

In Cooperation With Scott Reid & ParaSell, Inc.,
895 Dove St, Ste 300, Newport Beach, CA 92660
A Licensed West Virginia Broker #
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SANDS INVESTMENT GROUP



Big Lots

1350 Stafford Dr
Princeton, WV 24740

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

ParaSell and Sands Investment Group Are Pleased to Present Exclusively For Sale the 35,229 SF Big Lots Located at 1350 Stafford Drive in Princeton, WV. This Investment Opportunity Includes a Single Tenant Big Lots With Long Term Occupancy History and Minimal Management, Stable Cash Flow Priced Below Replacement Cost, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,351,954
CAP	6.74%
NOI	\$158,531
PRICE PER SF	\$66.76
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1350 Stafford Dr Princeton, WV 24740
COUNTY	Mercer
BUILDING AREA	35,229 SF
LAND AREA	4.0 AC
YEAR BUILT	1977

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

SINGLE TENANT BIG LOTS WITH 26+ YEAR OCCUPANCY HISTORY WITH ABOVE NATIONAL AVERAGE STORE SALES

- Publicly Traded, National Tenant – 100% Leased to Big Lots (NYSE: BIG) With a Market Cap of \$1.35 Billion
- Big Lots Was Founded in 1967 and Currently Has 1,440 Locations in 47 States; During the Pandemic, Big Lots Stock Experienced a Significant Increase in Value Along With Exponential Growth in Store Sales Nationally Proving to Be a National Needs Based Retailer
- Big Lots Took Over the Building From Kroger Co. in 1996 and Has Operated at This Location For Over 26 Years
- Store Sales Have Proven Big Lots is a Market Leading Retailer Within Princeton and This Location Well Above the National Average

LOW MANAGEMENT, STABLE CASH FLOW PRICED BELOW REPLACEMENT COST

- Given Big Lots Has Stayed Committed to This Location, a New Investor Should Have High Confidence That Big Lots Will Renew Their Lease Term Whether Through an Extension on the Initial Term or Rolling Into the Option Periods
- Big Lots is Priced at \$66.76 PSF Well Below Replacement Cost

BIG LOTS IS A NATIONAL LEADING DISCOUNT NEEDS RETAILER

- As Inflation Continues and Consumer Spending Trends Change and Adopt, More People Will Shop at Discount Retailers Such as Big Lots
- Over the Past Three Years the Company's Revenue Surged as Customers Flocked to Its Stores and E-Commerce Portals Resulting in an Annual Average Revenue Per Share Growth Rate of 13.00%
- Big Lots Currently Has a 2022 TTM Revenue of \$5.90 Billion and EBITDA of \$0.25 Billion Reflecting a Margin of 4.24%

LOCATED ON MAIN RETAIL CORRIDOR CONSISTING OF SYNERGISTIC MIX OF TENANTS

- Strategically Located Between the Main Highways Hwy 19 and Hwy 460; Big Lots is Located on Main Retail Corridor For Princeton, WV
- Located Within Primary Retail Corridor Consisting of High Barriers to Entry and Low Probability For Direct Retail Competitors to Enter the Market
- Big Lots Serves as the Anchor Tenant Amongst a Highly Complementary Mix of Retail Tenants Drawing in Consumers For Various Needs
- Neighboring Tenants Include: Walgreens, McDonald's, Aaron's, Hardee's and Truist



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Big Lots
PREMISES	A Building of Approximately 35,229 SF
LEASE COMMENCEMENT	January 6, 1976
LEASE EXPIRATION	October 31, 2026
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	\$0.50/SF At Options
LEASE TYPE	Triple Net (NNN)
USE	Big Box
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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35,229 SF	\$158,530.50	\$4.50
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WINSTON-SALEM

GREENSBORO

Durham

Raleigh



Corner Stone Baptist Church

Medical Arts Clinic

Summit COMMUNITY BANK

PRINCETON COMMUNITY HOSPITAL
WVU Medicine

Southern Highlands

Princeton Recreation Center

American Plumbing

Courthouse Square

Judy's

Airway Motel

Randy Brodnik, Do, acog

ups

City of Princeton Business Office

Princeton Fire Department

MCNB BANKS

BB&T

DOLLAR GENERAL

O'Reilly AUTO PARTS

SHEETZ

Wendy's

LIBERTY PRE-OWNED AUTO

Gabr's Grill & Cafe

Walgreens

DQ

Exxon

PAPA JOHN'S

J.B's Detailing Unlimited

Army Recruiting Station Princeton

Schulte Accounting

Madi Kate's Boutique

Community Connections

AMERICAN NATIONAL

Kaitlyn Wood

MB

Main Street Builders
HONESTY • INTEGRITY • QUALITY

Princeton High School

MCTEC Agriculture Greenhouse

Stafford Dr

104

Bellacino's | Pizza & Grinders

BIG LOTS!

ROSES



Kroger
DOLLAR GENERAL
ANYTIME FITNESS
cricket wireless
FACTORY CONNECTION
Pizza Hut
boost mobile
YUMMI JAPAN

Mercer County Schools
Technology Office

Karen
Preservati Center

Strickland Brothers
10 Minute Oil Change

Princeton City
Animal Control

Workforce
WV

Princeton Regional
DMV Office

Old Princeton High
School Stadium

Salvation Army
Services & Worship

Advance
Auto Parts

Auto
Zone

FAMILY DOLLAR

schewels
home

TACO
BELL

KFC

Dragon
Palace

Allstate

Princeton
Laserwash

BURGER
KING

Arbys

CVS
pharmacy

First
Community Bank

SONIC

TRUIST

LAWSON
FAMILY DENTISTRY

Hardee's

McDonald's

Bellacino's | Pizza
& Grinders

ROSES

BIG
LOTS!

Stafford Dr

104

MB
Main Street Builders
HONESTY | INTEGRITY | QUALITY

Walgreens

DOLLAR GENERAL

**BIG
LOTS!**

DOLLAR GENERAL



LOWE'S

Fairfield
BY MARRIOTT
COUNTRY
INN & SUITES
BY GARDEN

PAPA JOHN'S
DQ
CITGO

**Advance
Auto Parts**

AutoZone



Bojangles
DQ
TACO BELL



Aaron's
ROSES
McDonald's

Kroger
cricket
DOLLAR GENERAL
ANYTIME FITNESS

Days Inn
Hampton by HILTON
Hardee's
Cracker Barrel

Walmart
burkes OUTLET
DOLLAR TREE
SHOE DEPT. CATO



PRINCETON | MERCER COUNTY | WEST VIRGINIA

Princeton, is a city in and the county seat of Mercer County, West Virginia. The city is coined the "Heart of Mercer County" or the "Jewel of the South" in past decades. It is part of the Bluefield, WV-VA micropolitan area. The City of Princeton offers progressive development in a fine community where families can live safely and serenely. Princeton also serves at the "Gateway to Four Seasons Country" with honor and pride, realizing our importance as a strategic location for the entire area. Princeton is well-known throughout the state as one of West Virginia's bright spots because of our progressive attitude and immeasurable potential. According to the United States Census Bureau, the city has a total area of 3.05 square miles. The City of Princeton had a population of 5,927 as of July 1, 2021.

Blessed with beautiful surroundings in the southern part of the state, Princeton offers a special quality of life for families and an ideal location for business and industry. The City of Princeton is uniquely positioned to take advantage of major opportunities that other municipalities can only dream about. The signs of economic prosperity and progress are everywhere. Princeton remains West Virginia's "business friendly" city. Princeton is a prime location situated along two major transportation corridors – Interstate 77 and US Route 460. The education, health and social service industry employs more Princeton residents than any other industry. In the retail sector, Chain stores like Walmart, Lowe's the hotel and restaurants are a part of Princeton's economy. Higher education and healthcare services are now the predominant fields of employment in the county. Also a number of small machinist shops, suppliers to the coal industry, and other entities employee laborers in the county. Top employers in the area include: Mercer County Board of Education, Princeton Community Hospital Association, Inc., Echosphere LLC, Bluefield Regional Medical Center, Wal-Mart Associates Inc

The cultural hub The Chuck Mathena Center contains a 1,000-seat theater and meeting rooms for civic groups and events. Concerts, comedies and dance are also performed at the center. Princeton Railroad Museum focuses on the Virginia Railway and the Norfolk Western Line. r Robert B. McNutt House is currently the oldest house in Princeton and the headquarters of the Princeton Mercer County Chamber of Commerce. H.P. Hunnicutt Field is named for the founders of the H.P. And Anne S. Hunnicutt Fondation. Princeton has been awarded an Appalachian League franchise. Nestled on the shores of a picturesque lake in Mercer County, Glenwood Recreational Park is a little-known gem. The park offers residents and visitors a wide range of recreational activities which will appeal to all members of the family. Other attractions include: Out of the Box Room Escape, Cheap Thrill Records, HMSHost and the Lake Shawnee Amusement Park. The Princeton Street Fair will feature Live Music and other exciting performances, waterslides, lazer tag, The Meltdown, a car show, a live art mashup, a petting zoo & more!





	3 MILES	5 MILES	10 MILES
POPULATION	18,599	28,038	51,637
AVERAGE HH INCOME	\$56,769	\$58,519	\$55,604

B I G L O T S

TENANT PROFILE

Big Lots!, Inc. is an American retail company headquartered in Columbus, Ohio with 1,440 stores in 47 states. The Big Lots chain traces its history back to 1967 when Consolidated Stores Corporation was formed in Ohio by Sol Shenk. In 1970 the company began operating as Consolidated International. Over the years the chain grew to include stores doing business as Big Lots, Odd Lots, Mac Frugal's Bargains* Closeouts, and Pic 'N' Save. In 2001 the array of store names and company identity were converted to a single national brand: Big Lots.

From the closeout store roots to the entrance into discount retailing, Big Lots core purpose of helping people save money on all kinds of products has stayed the same. But the needs of customers have expanded dramatically. Today, the company offers an extensive assortment of brand-name items and quality products, including food, furniture, seasonal items, electronics and accessories, home décor, toys, and gifts. The company is dedicated to friendly service, trustworthy value, and affordable solutions in every season and category – furniture, food, décor, and more.



COMPANY TYPE
NYSE: BIG



FOUNDED
1967



OF LOCATIONS
1,440



HEADQUARTERS
Columbus, OH



WEBSITE
biglots.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified 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, and 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, PCB's or asbestos, the compliance with 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, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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