



ABSOLUTE NNN DOLLAR GENERAL PLUS | CORNER SITE

ACTUAL STORE

1722 WEST 3RD STREET, WILLIAMSON, WV 25661

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI, OH 45241
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DOLLAR GENERAL PLUS

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INVESTMENT SUMMARY

List Price:	\$1,708,800
Current NOI:	\$106,800.00
Initial Cap Rate:	6.25%
Land Acreage:	+/- 0.689
Year Built	2022
Building Size:	10,640 SF
Price PSF:	\$160.60
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.25%

INVESTMENT OFFERING

We are pleased to present this 10,640 SF. Dollar General Plus size store located in Williamson, 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 completed construction & successfully opened for business in December 2022.

This Dollar General is highly visible as it is strategically positioned on the corner of Gum Street & W 3rd Avenue, which sees 1,301 cars per day, conveniently situated off of Highway 119 which sees 12,696 cars per day. The 10 mile population from the site is 23,427 and the 3 mile average household income is \$54,371 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 6.25% cap rate based on NOI of \$106,800.



PRICE \$1,708,800



CAP RATE 6.25%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- 2022 BTS Plus Size Construction | Opened in December 2022
- **Serving Southern WV Community & Technical College | 1/2 Mile Away**
- **Convenient Access to Highway 119 | Main Thoroughfare**
- **Corner Location | 2 Points of Ingress/Egress | Accessible from Both Streets**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$54,371
- Ten Mile Population 23,427
- **12,696 Cars Per Day on Hwy 119 | 1,301 Cars Per Day on W 3rd St**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$106,800.00	\$10.04
Gross Income	\$106,800.00	\$10.04
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$106,800.00	\$10.04

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 0.689 Acres
Building Size:	10,640 SF
Traffic Count 1:	1,301 on W 3rd Street
Traffic Count 2:	12,696 on Highway 119
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	24
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$106,800.00
Rent PSF:	\$10.04
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/17/2022
Lease Expiration Date:	12/31/2037
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



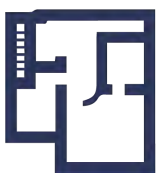
S&P:
BBB

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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	12/17/2022	12/31/2037	\$106,800	100.0	\$10.04
			Option 1	\$117,480		\$11.04
			Option 2	\$129,228		\$12.14
			Option 3	\$142,150		\$13.36
			Option 4	\$156,366		\$14.69
Totals/Averages	10,640			\$106,800		\$10.04



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$106,800.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.04



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



69 Miles
Tri-State
Airport



78 Miles
Huntington,
West Virginia



81 Miles
Charleston,
West Virginia

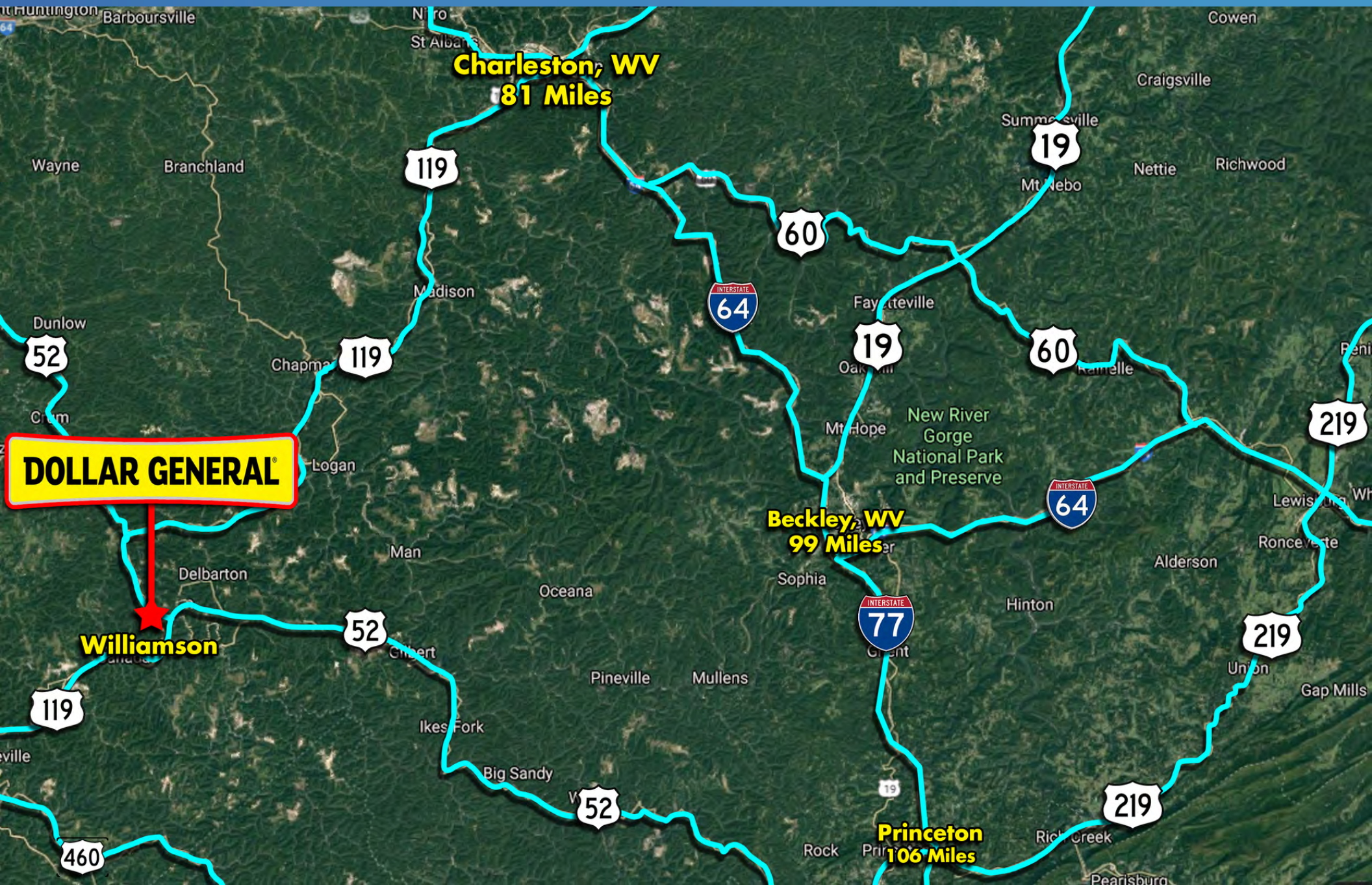


0.4 Miles
Southern WV
Community &
Technical
College

DOLLAR GENERAL®

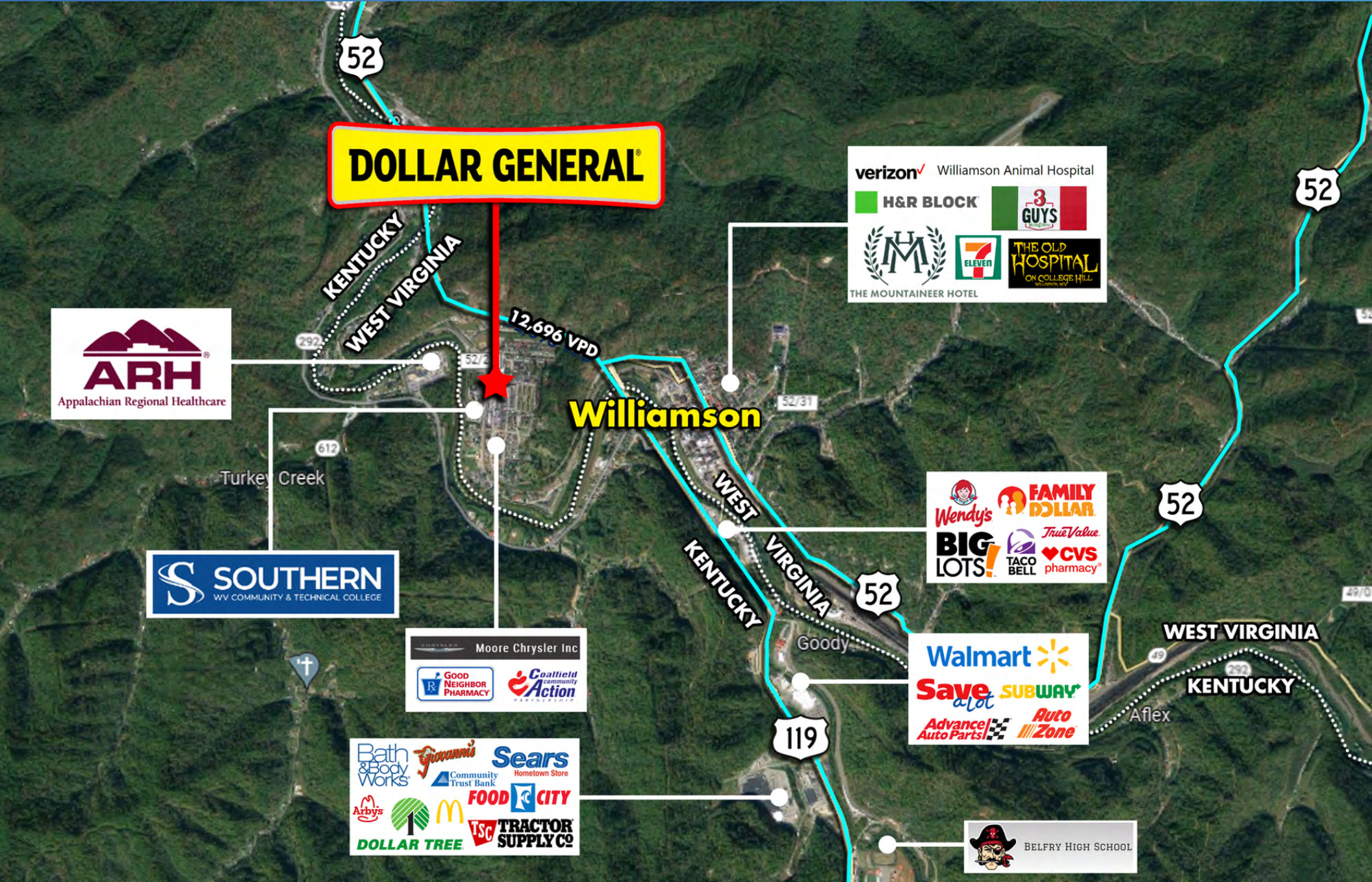
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Williamson is a city in Mingo County, West Virginia, situated along the Tug Fork River. The population was 3,191 at the 2010 census. It is the county seat of Mingo County, and is the county's largest and most populous city. Williamson is home to Southern West Virginia Community and Technical College. The Tug Fork River separates Williamson from South Williamson, Kentucky.

Williamson is the site of a large rail yard built by the former Norfolk and Western Railroad (now Norfolk Southern Railway), which was built to service the many coal mines of the region. The city is protected by a floodwall, completed by the U.S. Army Corps of Engineers in 1991. The wall incorporates floodgates along major access points which, when locked, form a solid barrier against floodwaters. There have only been two uses of the gates thus far: the first occurring in 2002 during a major flood in the region, and the second occurring in 2003, when only two lower lying gates were closed in anticipation of rising water levels.

The local economy is largely fueled by coal mining, transportation, health care and retail businesses.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	6,092	8,782	23,427
Median Age	45.4	45.3	44.2
# Of Persons Per HH	2.2	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,677	3,754	9,571
Average HH Income	\$54,371	\$55,831	\$51,438
Median House Value	\$86,138	\$84,393	\$81,952
Consumer Spending	\$64.3 M	\$93.7 M	\$239.9 M





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