

FOR SALE DOLLAR GENERAL

5851 DRUNKARD ROAD | JETERSVILLE, VA



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DISTRICT
REAL ESTATE ADVISORS

NEW 2022 UPGRADED WOOD STRUCTURE CONSTRUCTION | RICHMOND MSA

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

5851 DRUNKARD ROAD

JETERSVILLE, VIRGINIA

THE OPPORTUNITY

5851 DRUNKARD ROAD features all new upgraded wood structured 2022 construction. The DG Plus prototype features 10,640 SF with new facade design and sits directly at the median intersection of US-360 and Drunkard Road on a +/- 2.67 acre parcel. The property is ideally located just 18 miles Farmville, 47 miles from downtown Richmond with average daily traffic counts on US-360 exceeding 12,000 ADT. The surrounding 7-mile population exceeds 5,500. The property sits in Amelia County and is within the Richmond MSA - one of the most dynamic regions and Top 10 place to live.

SIZE
+/- 2.67 ACRE PARCEL

UPGRADED DG PLUS PROTOTYPE
10,640 SF
WOOD STRUCTURE
FIBER CEMENT BOARD FACADE
BRICK VENEER SKIRT

LOCATED WITHIN
RICHMOND MSA

TRAFFIC COUNT
12,000+ ADT



THE NEIGHBORHOOD

18 Miles
from Farmville

47 Miles
from Richmond



5,500+
7 Mile Population



TRADE AREA

NEAREST COMPETITION
8.5 Miles North
9.0 Miles South



TRAFFIC

US-360 (PATRICK HENRY HWY)
12,000 ADT



\$120,198

AVG. HH INCOME
1 mile

JETERSVILLE, VIRGINIA presents the opportunity to own an asset that features brand new upgraded wood structured construction while being ideally positioned with a long term lease and a corporate guaranty. The property is the DG Plus prototype and is located directly on US-360 Prince Edward Highway with daily traffic counts exceeding 12,000 ADT. US-360 is a major four-lane divided highway that runs east-west through the southern part of Virginia stretching to Virginia Beach. Jetersville is located in the "Heart of Virginia" between Farmville and Amelia Court House in Amelia County which borders Prince Edward County. Outdoor enthusiasts and history buffs will find the areas in and around Prince Edward County equally exciting as they can take advantage of the R.R. Moton Civil Rights Museum, Sailor's Creek Historic Battle Field, and the Sandy River Reservoir for kayaking, biking, hiking, and fishing. The surrounding woodlands are

also recognized as favorable places for hunting and birding. Other outdoor attractions include the Sandy River Adventure Zipline Park and the dramatic High Bridge Trail. High Bridge Trail draws more than 239,000 visitors a year, offering an epic hike or bike over a historic bridge above the Appomattox River. Amelia County is part of the Richmond MSA which 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. The location is just 18 miles from Farmville and 47 miles from downtown Richmond.

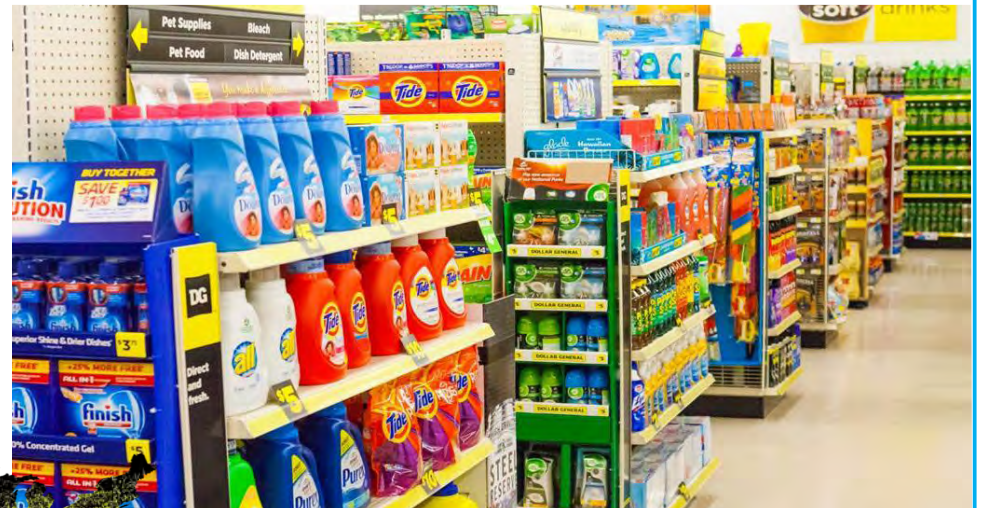
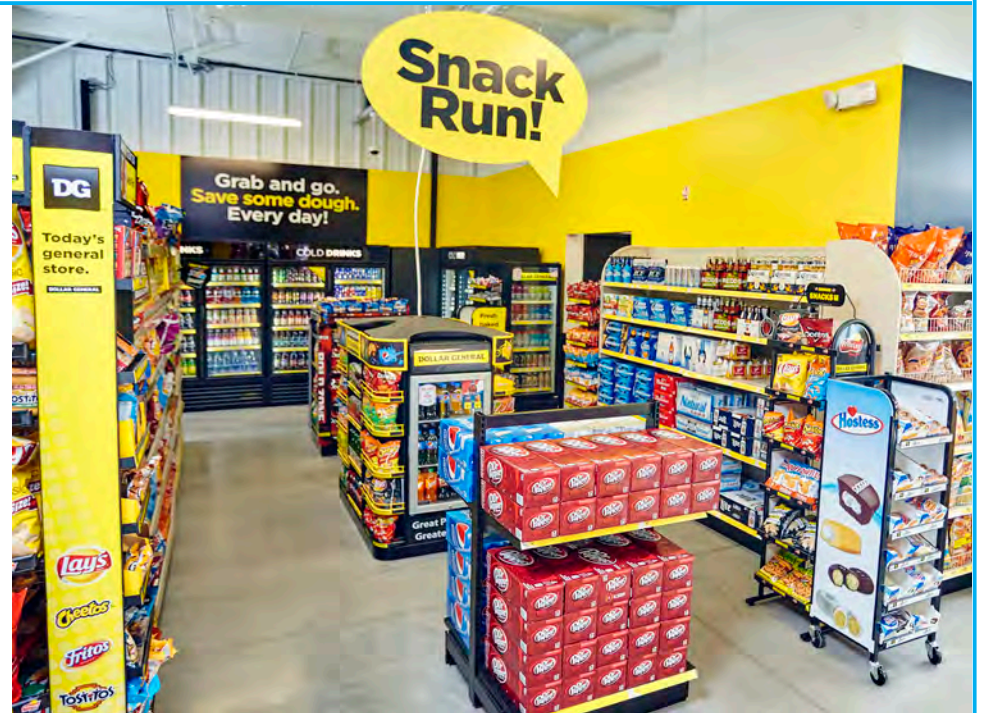
DOLLAR GENERAL

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 November 13, 2021, there are more than 18,000+ 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 2022, Dollar General plans to execute nearly 3,000 real estate projects in total, including 1,110 new store openings, 1,750 store remodels, and 120 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.

- **NET SALES INCREASED 3.9% TO \$8.5 BILLION**
- **18,000+ STORES IN 46 STATES WITH 157,000+ EMPLOYEES**
- **OPERATING PROFIT OF \$665.6 MILLION - 7.8% AS A PERCENTAGE OF SALES**
- **#112 ON FORTUNE 500**
- **18 DISTRIBUTION CENTERS**
- **YEAR TO DATE CASH FLOWS FROM OPERATIONS OF \$2.2 BILLION**
- **S&P CREDIT RATING: BBB (STABLE) "INVESTMENT GRADE"**



18,000+ Stores
#112 ON FORTUNE 500

SITE SUMMARY

PRICE	\$1,933,749
CAP	5.00%
NOI	\$96,687.48
PARCEL SIZE	+/- 2.67 ACRES
BUILDING SIZE	+/- 10,640 SF
LEASE TERM	15 YEAR INITIAL TERM
COMMENCEMENT	APRIL 28, 2022
EXPIRATION	APRIL 30, 2037
OPTIONS	5 x 5 YEARS - 10% INCREASES
TENANT	DOLGENCORP, LLC
GUARANTY	DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NNN

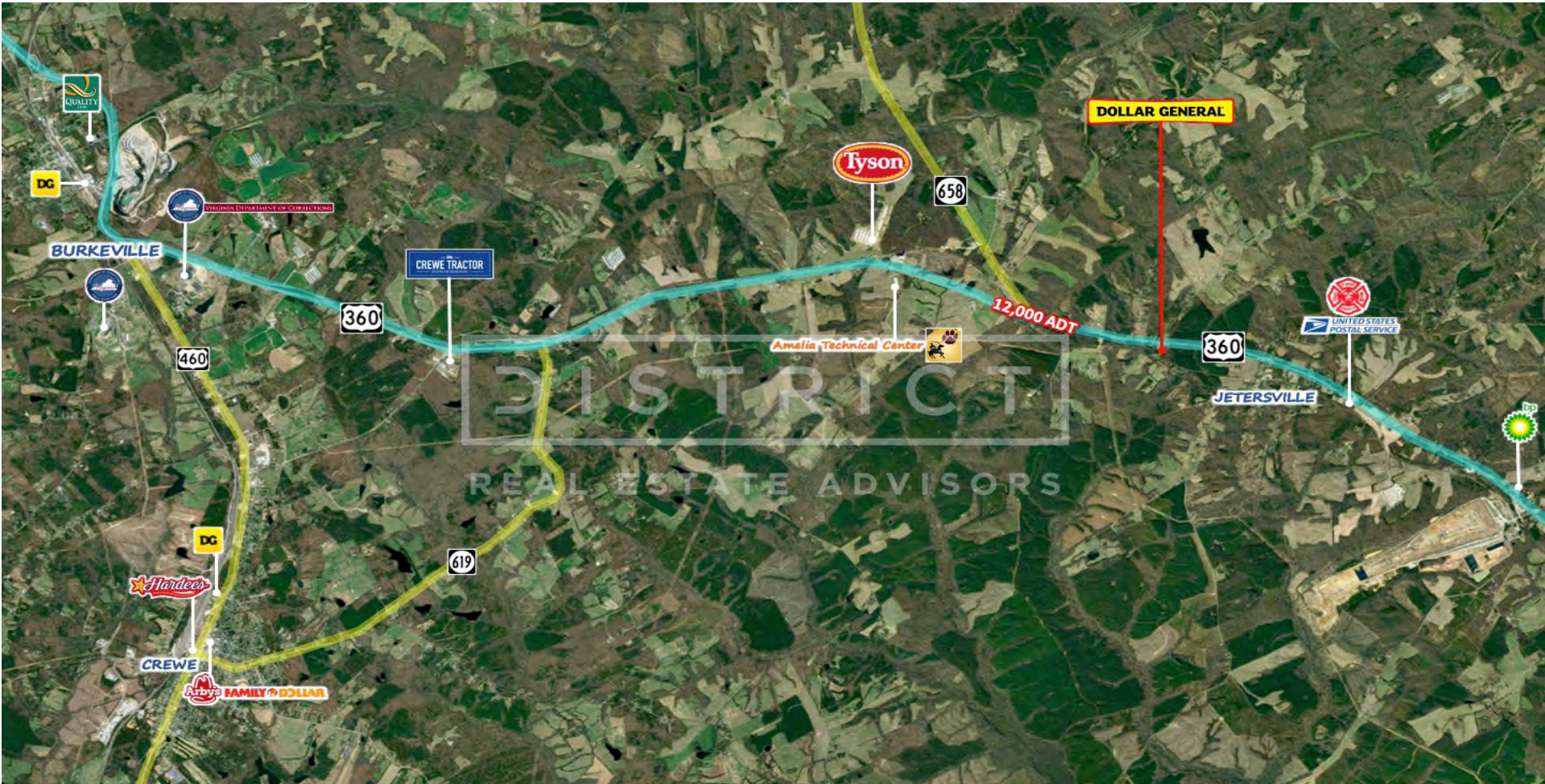


DG

Frontage
US - 360
Approx. 76 Feet

DRUNKARD ROAD
Approx. 140 Feet

THE LOCATION

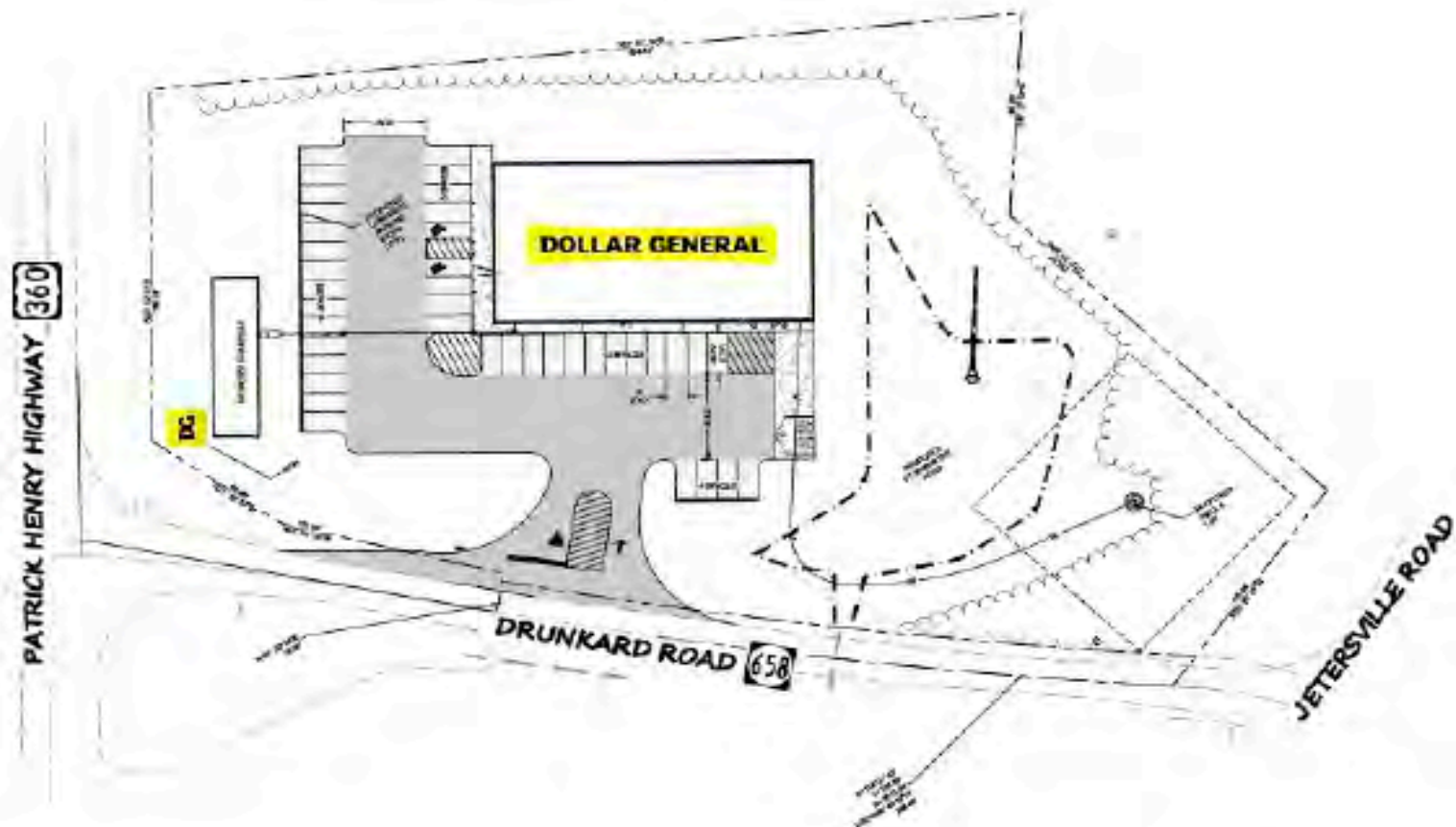


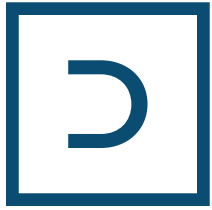
Richmond
47 Miles North





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.

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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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