



NO COMPETITION WITHIN 19+ MILES!



## CORNER LOCATION DOLLAR GENERAL PLUS

16524 GEORGE WASHINGTON HIGHWAY, MOUNT STORM, WV 26739

REPRESENTATIVE STORE

BRIAN BROCKMAN

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

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## INVESTMENT SUMMARY

List Price:	\$1,763,000
Current NOI:	\$105,780.00
Initial Cap Rate:	6.00%
Land Acreage:	+/- 2.22
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$165.69
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.00%

## INVESTMENT OFFERING

We are pleased to present this brand new 10,640 SF. Dollar General Plus store located in Mt. Storm, 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 is under construction with rent and opening on track for early December 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of Highway 50 & Union Highway, which sees 3,669 cars per day, and is the only dollar store within a 19 mile radius! The 10 mile population from the site is 4,692 while the 3 mile average household income is \$59,988 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 6.00% cap rate based on NOI of \$105,780.



**PRICE** \$1,763,000



**CAP RATE** 6.00%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **2022 BTS Plus Size Construction**
- **The Only Dollar Store Within 19+ Miles!**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$59,988
- **Ten Mile Population 4,692**
- **Corner Location | On Main Thoroughfare**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth
- **The Only Dollar Store Serving the Community**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$105,780.00	\$9.94
<b>Gross Income</b>	<b>\$105,780.00</b>	<b>\$9.94</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$105,780.00</b>	<b>\$9.94</b>

## PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 2.22 Acres
Building Size:	10,640 SF
Traffic Count:	3,669
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	34
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$105,780.00
Rent PSF:	\$9.94
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/1/2022
Lease Expiration Date:	11/30/2037
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



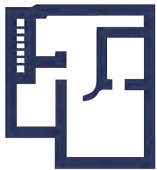
**S&P:**  
BBB

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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	12/1/2022	10/31/2037	\$105,780	100.0	\$9.94
			Option 1	\$116,358		\$10.94
			Option 2	\$127,993		\$12.03
			Option 3	\$140,793		\$13.23
			Option 4	\$154,872		\$14.55
Totals/Averages	10,640			\$105,780.00		\$9.94



**TOTAL SF**  
10,640



**TOTAL ANNUAL RENT**  
\$105,780.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$9.94



**NUMBER OF TENANTS**  
1





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**2.8% INCREASE**  
IN NET SALES Q4



**1,110 STORES**  
OPENING IN 2022



**\$34.2 BIL**  
IN SALES

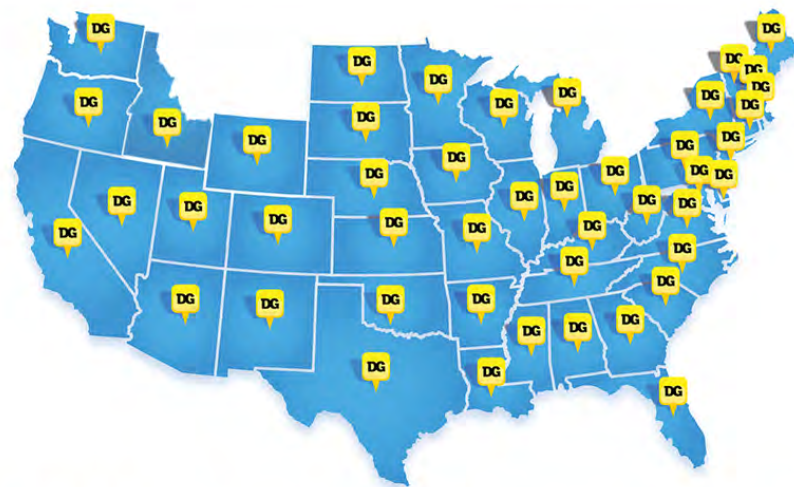


**83 YEARS**  
IN BUSINESS



**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



62 Miles  
Morgantown  
Municipal  
Airport



117 Miles  
Pittsburgh,  
PA

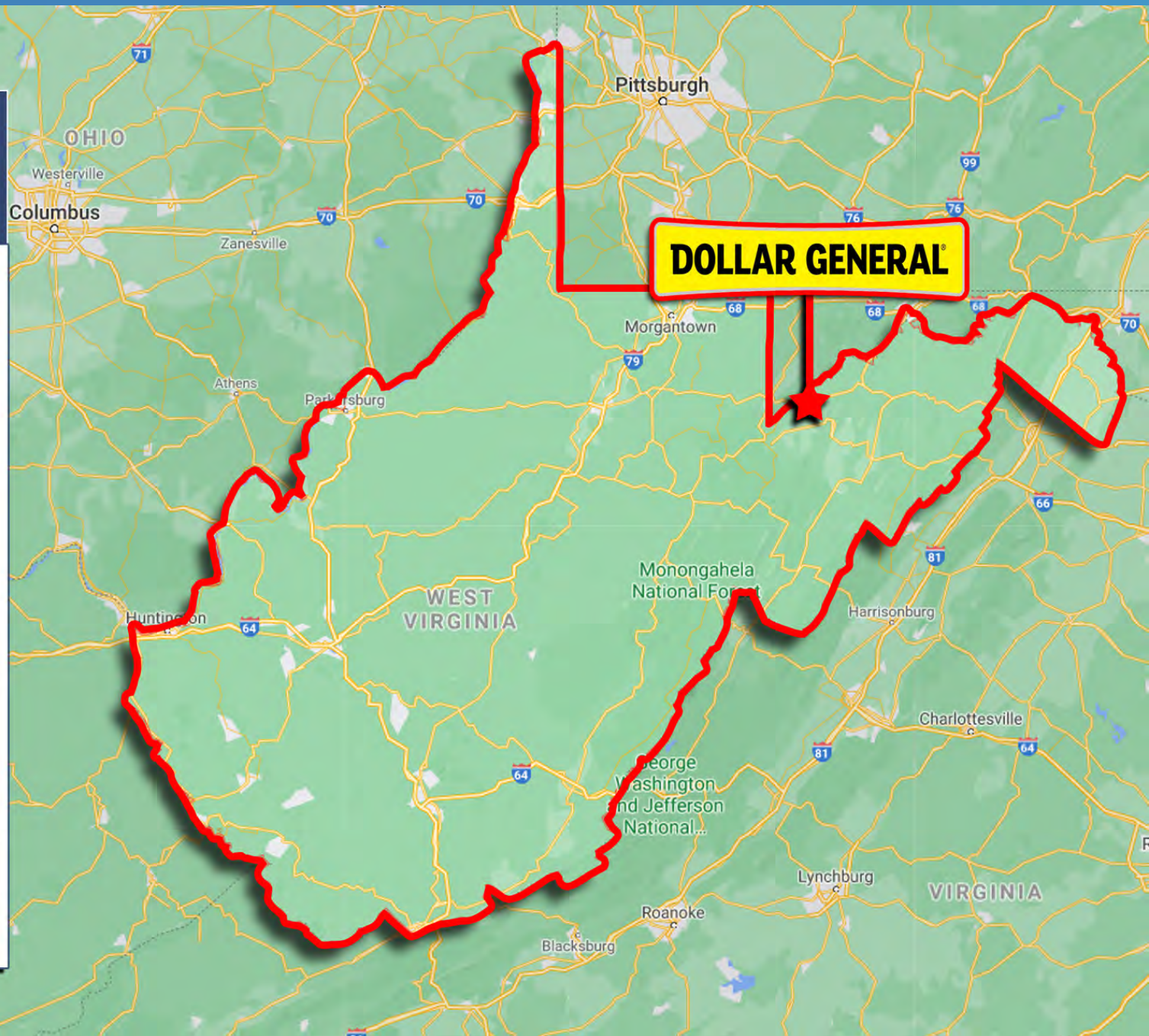


61 Miles  
Morgantown,  
WV



21 Miles  
West Virginia  
University  
Potomac State  
College

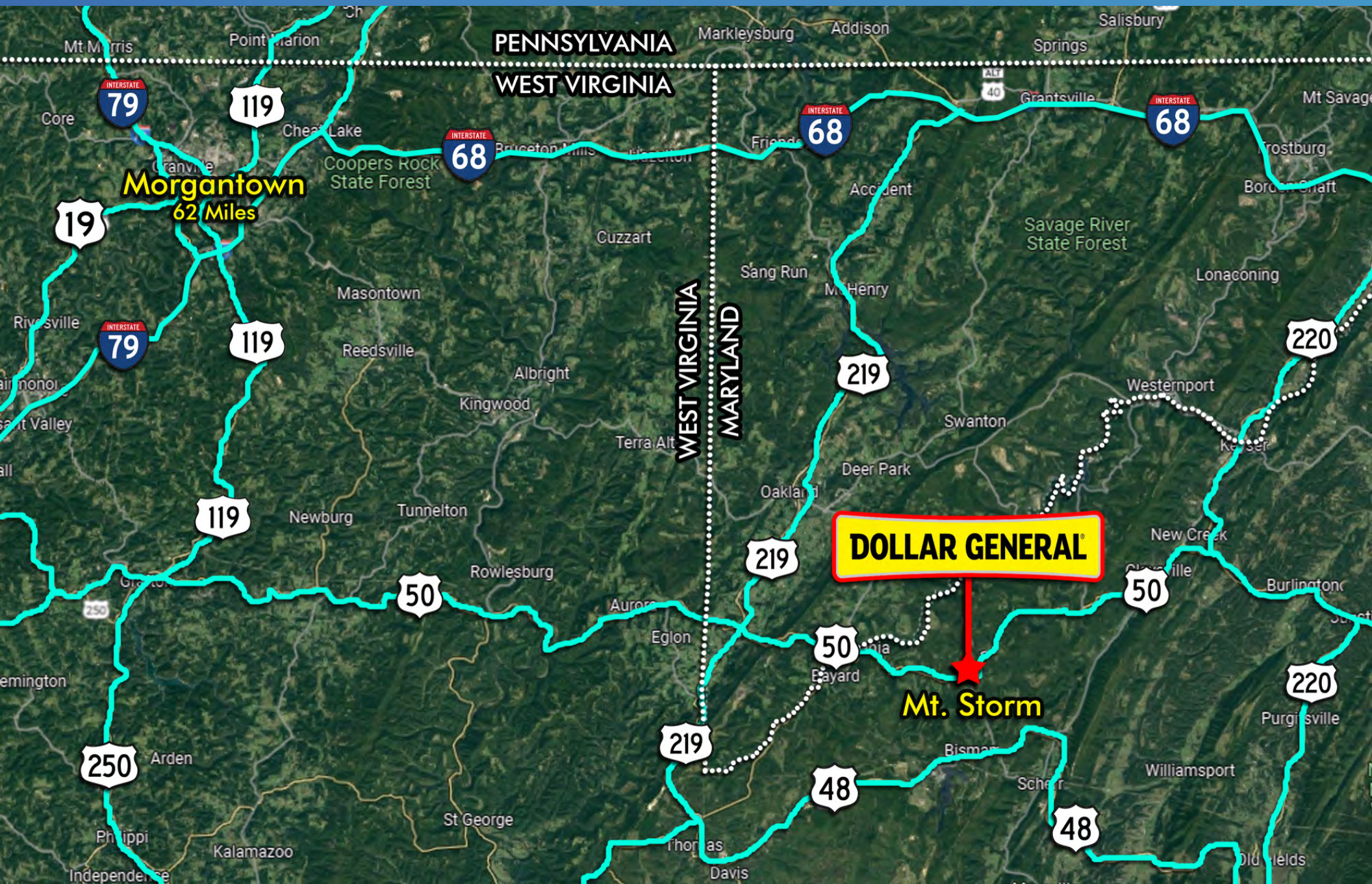
Daniel Boone  
National Forest





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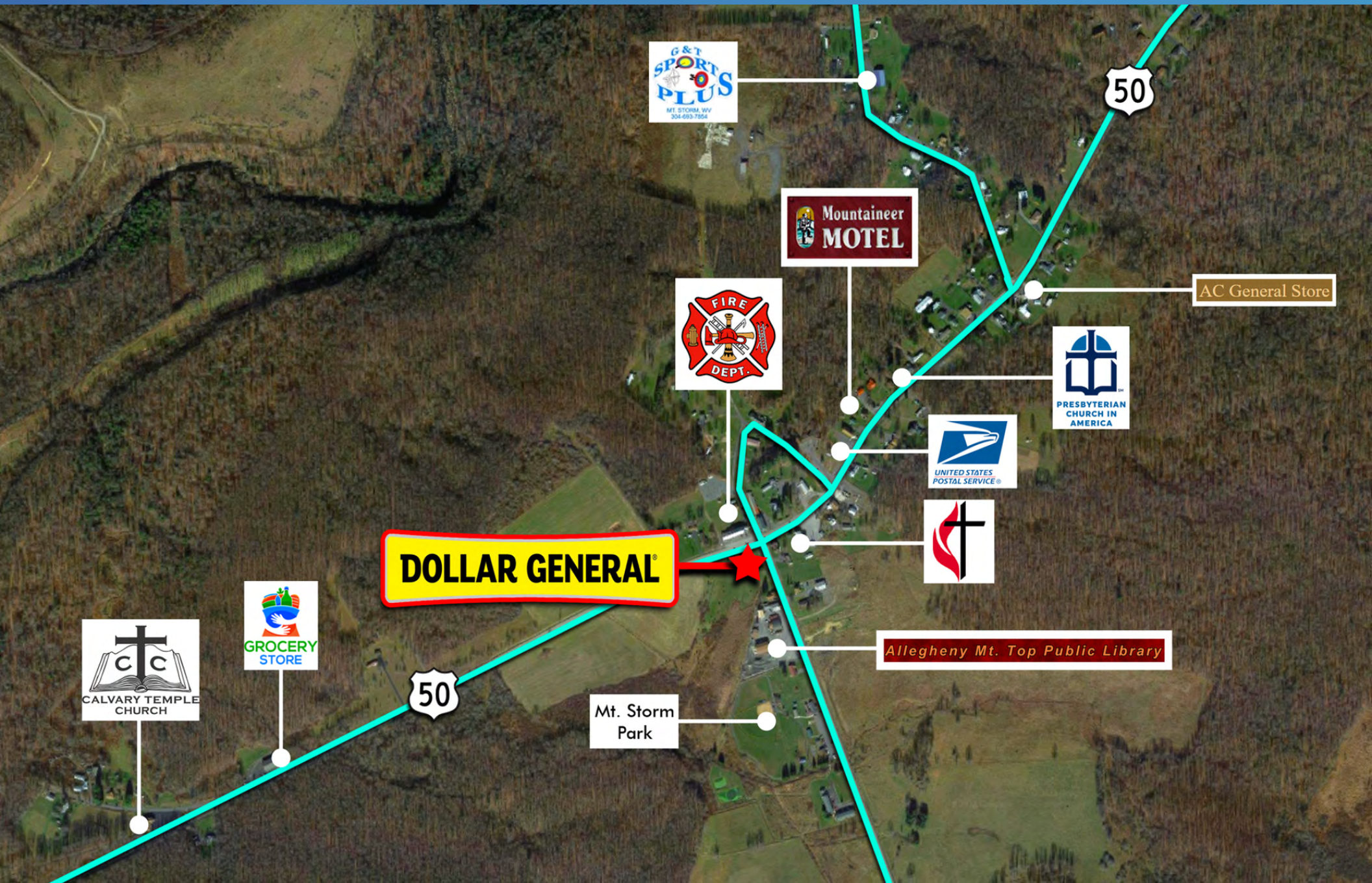
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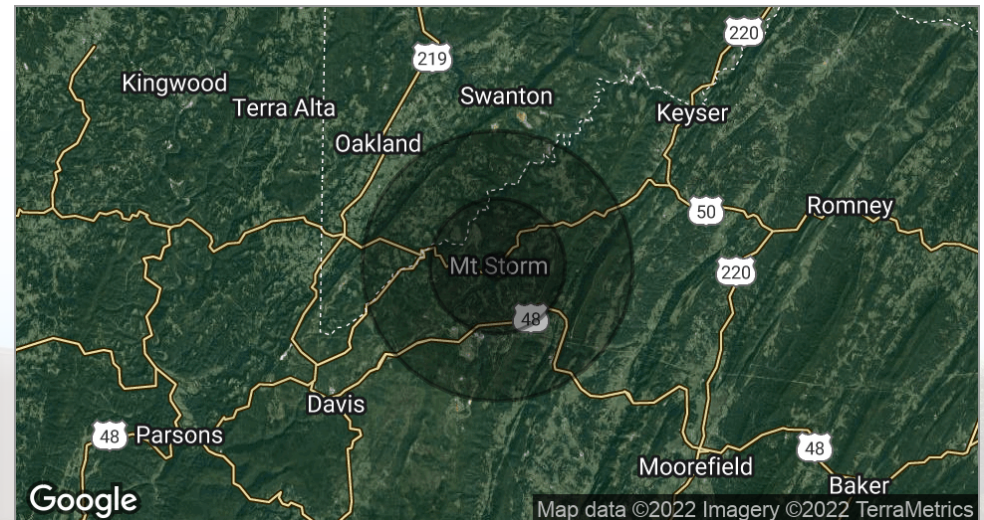


Mount Storm is an unincorporated community in Grant County, West Virginia. Mount Storm lies on the Northwestern Turnpike (U.S. Route 50) at its junction with West Virginia Route 42. The community is the site of the Union School Complex, which contains Union High School. Inclement weather over a nearby mountain caused the name of the town to be selected. It serves as a commercial center for a large area of agricultural upland and has developed lies along U.S. 50. The town is five miles north of the U.S. 48 expressway.

At more than 2,000 feet about sea level, it bears to brunt of cool winds sweeping in from over the Ohio valley to the West.

Five miles south of Mount Storm, Mount Storm Lake, also known as the New Stony River Reservoir, is a 1200-acre lake located in Grant County. It is accessible from US Rt 50 to WV 42 to WV 93. A boat ramp is located near the dam. The lake is used for fishing, jet skiing, scuba diving and wind surfing. Boating is permitted with unlimited horse power as the lake contains no wake, speed zones, and/or other restricted areas. Mount Storm supports largemouth and smallmouth bass as well as numerous channel catfish. Hybrid striped bass and walleye are also present. Each May the station has a black bass fishing tournament that is open to the public.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	508	1,173	4,692
Median Age	49.2	48.5	46.1
# Of Persons Per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	215	488	1,841
Average HH Income	\$59,988	\$58,534	\$63,401
Median House Value	\$123,214	\$125,936	\$124,425
Consumer Spending	\$6.1 M	\$13.8 M	\$53.9 M





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