



**NEW 15-YEAR ABSOLUTE NNN LEASE**

**DOLLAR GENERAL**

**STAUNTON, VIRGINIA (WEST OF RICHMOND)**

OFFERING MEMORANDUM

**DOLLAR  
GENERAL®**

## ADDRESS

White Hill Rd. & Springfield Ln.  
Staunton, VA 34401

## PRICE

\$1,877,000

## CAP RATE

6.35%

## NOI

\$119,208

# FINANCIAL OVERVIEW

|                     |                |
|---------------------|----------------|
| PRICE               | \$1,877,000    |
| CAP RATE            | 6.35%          |
| GROSS LEASABLE AREA | 10,640 SF      |
| YEAR BUILT          | 2023           |
| LOT SIZE            | 1.45 +/- Acres |

## Lease Summary

|                        |                    |
|------------------------|--------------------|
| LEASE TYPE             | Absolute NNN       |
| ROOF & STRUCTURE       | Tenant Responsible |
| LEASE TERM             | 15 Years           |
| RENT COMMENCEMENT      | Est. July 2023     |
| 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 | \$119,208   | \$9,934      |
| Option 1        | \$131,129   | \$10,927     |
| Option 2        | \$144,242   | \$12,020     |
| Option 3        | \$158,666   | \$13,222     |
| Option 4        | \$174,532   | \$14,544     |
| Option 5        | \$191,986   | \$15,999     |





## TENANT OVERVIEW

OWNERSHIP: PUBLIC  
TENANT: CORPORATE  
GUARANTOR: 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 19,000 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN  
GOODLETTSVILLE,  
TENNESSEE



19,000+  
LOCATIONS



PUBLICLY TRADED  
COMPANY  
NYSE:  
DG



BBB  
S&P CREDIT  
RATING



COUNTRY'S  
LARGEST  
SMALLBOX  
DISCOUNT  
RETAILER



FOUNDED IN  
1939

## *Recent News*

DOLLAR GENERAL PLANS TO OPEN  
1,050 LOCATIONS IN 2023

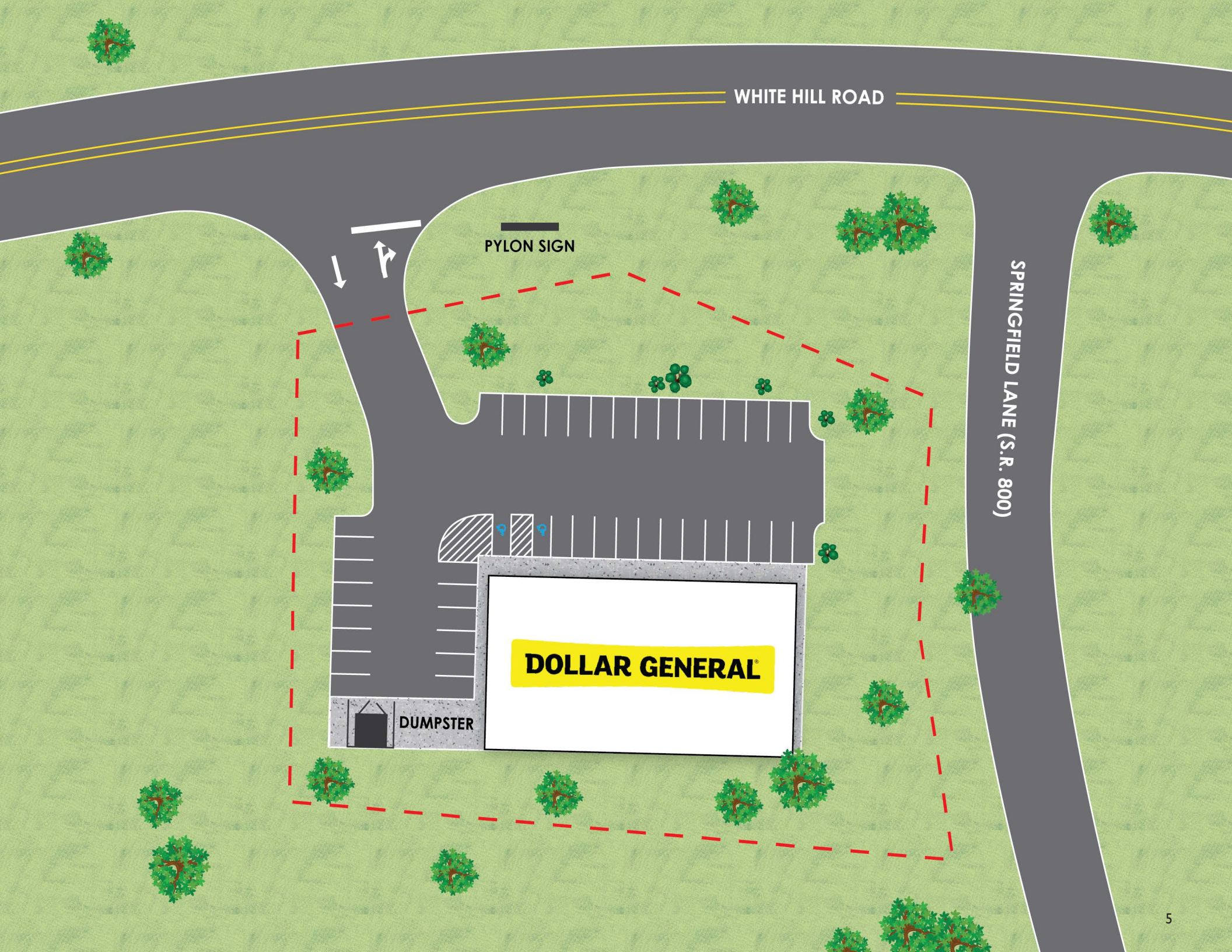
December 2, 2022  
[www.retailtouchpoints.com](http://www.retailtouchpoints.com)

# INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- 10% Increases Every 5 Years Beginning in Each Option Period
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Largest Retailer in the U.S. with 19,000+ Stores
- Classified Nationally as an Essential Retailer for Daily Shopping Needs
- Brand New Construction on an Oversized Parcel
- Serving Over 48,600 Residents in Growing Trade Area
- Average Household Income Exceeds \$88,000 within 3 Miles
- Hard Corner Location at Four-Way Intersection
- Just Off I-81 with Over 54,000 Cars/Day, a Major North/South Highway with Direct Access to Roanoke
- Strong Daytime Population, Over 20,000 Employees in Primary Trade Area
- Close Proximity to Monongahela National Forest (3 Million Visitors/Year) and George Washington & Jefferson National Forests (3+ Million Visitors/Year)
- Just West of Shenandoah National Park with 1.5 Million Visitors Annually
- Situated in the Heart of the Appalachian Region where Tourism is the Fastest Growing Industry







WHITE HILL ROAD

PYLON SIGN

SPRINGFIELD LANE (S.R. 800)

**DOLLAR GENERAL**

DUMPSTER



# DEMOGRAPHICS

WHITE HILL RD. & SPRINGFIELD LN.  
STAUNTON, VA 34401

| POPULATION      | 3-MILES | 5-MILES | 7-MILES |
|-----------------|---------|---------|---------|
| 2010 Population | 3,530   | 17,031  | 45,881  |
| 2022 Population | 3,646   | 18,008  | 48,643  |
| 2027 Population | 3,722   | 18,379  | 49,357  |

## HOUSEHOLDS

|                 |       |       |        |
|-----------------|-------|-------|--------|
| 2010 Households | 1,418 | 7,258 | 19,193 |
| 2022 Households | 1,476 | 7,716 | 20,395 |
| 2027 Households | 1,512 | 7,926 | 20,846 |

## INCOME

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2022 Average Household Income | \$88,262 | \$74,173 | \$77,278 |
|-------------------------------|----------|----------|----------|

## EMPLOYEES

|                                  |       |       |        |
|----------------------------------|-------|-------|--------|
| 2022 Number of Employees In Area | 1,492 | 9,470 | 20,403 |
|----------------------------------|-------|-------|--------|



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O F F E R I N G   M E M O R A N D U M

# DOLLAR GENERAL

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