



SEEING 19,910 CARS PER DAY!



SIGNALIZED CORNER LOCATION DOLLAR GENERAL PLUS

ACTUAL STORE

4030 BROUNLAND RD, SOUTH CHARLESTON, WV 25309

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI, OH 45241
513.657.3645

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INVESTMENT SUMMARY

List Price:	\$1,949,172
Current NOI:	\$113,052.00
Initial Cap Rate:	5.80%
Land Acreage:	+/- 2.43
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$183.19
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.80%

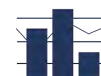
INVESTMENT OFFERING

We are pleased to present this new 10,640 SF. Dollar General Plus store located in South Charleston, West Virginia. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains 4 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store has been operating successfully since it opened in June 2022.

This Dollar General is highly visible as it is strategically positioned on the signalized corner of Highway 19 & Brounland Road which sees 17,910 cars per day, only 1/2 mile from Alum Creek Elementary. The ten mile population from the site is 97,514 while the three mile average household income is \$75,471 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 5.80% cap rate based on NOI of \$113,052.



PRICE \$1,949,172



CAP RATE 5.80%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **Signalized Corner Location | On Main Thoroughfare**
- **2022 BTS Plus Size Construction**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$75,471
- **Ten Mile Population 97,514**
- **19,910 VPD on Highway 19 & Brounland Road**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- 1/2 Mile From Alum Creek Elementary

DOLLAR GENERAL PLUS

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$113,052.00	\$10.63
Gross Income	\$113,052.00	\$10.63
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$113,052.00	\$10.63

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 2.43 Acres
Building Size:	10,640 SF
Traffic Count:	17,909
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$113,052.00
Rent PSF:	\$10.63
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/9/2022
Lease Expiration Date:	6/30/2037
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporaion
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,000+



GUARANTOR:
DG CORP



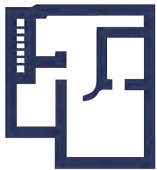
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,640	6/9/2022	6/30/2037	\$113,052	100.0	\$10.63
			Option 1	\$124,357		\$11.69
			Option 2	\$136,793		\$12.85
			Option 3	\$150,472		\$14.14
			Option 4	\$165,519		\$15.56
Totals/Averages	10,640			\$113,052.00		\$10.63



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$113,052.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.63



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

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2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES

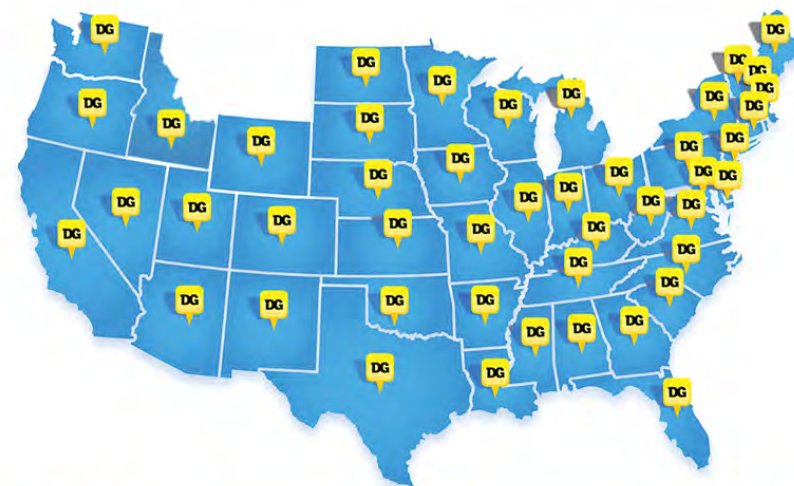


83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 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, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. 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.



18,000+ STORES ACROSS 47 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



17 Miles
WV Intern.
Yeager
Airport



13.5 Miles
Charleston,
WV

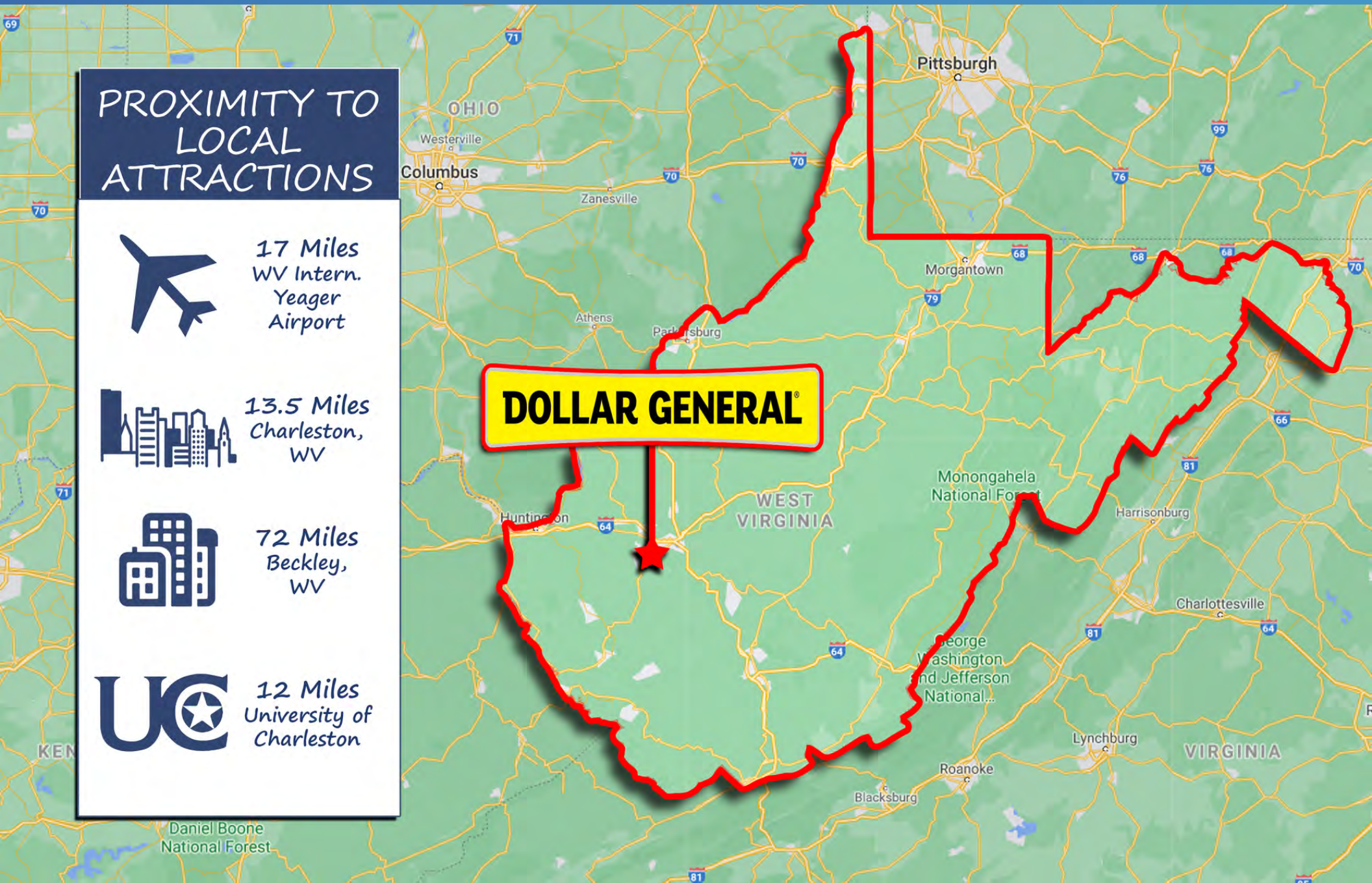


72 Miles
Beckley,
WV



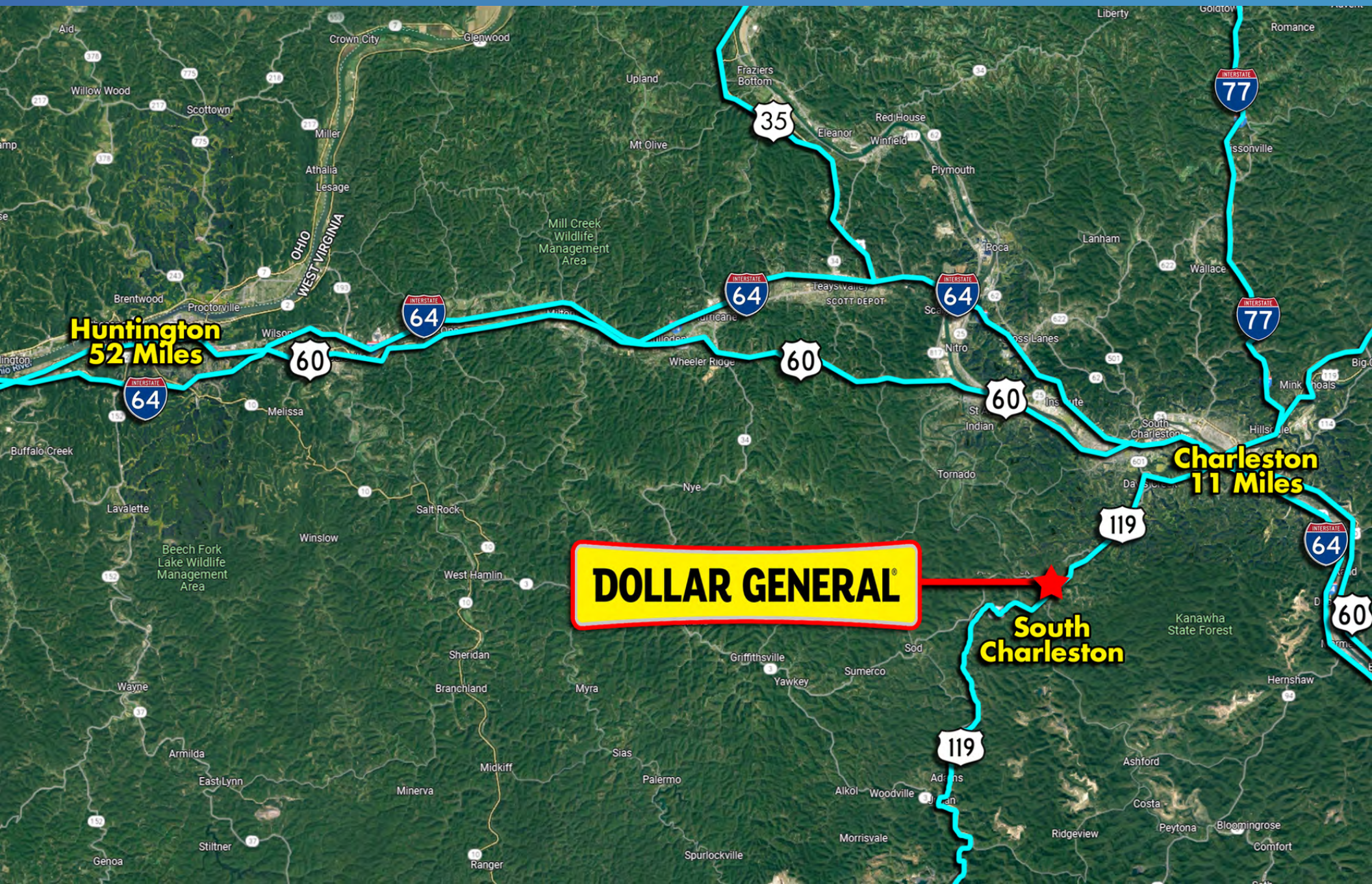
12 Miles
University of
Charleston

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DOLLAR GENERAL®

**South
Charleston**

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Site
DOLLAR GENERAL

Brounland Rd - 1,193 VPD
1,021 VPD
Highway 19 - 16,717 VPD

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South Charleston is a city in Kanawha County, West Virginia. It is located to the west of Charleston. South Charleston was established in 1906, but not incorporated until 1917. The Criel Mound built circa 0 B.C. by the Adena culture is adjacent to the downtown business district. It is home to the Charleston Ordnance Center, a former naval munitions factory established for use in World War I.

The city is serviced by Interstate 64, U.S. Route 60, U.S. Route 119, West Virginia Route 601 and West Virginia Route 214, and is bisected by the Kanawha River. The city is serviced by the Kanawha Valley Regional Transportation Authority bus system. A general aviation airfield, Mallory Airport, is located off Chestnut Street, approximately two miles south of U.S. Route 60, with the nearest commercial aviation service being at Yeager Airport in Charleston. South Charleston serves as the headquarters to the West Virginia Division of Natural Resources and the West Virginia State Police.

There are five distinct and exciting shopping areas within South Charleston. The Mound area, Riverwalk Plaza, the Shops at Trace Fork, Southridge Center, and Spring Hill each offer a unique shopping experience. Little Creek Public Golf Course offers a true test for every golfer, having played host to the WVGA Senior Amateur, the WVGA Amateur, the WVGA Amateur Qualifier, the State Women's Amateur Championship and the Kanawha Valley Golf Championship. There are plenty of things for residents & visitors alike in South Charleston!

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	3,349	8,446	97,514
Median Age	47.1	45.2	43.4
# Of Persons Per HH	2.5	2.4	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,348	3,375	42,966
Average HH Income	\$75,471	\$76,832	\$68,657
Median House Value	\$100,754	\$114,681	\$119,117
Consumer Spending	\$40.6 M	\$101.1 M	\$1.2 B





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