

DOLLAR GENERAL PLUS

WYTHEVILLE, VIRGINIA (SOUTHWEST OF ROANOKE)



Chris Schellin
President

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WESTWOOD

NET LEASE ADVISORS

Brian Brockman
Bang Realty
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Bang Realty VA License #:
226031911

Address

285 W. Lee Highway Wytheville VA 24382



PRICE: \$1,854,209



CAP: 5.25%

13+ Years remain on the base term

FINANCIAL OVERVIEW

PRICE	\$1,854,209
CAP RATE	5.25%
Gross Leasable Area	10,640 SF
Year Built	2020
Lot Size	0.816± Acres

—— Lease Summary ——

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	August 2020
Increases	10% at Each Option
Options	Five, 5-Year
Option to Terminate	None
Right of First Refusal	None

—— Rent Roll ——

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-Year 15	\$97,346	\$8,112
Option 1	\$107,081	\$8,923
Option 2	\$117,789	\$9,816
Option 3	\$129,568	\$10,797
Option 4	\$142,525	\$11,877
Option 5	\$156,777	\$13,065

INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease
- Relocation of High-Performing Inline Store
- Rare Plus Concepts, Larger Store with Expanded produce/Cooler Space
- Brand New 2020 Construction
- Investment Grade Credit Tenant, Rated BBB by S&P
- Dollar General has Reported 30 Consecutive Quarters of Same-Store-Sales Growth
- Classified Nationally as an “Essential Retailer” for Daily Shopping Needs
- Serving Over 28,600 Residents in Wythe County
- Average household Income Exceeds \$63,000 within 1,3,and 5 Miles
- Hard Corner Location Along Major Thoroughfare
- Easy Access to I-81 with 54,000 Cars/Day, Connects to Downtown Roanoke
- Centrally Located Between Charlotte, NC and Charleston, WV Along I-77
- 15 Miles to Wythe County Community Hospital with 430 Employees, Serves Over 36,000 in Wythe and Bland Countries
- 2 Miles to Wytheville Community College with 4,000 Students
- Surrounded by Several K-12 Schools 4,250 Students in Wythe County School District
- Strong Daytime Population, Over 8,500 Employees within 5 Miles
- Minutes to Mount Rogers with 1 Million Visitors Annually
- Close Proximity to Cherokee National Forest with Millions of Visitors annually





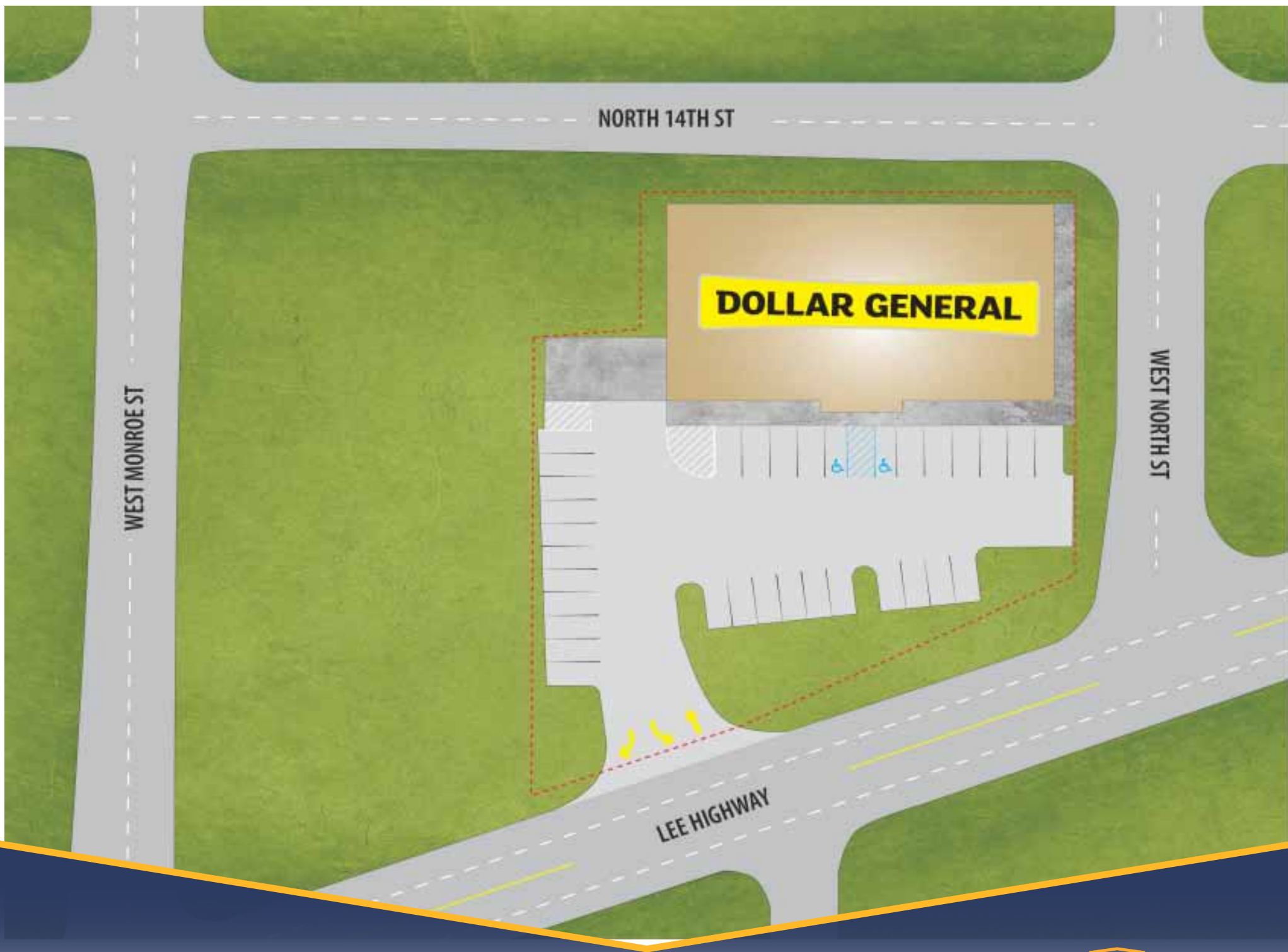
TENANT OVERVIEW

OWNERSHIP:
TENANT:
GUARANTOR:

PUBLIC
CORPORATE
DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 16,000 locations in 44 states, making it the nation's largest smalbox discount retailer in the U.S.







DEMOGRAPHICS

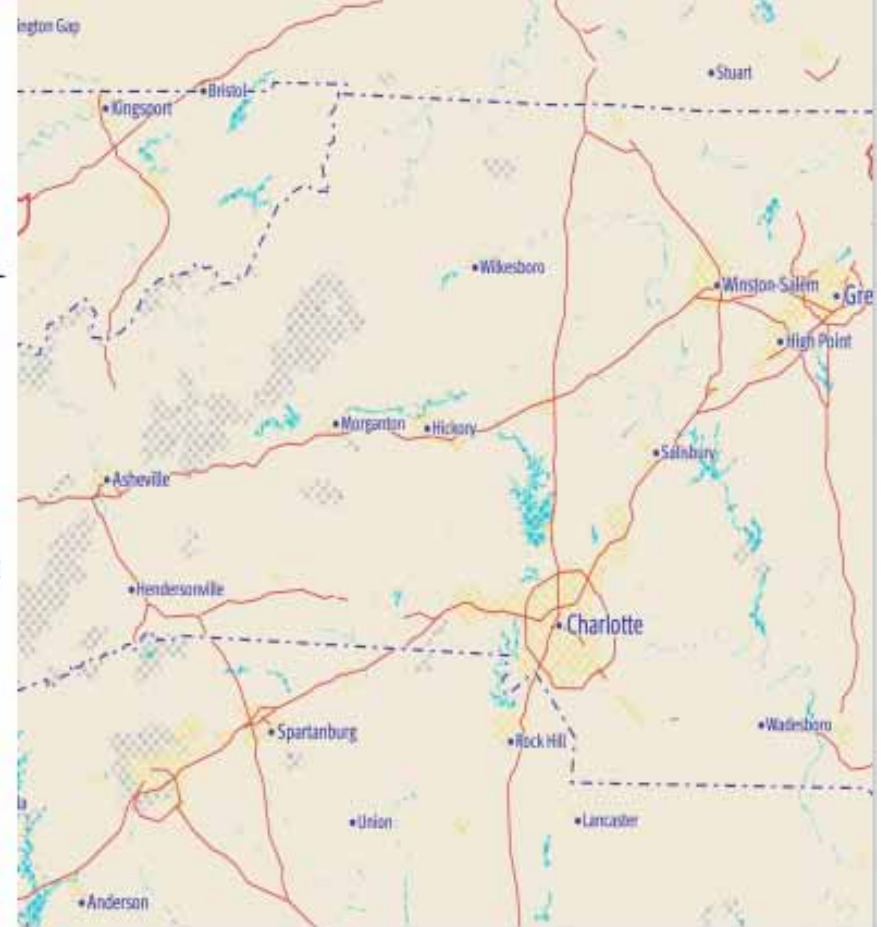
W LEE HWY. & W NORTH ST.
WYTHEVILLE, VA 24382

POPULATION	1-MILE	3-MILES	5-MILES
2010 Population	4,400	8,845	10,818
2019 Population	4,486	9,037	11,039
2024 Population	4,524	9,147	11,174
HOUSEHOLDS			
2010 Households	2,093	4,103	4,924
2019 Households	2,107	4,152	4,980
2024 Households	2,143	4,238	5,082
INCOME			
2019 Average Household Income	\$63,367	\$65,607	\$64,316
EMPLOYEES			
2019 Number of Employees In Area	4,375	7,844	8,587


1
MILE
WYTHE COUNTY
COMMUNITY HOSPITAL


2
MILES
WYTHEVILLE
COMMUNITY COLLEGE


90
MILES
KINGSPORT, TN



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