



BRAND NEW DOLLAR GENERAL PLUS

ACTUAL STORE

3919 TURNPIKE RD, SUMMERSVILLE, WV 26651

BRIAN BROCKMAN

BANG REALTY
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INVESTMENT SUMMARY

List Price:	\$1,721,467
Current NOI:	\$110,173.92
Initial Cap Rate:	6.40%
Land Acreage:	+/- 1.65
Year Built	2022
Building Size:	10,566 SF
Price PSF:	\$162.93
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 Summersville, 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 on June 1st of 2023.

This Dollar General is highly visible as it is strategically positioned on Turnpike Road which sees 3,486 cars per day. The 10 mile population from the site is 12,198 and the 3 mile average household income is \$61,902 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 \$110,173.92.



PRICE \$1,721,467



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**
- **Just Opened in June 2023!**
- 4 (5 Year) Options | 10% Increases At Each Option
- 3 Mile Household Income \$61,902
- **10 Mile Population 12,198**
- **3,486 Cars Per Day on Turnpike Road**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **On a Main Thoroughfare Connecting Cities**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$110,173.92	\$10.43
Gross Income	\$110,173.92	\$10.43
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$110,173.92	\$10.43

PROPERTY SUMMARY

Year Built:	2022
Lot Size:	+/- 1.65 Acres
Building Size:	10,566 SF
Traffic Count 1:	3,486
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	33
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$110,173.92
Rent PSF:	\$10.43
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Repositionability
Lease Start Date:	6/1/2023
Lease Expiration Date:	5/31/2038
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

3919 TURNPIKE RD, SUMMERSVILLE, WV 26651 



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	10,566	6/1/2023	5/31/2038	\$110,173.92	100.0	\$10.43
			Option 1	\$121,191.31		\$11.47
			Option 2	\$133,310.44		\$12.61
			Option 3	\$146,641.48		\$13.88
			Option 4	\$161,305.63		\$15.26
Totals/Averages	10,566			\$110,173.92		\$10.43



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$110,173.92



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$10.43



NUMBER OF TENANTS
1



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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



61 Miles
WV Inter
Yeager
Airport



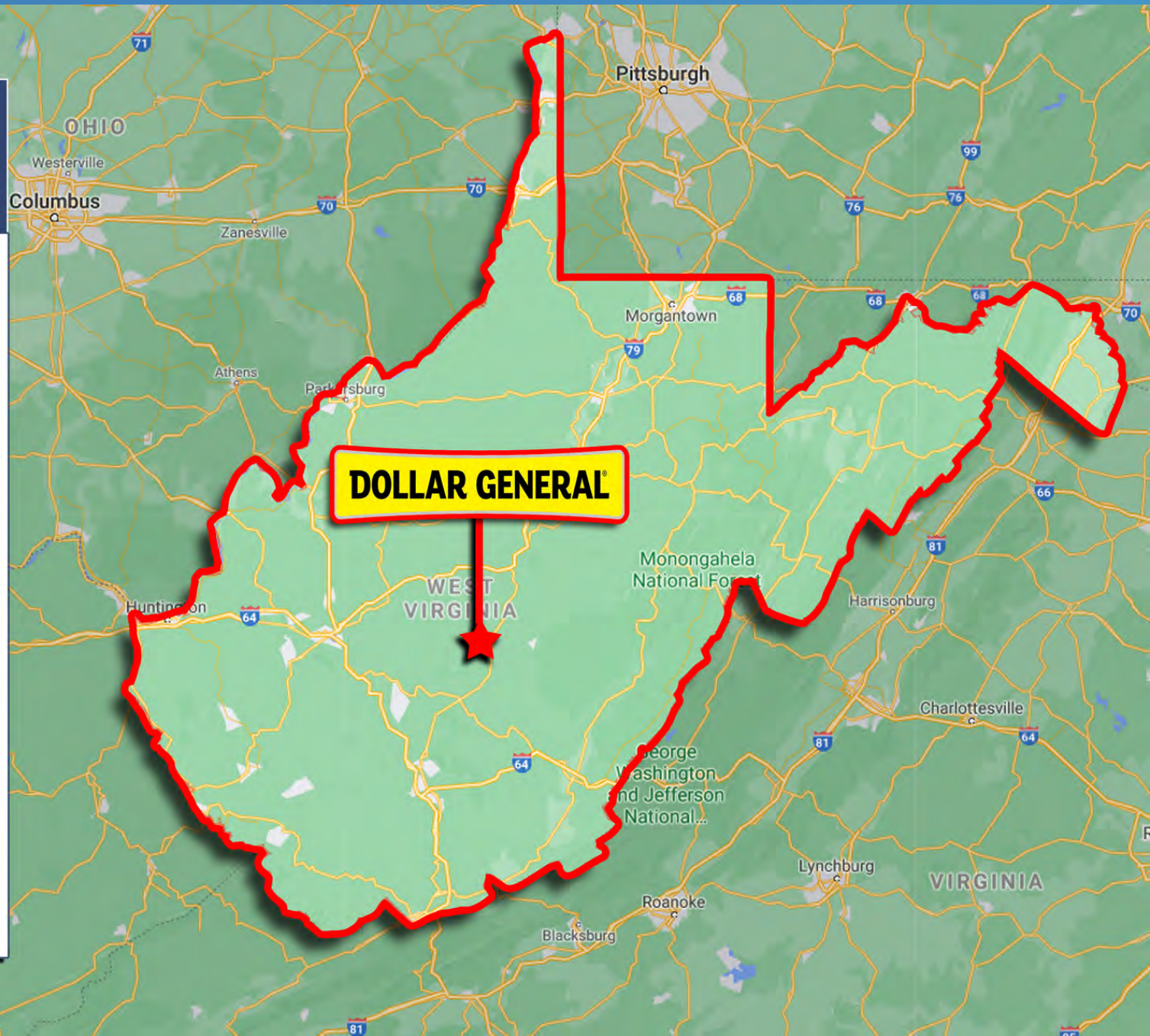
128 Miles
Morgantown,
West Virginia



61 Miles
Charleston,
West Virginia



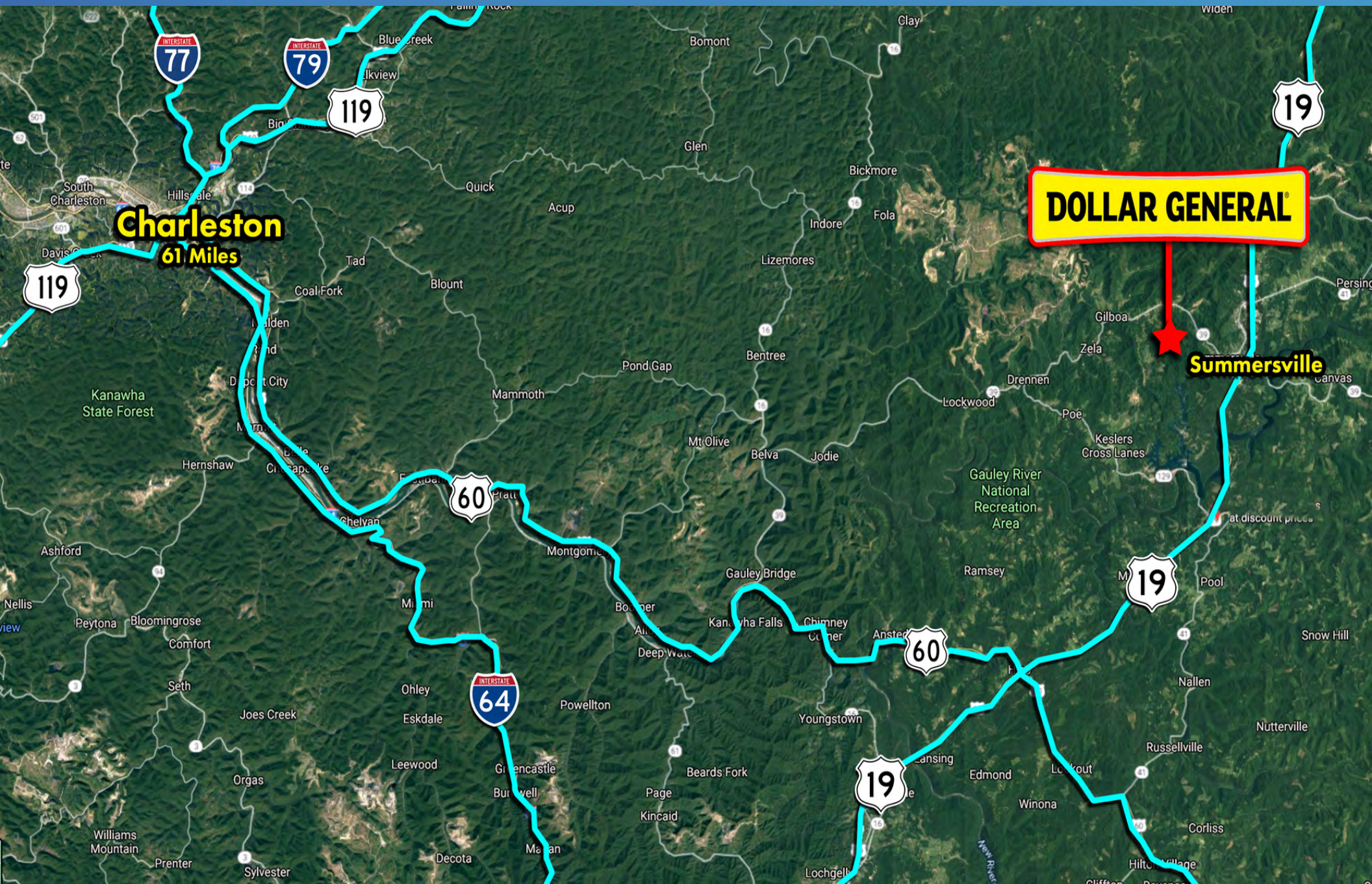
50 Miles
WV State
University



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DOLLAR GENERAL

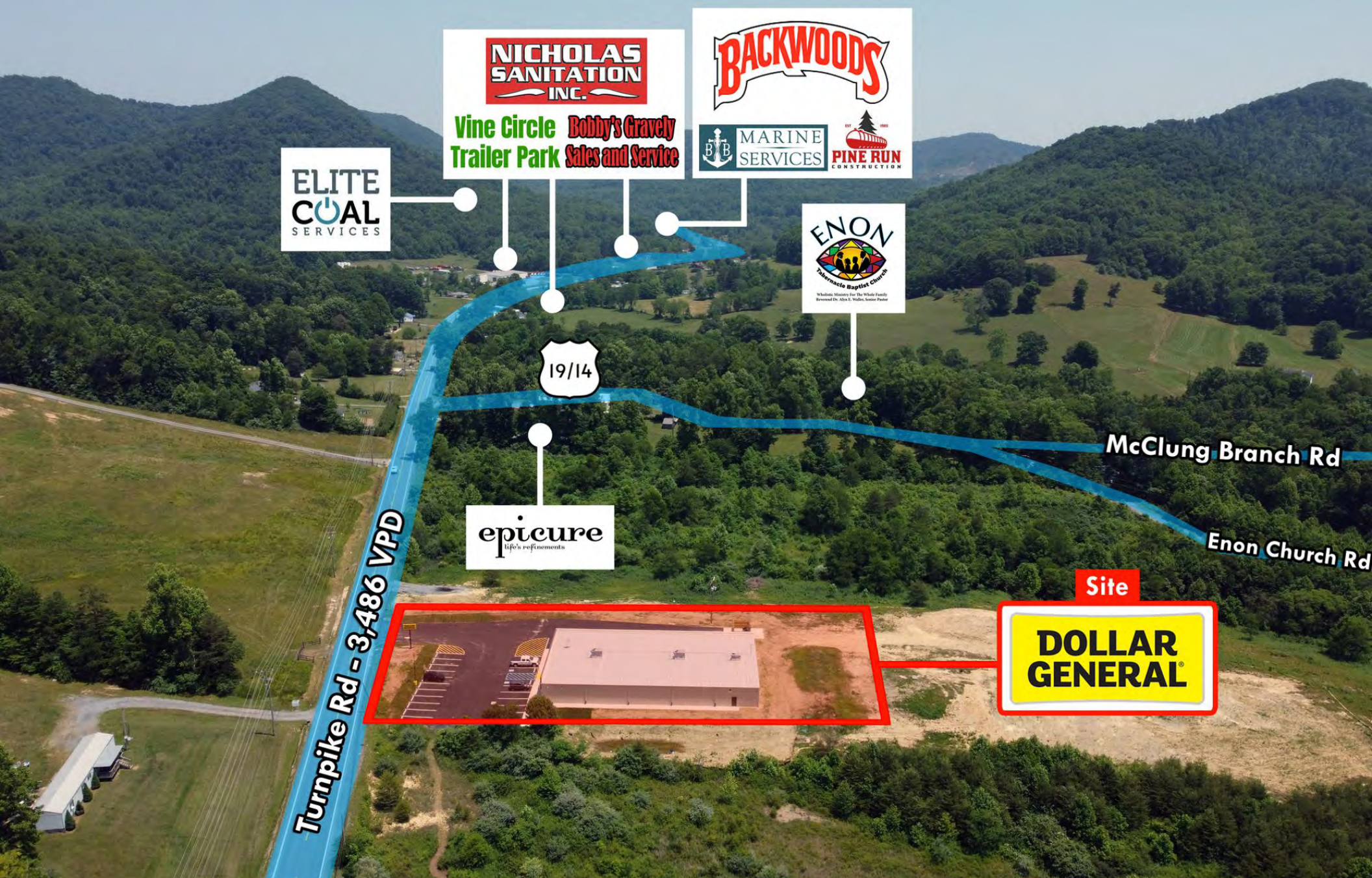
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Nestled in the heart of West Virginia, the charming town of Summersville beckons visitors with its serene natural beauty and warm, welcoming atmosphere. Located in Nicholas County, Summersville is blessed with a prime location, surrounded by lush greenery, rolling hills, and the sparkling waters of Summersville Lake, making it an ideal destination for outdoor enthusiasts and nature lovers.

Beyond its natural wonders, Summersville's vibrant downtown area is a delightful place to explore. Main Street welcomes visitors with its quaint shops, boutiques, and art galleries, offering a glimpse into the town's rich history and creative spirit. Local restaurants serve up delicious Appalachian cuisine, with hearty dishes that reflect the region's cultural heritage.

Throughout the year, Summersville hosts a variety of festivals and events that showcase the town's lively spirit. The annual West Virginia Wildwater Weekend draws rafting enthusiasts and spectators for thrilling competitions on the Gauley River, while the Nicholas County Potato Festival celebrates the region's agricultural roots with live music, food vendors, and family-friendly activities.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	1,175	6,166	12,198
Median Age	44.3	45.7	45.9
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	508	2,713	5,155
Average HH Income	\$61,902	\$62,770	\$59,707
Median House Value	\$129,559	\$134,138	\$121,443
Consumer Spending	\$13.6 M	\$72.4 M	\$139.2 M



An aerial, isometric-style photograph of a commercial building with a flat roof and a large parking lot. The image is rendered in a monochromatic blue color scheme, giving it a stylized, architectural feel. The building has several windows and a small entrance. The parking lot is filled with parking spaces, some of which are marked with white lines. A signpost is visible in the lower right area of the parking lot. The overall composition is clean and modern.

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