



## BRAND NEW DOLLAR GENERAL PLUS

REPRESENTATIVE STORE

3425 HOOD AVENUE, ENTERPRISE, WV 26568

BRIAN BROCKMAN

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## INVESTMENT SUMMARY

List Price:	\$1,925,733
Current NOI:	\$129,987.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 0.72
Year Built	2024
Building Size:	10,640 SF
Price PSF:	\$180.99
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

## INVESTMENT OFFERING

We are pleased to present this 2024 BTS, 10,640 SF. Dollar General plus store located in Enterprise, 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 is preparing to begin construction with rent & opening on track for January 2024.

This Dollar General is highly visible as it is strategically positioned on Hood Avenue (Freedom Highway) seeing 5,269 cars per day adjacent to Casey's. The ten mile population from the site is 65,071 while the three mile average household income \$75,705 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 6.75% cap rate based on NOI of \$129,987.



**PRICE** \$1,925,733



**CAP RATE** 6.75%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 15 Years

## INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **2024 BTS Construction | Plus Size Footprint**
- **Adjacent to Casey's | On Main Thoroughfare**
- 4 (5 Year) Options | 10% Increases At Each Option
- Three Mile Household Income \$75,705
- **Ten Mile Population 65,071**
- **5,269 Cars Per Day on Hood Avenue (Freedom Highway)**
- Investment Grade Dollar Store | BBB Credit Rating
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **The Only Dollar Store Serving the Community!**

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$129,987.00	\$12.22
<b>Gross Income</b>	<b>\$129,987.00</b>	<b>\$12.22</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>\$129,987.00</b>	<b>\$12.22</b>

## PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 0.72 Acres
Building Size:	10,640 SF
Traffic Count:	5,269
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	30
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$129,987.00
Rent PSF:	\$12.22
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/2/2024
Lease Expiration Date:	1/31/2039
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:**  
\$37.8 BILLION



**STORE COUNT:**  
19,000+



**GUARANTOR:**  
DG CORP



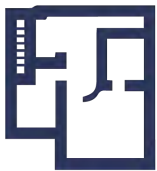
**S&P:**  
BBB

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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	1/2/2024	1/31/2039	\$129,987	100.0	\$12.22
			Option 1	\$142,985		\$13.44
			Option 2	\$157,284		\$14.78
			Option 3	\$173,013		\$16.26
			Option 4	\$190,314		\$17.88
Totals/Averages	10,640			\$129,987.00		\$12.22



TOTAL SF  
10,640



TOTAL ANNUAL RENT  
\$129,987.00



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$12.22



NUMBER OF TENANTS  
1

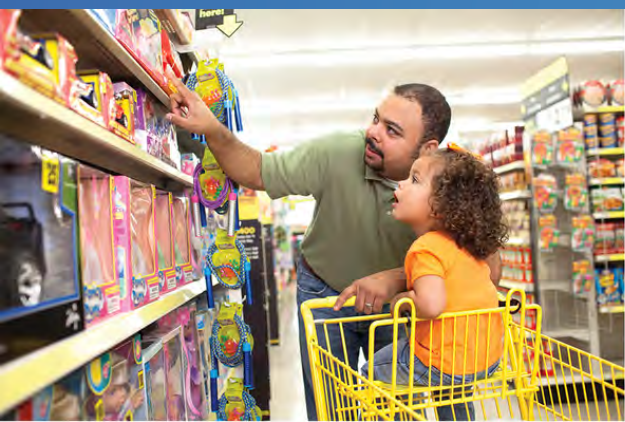




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**10.6% INCREASE**  
IN NET SALES



**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



31 Miles  
Morgantown  
Municipal  
Airport



29 Miles  
Morgantown,  
West Virginia



11 Miles  
Fairmont,  
West Virginia



FAIRMONT STATE  
UNIVERSITY™

9 Miles  
Fairmont  
State  
University

Daniel Boone  
National Forest

DOLLAR GENERAL



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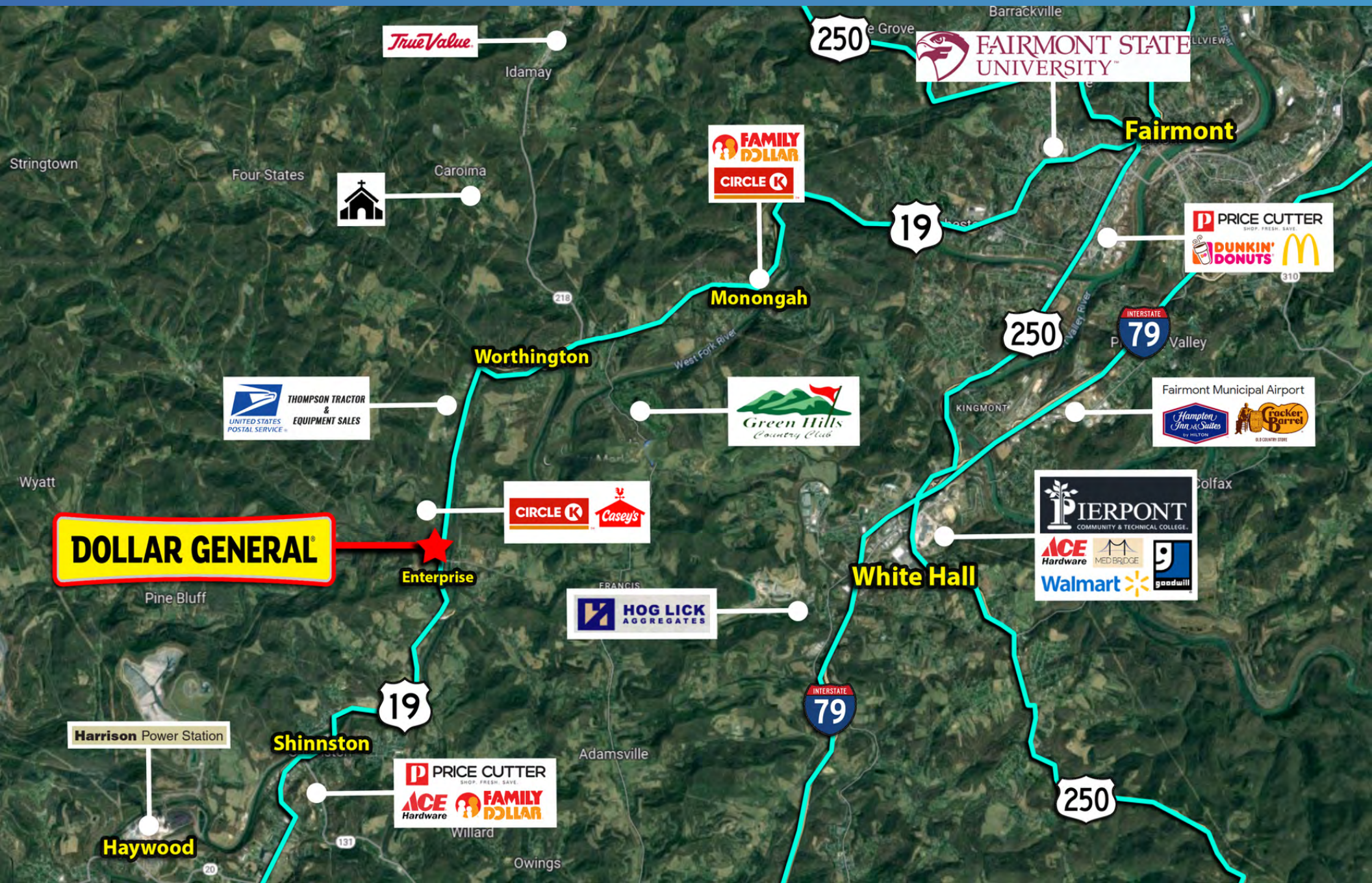




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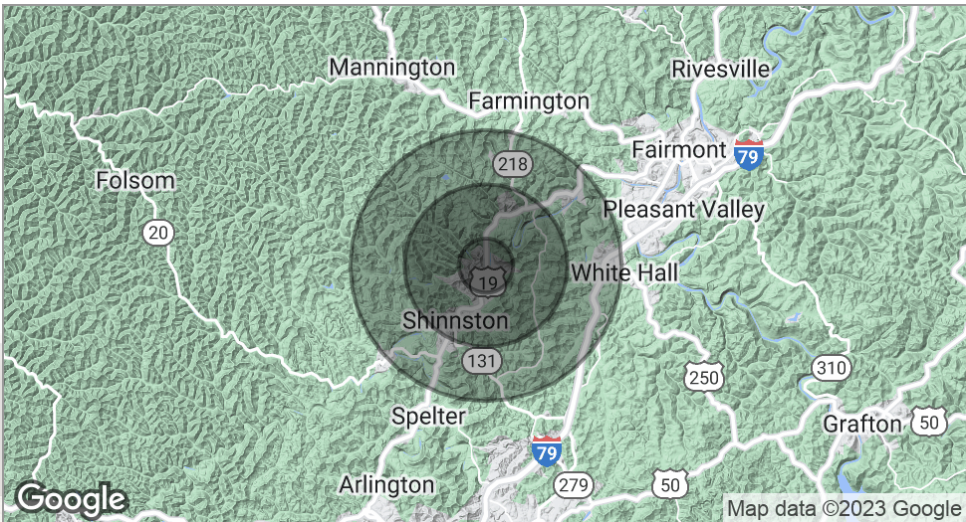
POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	3,998	11,644	65,071
Median Age	43.4	43.3	41.6
# Of Persons Per HH	2.5	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,618	4,796	27,355
Average HH Income	\$75,705	\$75,730	\$73,449
Median House Value	\$109,403	\$117,444	\$132,783
Consumer Spending	\$48.6 M	\$142.5 M	\$795.0 M

Enterprise, West Virginia is a picturesque and inviting community nestled within the stunning Appalachian Mountains. This charming town is located in Randolph County, a region known for its natural beauty and rich history. The nearby Cheat River and Tygart Valley River add to the town's natural allure, offering opportunities for fishing, kayaking, and leisurely strolls along their scenic banks.

Nature enthusiasts will find a paradise in Enterprise. The surrounding mountains offer an array of outdoor activities, from hiking and biking on scenic trails to camping beneath the star-studded sky. In the winter, the area transforms into a wonderland for snow sports enthusiasts, with opportunities for skiing, snowboarding, and snowshoeing in nearby resorts.

Enterprise serves as a gateway to numerous outdoor adventures. Within a short drive, you can explore the Monongahela National Forest, Blackwater Falls State Park, and Seneca Rocks, each offering a unique natural experience.

Enterprise is a close-knit community where neighbors know each other by name, and visitors are warmly welcomed. The town's friendly residents take pride in their local businesses, and you'll often find them gathering at the coffee shops and diners that line Main Street. It's a place where people genuinely care for one another and work together to make their town a better place.







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