



BRAND NEW DOLLAR GENERAL PLUS

1622 BARBOUR COUNTY HWY, BELINGTON (JUNIOR), WV 26250

ACTUAL STORE

BRIAN BROCKMAN

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INVESTMENT SUMMARY

List Price:	\$1,632,047
Current NOI:	\$104,451.00
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.227
Year Built	2023
Building Size:	10,566 SF
Price PSF:	\$154.46
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.40%

INVESTMENT OFFERING

We are pleased to present this brand new 10,566 SF. Dollar General store located in Junior, West Virginia. The property offers a Fifteen (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 just completed construction and opened in June 2023.

This Dollar General is highly visible as it is strategically positioned on Barbour County Highway (Hwy 250) which sees 5,200 cars per day. The 10 mile population from the site is 25,441 and the 3 mile average household income is \$71,614 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 6.40% cap rate based on NOI of \$104,451.



PRICE \$1,632,047



CAP RATE 6.40%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease
- **Zero Landlord Responsibilities**
- **2023 BTS Construction | Plus Size Footprint**
- 4 (5 Year) Options | 10% Increases At Each Option
- **3 Mile Household Income \$71,614**
- **10 Mile Population 25,441**
- **5,200 Cars Per Day on Barbour County Hwy (Hwy 250)**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- On a Main Thoroughfare Connecting Cities
- **The Only Dollar Store Serving the Community**
- **Opened in June 2023!**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$104,451.00	\$9.89
Gross Income	\$104,451.00	\$9.89
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$104,451.00	\$9.89

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.227 Acres
Building Size:	10,566 SF
Traffic Count 1:	5,200
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	26
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$104,451.00
Rent PSF:	\$9.89
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Repesnibility
Lease Start Date:	6/14/2023
Lease Expiration Date:	6/30/2038
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$38.7 BILLION



STORE COUNT:
19,000+



GUARANTOR:
DG CORP



S&P:
BBB

DOLLAR GENERAL

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,566	6/14/2023	6/30/2038	\$104,451	100.0	\$9.89
			Option 1	\$114,896		\$10.87
			Option 2	\$126,385		\$11.96
			Option 3	\$139,024		\$13.15
			Option 4	\$152,926		\$14.47
Totals/Averages	10,566			\$104,451.00		\$9.89



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$104,451.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.89



NUMBER OF TENANTS
1



DOLLAR GENERAL

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10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
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 19,000+ stores with more than 173,000 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, but now they are expanding into more densely populated areas. Dollar General opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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PROXIMITY TO LOCAL ATTRACTIONS



60 Miles
Morgantown
Municipal
Airport



57 Miles
Morgantown,
West Virginia

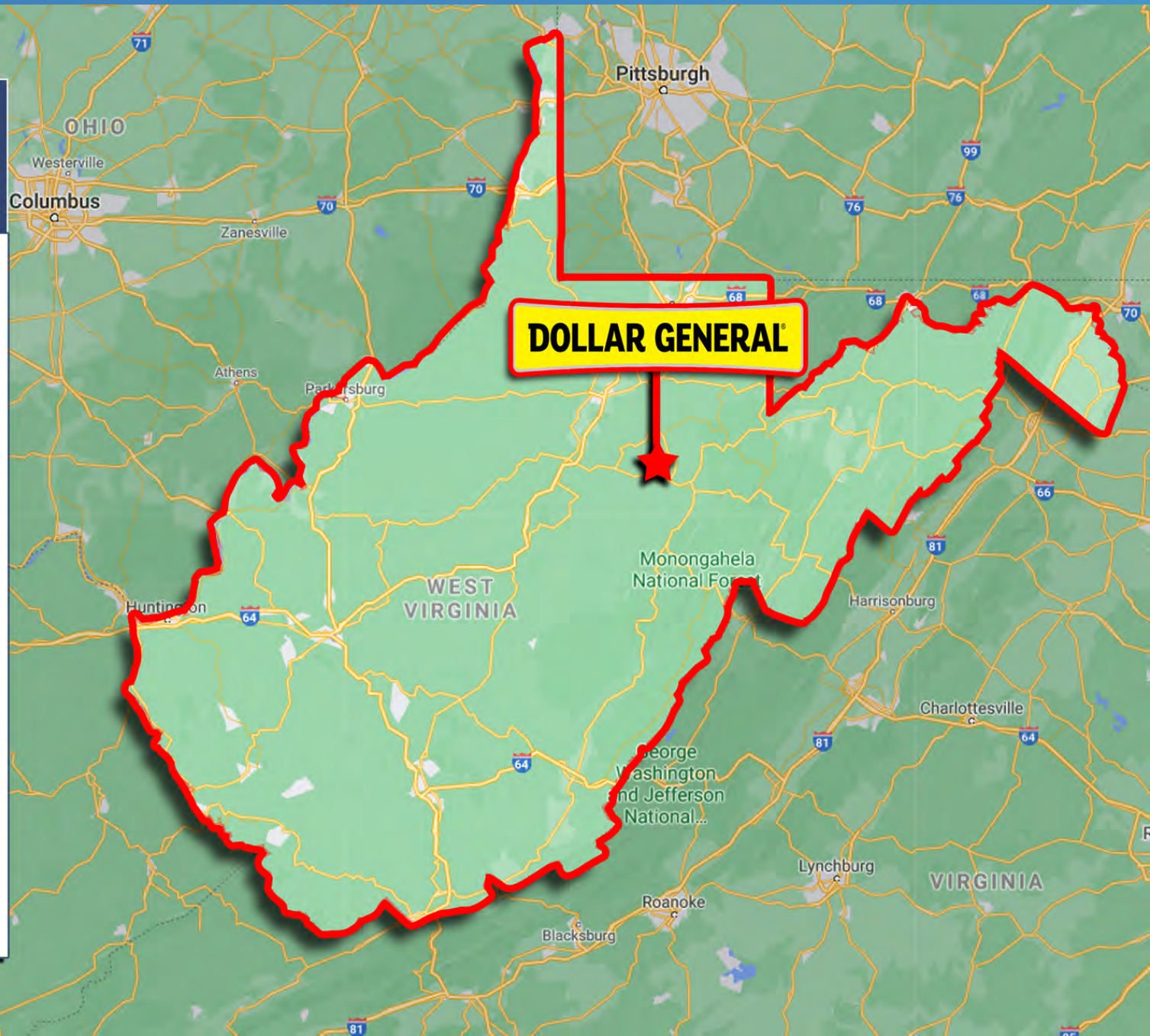


9 Miles
Elkins,
West Virginia



9 Miles
Davis &
Elkins College

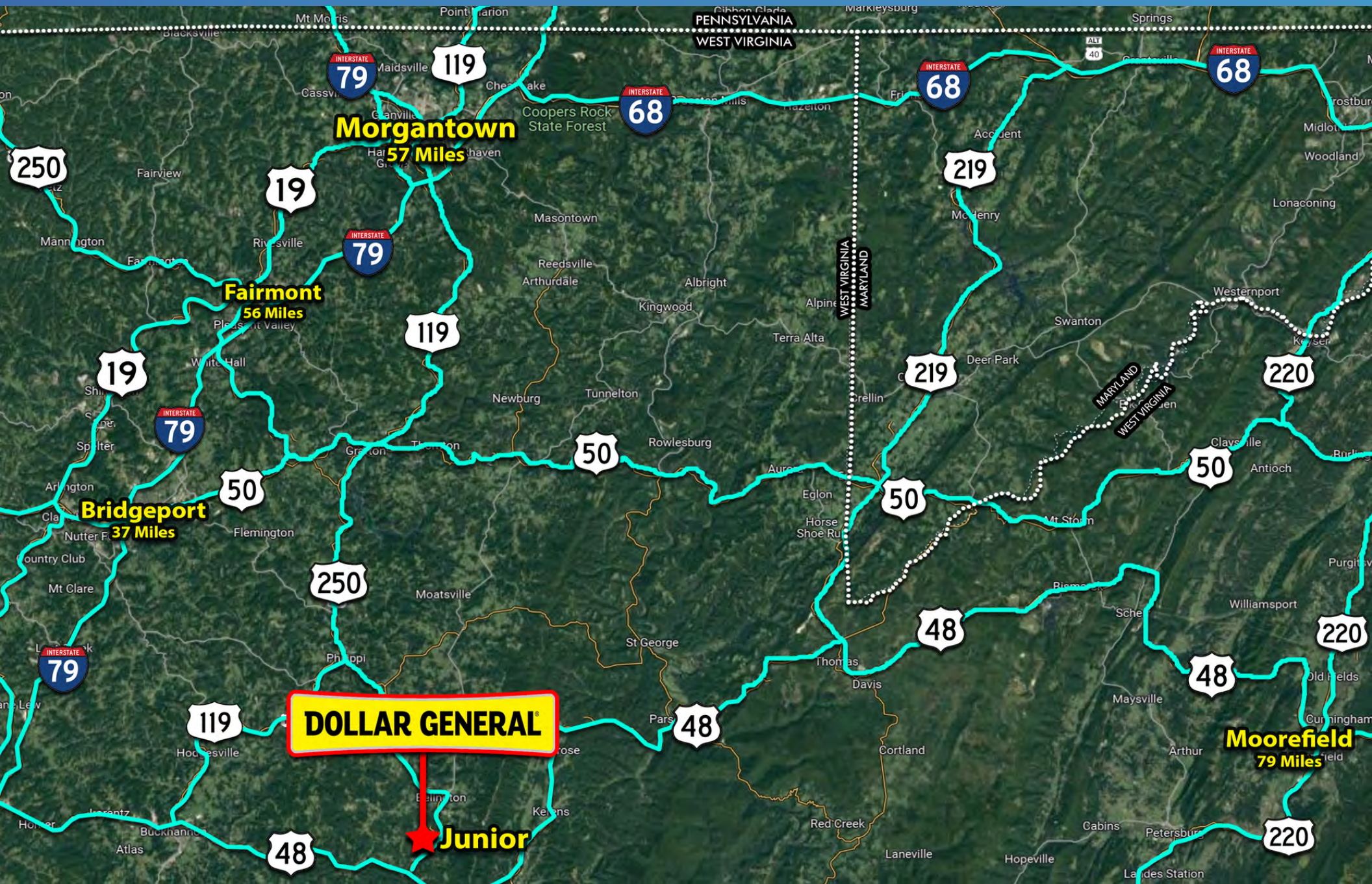
Daniel Boone
National Forest



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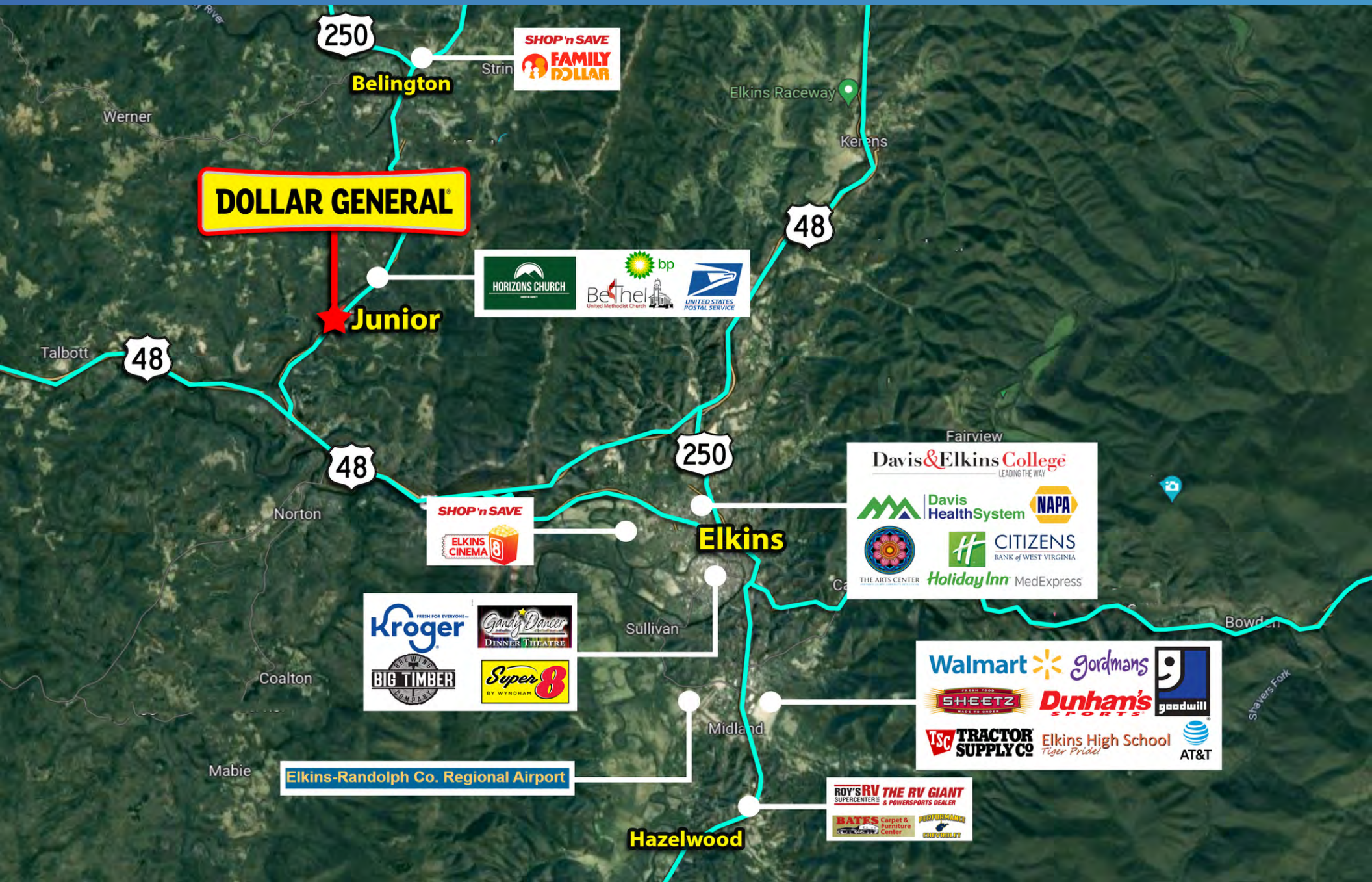
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Tucked away in the scenic Allegheny Mountains of West Virginia, Junior is a small, picturesque community that exudes a tranquil charm. Located in Barbour County, this hidden gem offers a peaceful escape from the hustle and bustle of city life.

Junior is surrounded by breathtaking natural beauty, with rolling hills, lush forests, and babbling streams that invite exploration. Outdoor enthusiasts will find ample opportunities for hiking, biking, and fishing in the nearby Tygart Valley River and surrounding countryside. The region's vibrant autumn foliage transforms Junior into a mesmerizing canvas of vibrant colors, attracting visitors from far and wide.

The heart of Junior is its close-knit community, where friendly faces and warm hospitality greet both residents and visitors alike. The town's Main Street reflects its history, lined with well-preserved buildings that evoke a sense of nostalgia. Quaint shops and local eateries offer a glimpse into the area's heritage and provide a delightful shopping and dining experience.

In Junior, West Virginia, time seems to slow down, allowing visitors to savor the simple pleasures of small-town living. Whether you're seeking a peaceful retreat surrounded by nature or an opportunity to immerse yourself in the town's rich history, Junior welcomes you with open arms.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	1,418	3,912	25,441
Median Age	42.3	43.6	43.8
# Of Persons Per HH	2.6	2.5	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	482	1,412	10,364
Average HH Income	\$71,614	\$65,219	\$62,171
Median House Value	\$77,798	\$86,301	\$120,585
Consumer Spending	\$13.6 M	\$38.5 M	\$275.2 M





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