



NEW DOLLAR GENERAL PLUS | 11,470 ADTC

ACTUAL STORE

2619 PENNSYLVANIA AVE, WEIRTON, WV 26062

BRIAN BROCKMAN, , Broker, License # B67571000

BANG REALTY
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INVESTMENT SUMMARY

List Price:	\$1,925,893
Current NOI:	\$125,183.04
Initial Cap Rate:	6.50%
Land Acreage:	+/- 1.18
Year Built	2023
Building Size:	10,566 SF
Price PSF:	\$182.27
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.83%

INVESTMENT OFFERING

We are pleased to present this new 10,566 SF. Dollar General Plus store located in Weirton, West Virginia. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. **The lease contains 5% rent increases every 5 years** including at each of the 5 (5 year) options to renew. 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 currently wrapping up and on track to open in late December 2023.

This Dollar General is highly visible as it is strategically positioned on the corner of Allen Street & Pennsylvania Avenue, which sees 11,470 cars per day. It is surrounded by residential & other tenants on the main thoroughfare through town. The 5 mile population from the site is 37,053 while the 1 mile average household income is \$64,135 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 6.50% cap rate based on NOI of \$125,183.04.



PRICE \$1,925,893



CAP RATE 6.50%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **RARE 5% RENT BUMPS EVERY 5 YEARS!**
- **2023 BTS Plus Size Construction | Opening Soon**
- 5 (5 Year) Options | 5% Increases At Each Option
- **One Mile Household Income \$64,135**
- **Five Mile Population 37,053**
- **11,470 VPD on Pennsylvania Ave | Surrounded by Residential**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth,

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$125,183.04	\$11.85
Gross Income	\$125,183.04	\$11.85
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$125,183.04	\$11.85

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.18 Acres
Building Size:	10,566 SF
Traffic Count:	11,470
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size
Parking Lot:	Asphalt
# of Parking Spaces	31
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$125,183.04
Rent PSF:	\$11.85
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	12/20/2023
Lease Expiration Date:	12/31/2038
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years & at Each Option
Renewal Options:	Five (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:

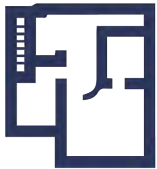
BBB

DOLLAR GENERAL PLUS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,566	12/20/2023	12/31/2038	\$125,183.04	100.0		\$11.85
				\$131,442.12		1/1/2029	\$12.44
				\$138,014.28		1/1/2034	\$13.06
			Option 1	\$144,915.00		1/1/2039	\$13.72
			Option 2	\$152,167.20		1/1/2044	\$14.40
			Option 3	\$159,768.72		1/1/2049	\$15.12
			Option 4	\$167,757.24		1/1/2053	\$15.88
			Option 5	\$176,145.00		1/1/2059	\$16.67
			Totals/Averages		10,566		\$131,546.48



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$125,183.04



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$12.45



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

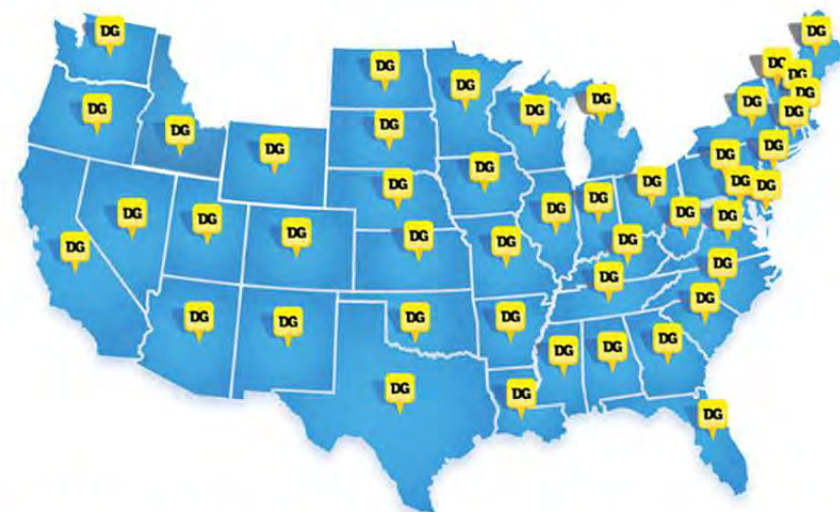


84 YEARS
IN BUSINESS



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. DG 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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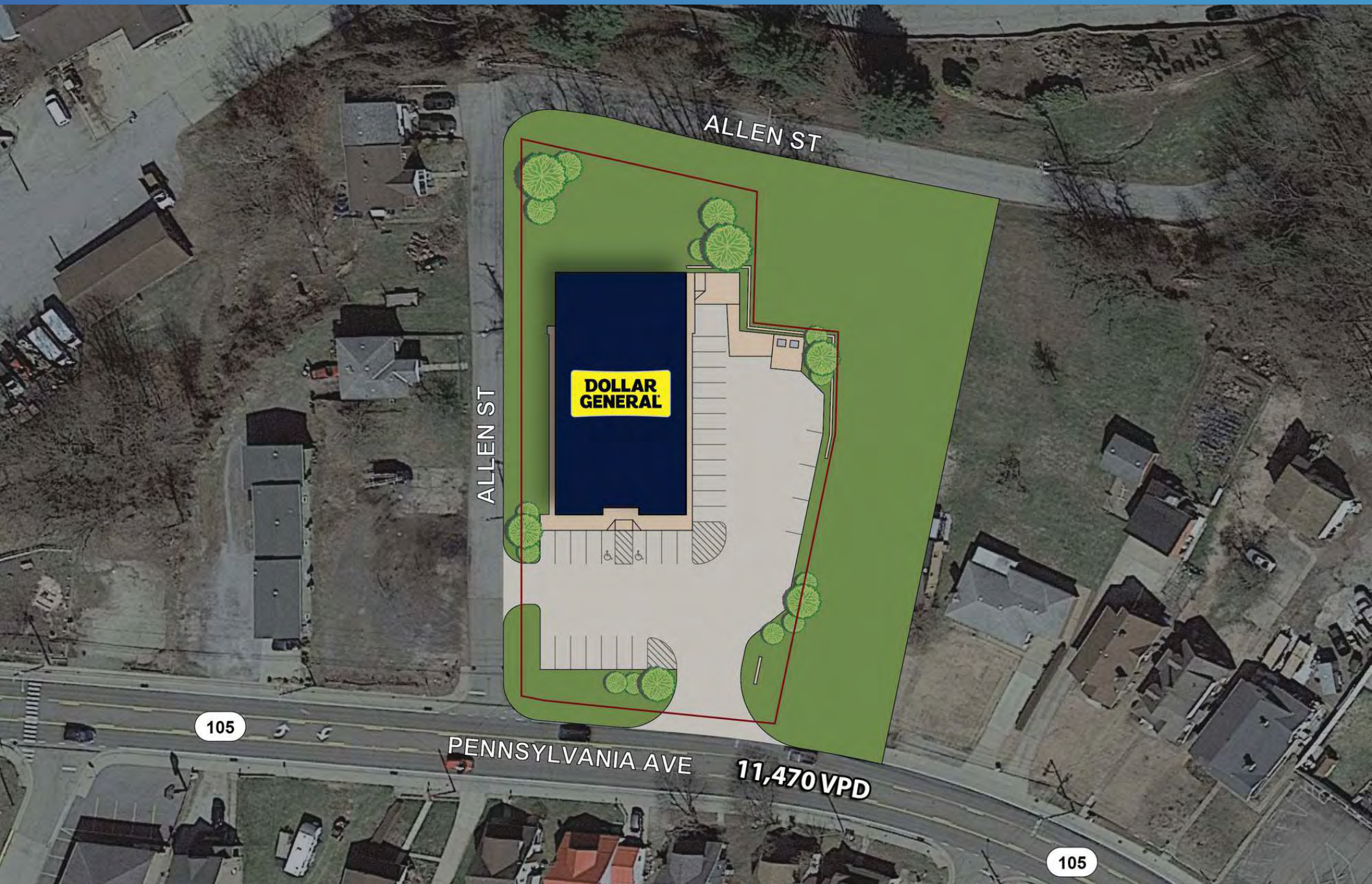
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PROXIMITY TO LOCAL ATTRACTIONS



22 Miles
Pittsburgh
International
Airport



34 Miles
Pittsburgh,
PA

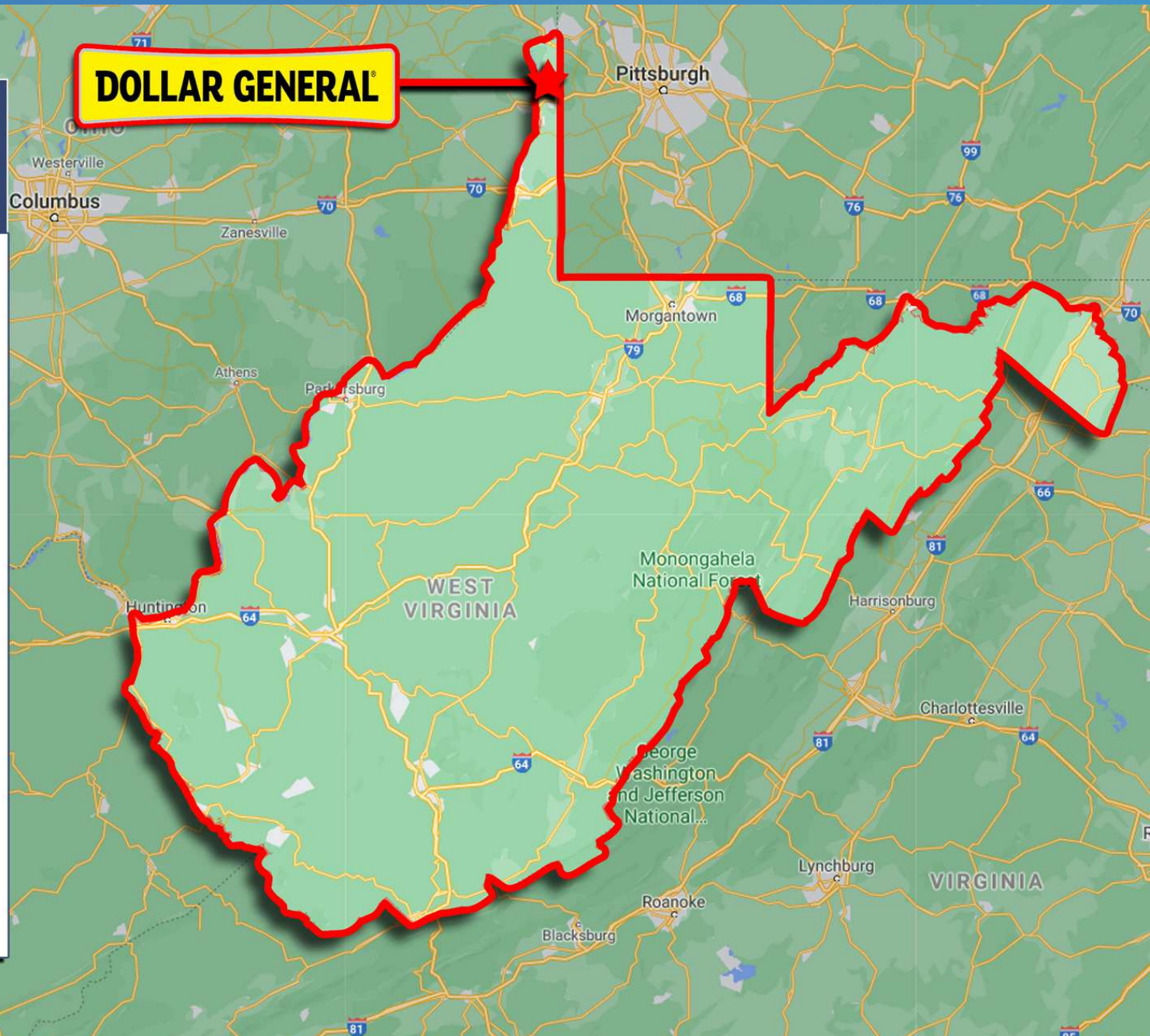


8 Miles
Steubenville,
OH



0.7 Miles
WV Northern
Community
College

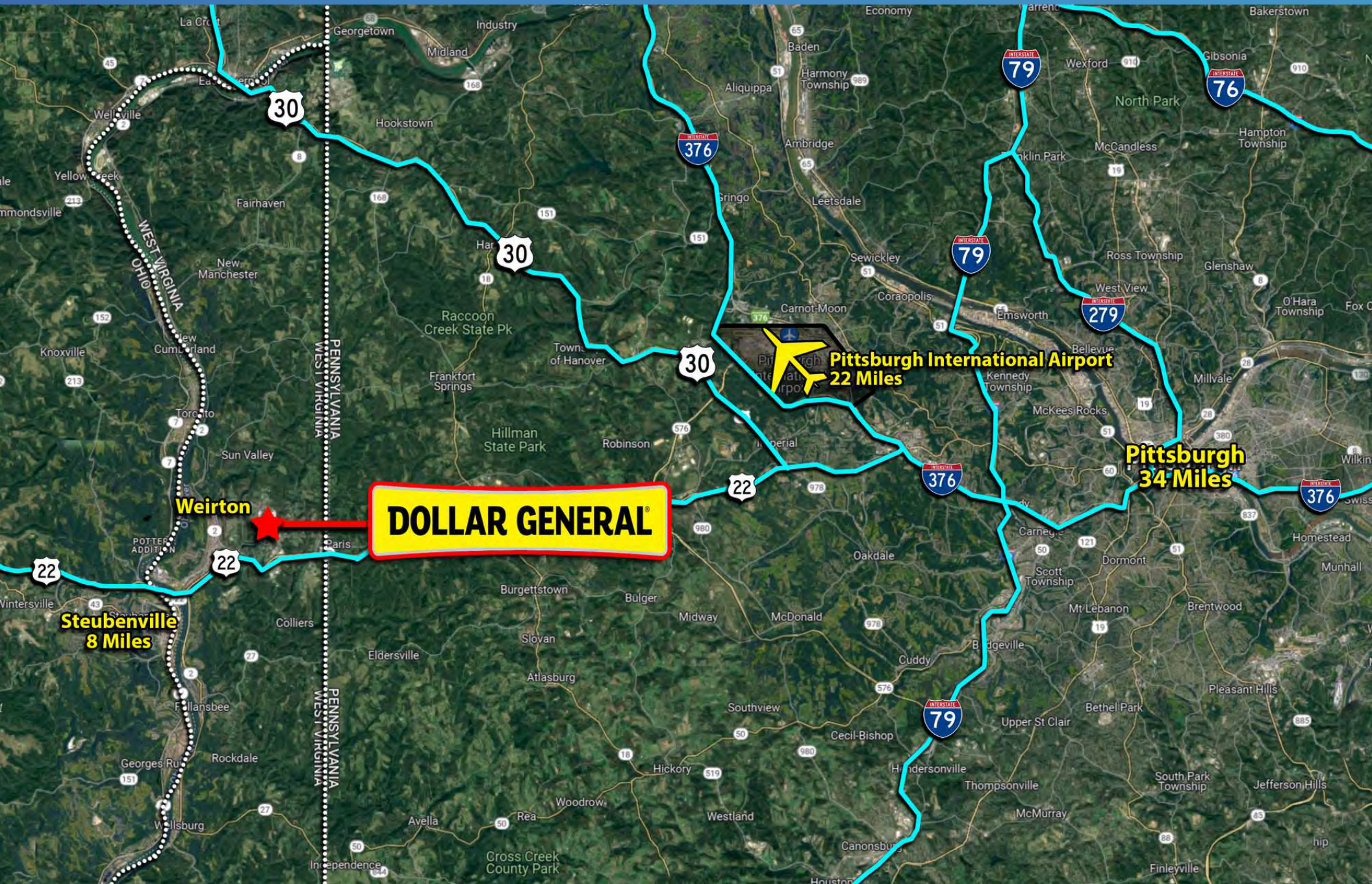
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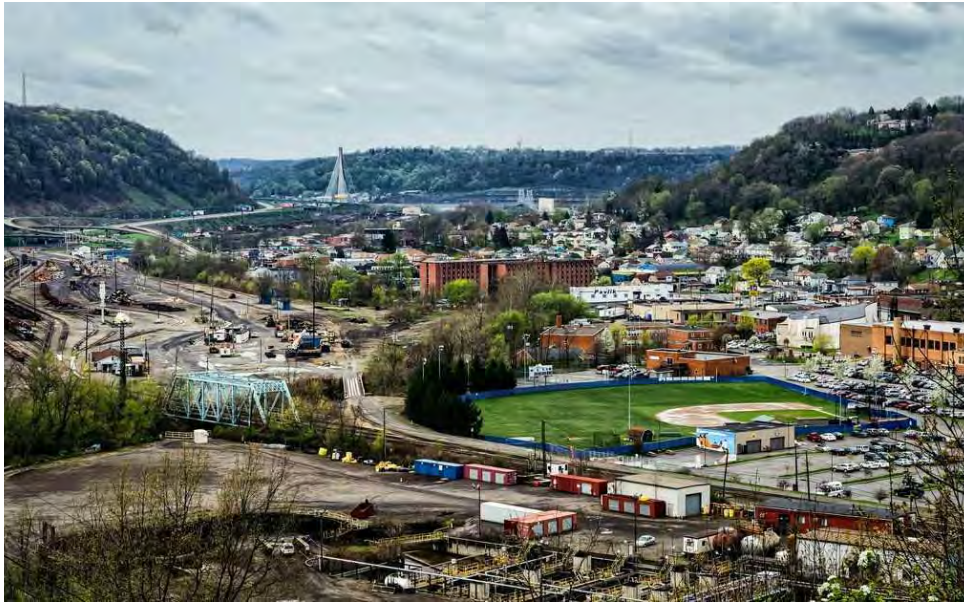


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Nestled along the banks of the Ohio River, Weirton, West Virginia, exudes a charming mix of industrial history and small-town warmth. As you approach, the cityscape unfolds with a backdrop of steel mills, a testament to its blue-collar roots. The hum of machinery and the occasional clang of metal serve as a rhythmic soundtrack, echoing the city's industrial heritage.

Weirton boasts a welcoming community, where friendly faces greet you on tree-lined streets. The cityscape seamlessly blends residential neighborhoods with pockets of greenery, offering a serene contrast to the bustling industrial scene. At the heart of it all lies Weirton's vibrant downtown, where local businesses line the streets, inviting exploration and fostering a sense of community pride.

The Ohio River, a steadfast companion, provides a scenic backdrop to Weirton's landscape. Riverside parks offer a peaceful retreat, with walking trails and picnic spots providing the perfect vantage point to admire the water's gentle flow. Sunset over the river paints the sky in hues of orange and pink, casting a warm glow over the city.

Weirton, West Virginia, is more than just a city—it's a tapestry woven with the threads of industry, community, and natural beauty. Whether you're strolling along the riverbank, exploring local shops, or simply enjoying the camaraderie of its people, Weirton invites you to experience the unique charm that sets it apart.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2023	4,904	20,092	37,053
Median Age	48.6	47.6	44.7
# Of Persons Per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,176	8,901	15,673
Average HH Income	\$64,135	\$64,369	\$62,070
Median House Value	\$96,653	\$92,905	\$95,379
Consumer Spending	\$57 M	\$236.5 M	\$410.1 M





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