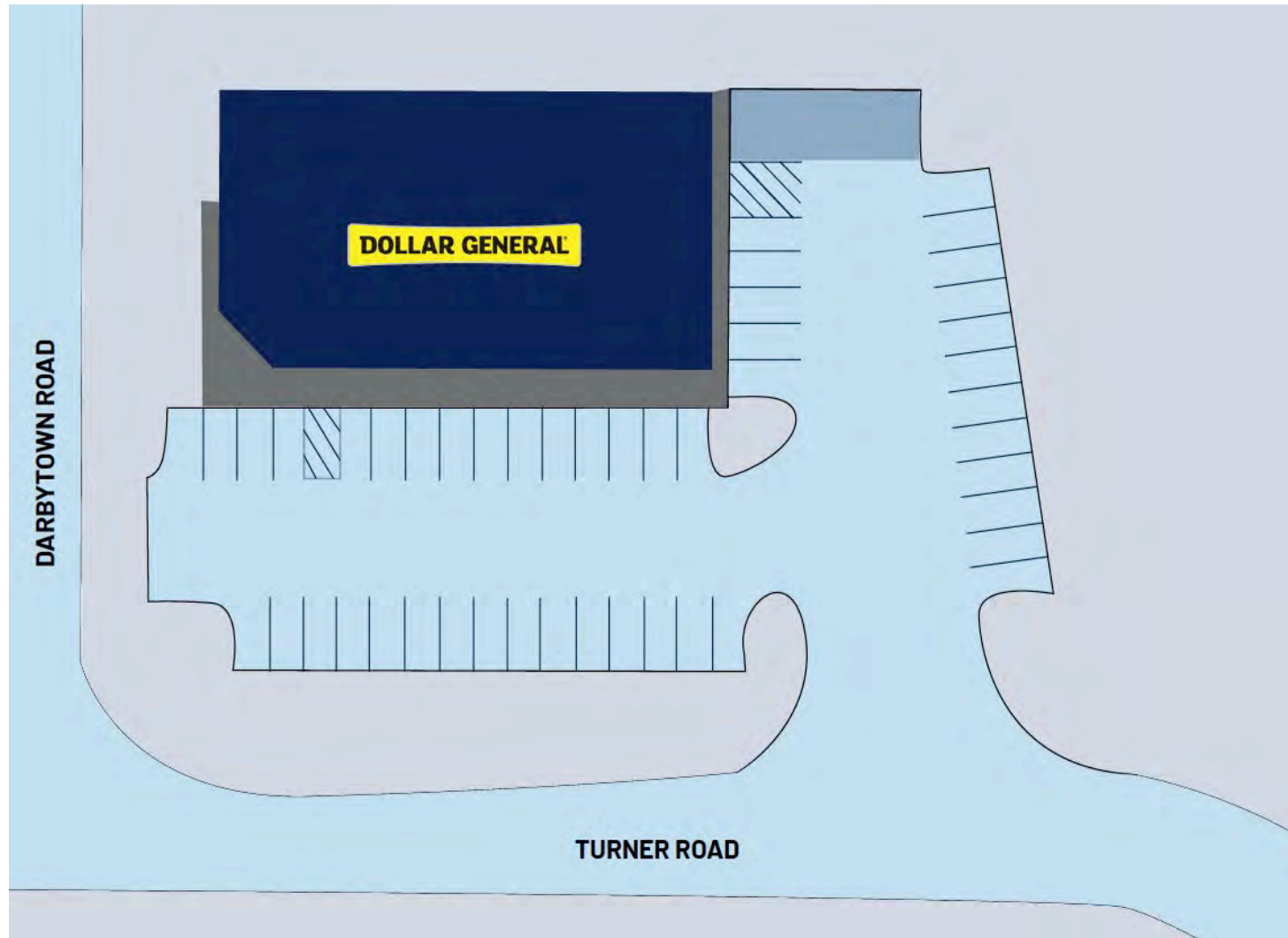
Richmond  
10.7 Miles North



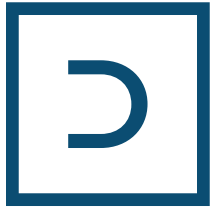




# THE PLAN







# DISCLAIMER CONFIDENTIALITY

This Offering Memorandum has been prepared by District Real Estate Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it claim to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by District Real Estate Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by District Real Estate Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further to this, District Real Estate Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to District Real Estate Advisors.

The information contained in the following offering memorandum is proprietary and strictly confidential. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

District Real Estate Advisors makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, District Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has District Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





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LISTED IN CONJUNCTION WITH VIRGINIA BROKER:

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