



BRAND NEW DOLLAR GENERAL PLUS | NOW OPEN!

ACTUAL STORE

5799 MCCLELLAN HWY, BRANCHLAND, WV 25506

BRIAN BROCKMAN, , Broker, License # B67571000

BANG REALTY
11427 REED HARTMAN HWY , #236
CINCINNATI, OH 45241
513-898-1551

DG@BANGREALTY.COM

DISCLOSURE:

All materials and information received or derived from Bang Realty (hereinafter collectively referred to as “BANG”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by BANG its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither BANG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. BANG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. BANG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. BANG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BANG in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN, , Broker, License # B67571000
BANG REALTY
11427 REED HARTMAN HWY
#236
CINCINNATI , OH 45241
513-898-1551
DG@BANGREALTY.COM

INVESTMENT SUMMARY

List Price:	\$1,821,045
Current NOI:	\$120,189.00
Initial Cap Rate:	6.60%
Land Acreage:	+/- 1.09
Year Built	2023
Building Size:	10,566 SF
Price PSF:	\$172.35
Lease Type:	Absolute NNN
Lease Term:	15 years
Average CAP Rate:	6.94%

INVESTMENT OFFERING

We are pleased to present this new 10,566 SF. Dollar General Plus store located in Branchland, West Virginia - part of the Charleston Market. 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 completed construction & successfully opened to the public in November 2023.

This Dollar General is highly visible as it is strategically positioned on McClellan Highway which sees 6,942 cars per day. It sits across from a Walgreens store on the main thoroughfare. The 10 mile population from the site is 20,018 while the 3 mile average household income is \$55,222 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 6.60% cap rate based on NOI of \$120,189.



PRICE \$1,821,045



CAP RATE 6.60%



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
- **Charleston WV Market | Opened in November 2023**
- **RARE 5% RENT BUMPS EVERY 5 YEARS!**
- **2023 BTS Plus Size Construction**
- 5 (5 Year) Options | 5% Increases At Each Option
- 3 Mile Household Income \$55,222
- Ten Mile Population 20,018
- **6,942 VPD on McClellan Hwy | Across from Walgreens**
- Investment Grade Dollar Store With "BBB" Credit Rating
- DG Reported 32 Consecutive Quarters of Same Store Sales Growth,

DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506



FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$120,189.00	\$11.38
Gross Income	\$120,189.00	\$11.38
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$120,189.00	\$11.38

PROPERTY SUMMARY

Year Built:	2023
Lot Size:	+/- 1.09 Acres
Building Size:	10,566 SF
Traffic Count:	6,942
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Plus Size
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$120,189.00
Rent PSF:	\$11.38
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	11/3/2023
Lease Expiration Date:	11/30/2038
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



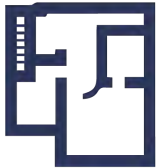
S&P:
BBB

DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,566	11/3/2023	11/30/2038	\$120,189.00	100.0	12/1/2028 12/1/2033	\$11.38
				\$126,198.48			\$11.94
				\$132,508.32			\$12.54
			Option 1	\$139,133.76			\$13.17
			Option 2	\$146,090.52			\$13.83
			Option 3	\$153,386.52			\$14.52
			Option 4	\$161,064.72			\$15.24
			Option 5	\$169,118.04			\$16.01
Averages	10,566			\$126,298.60			\$11.95



TOTAL SF
10,566



TOTAL ANNUAL RENT
\$126,298.60



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$11.95



NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506

BANG
REALTY



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES

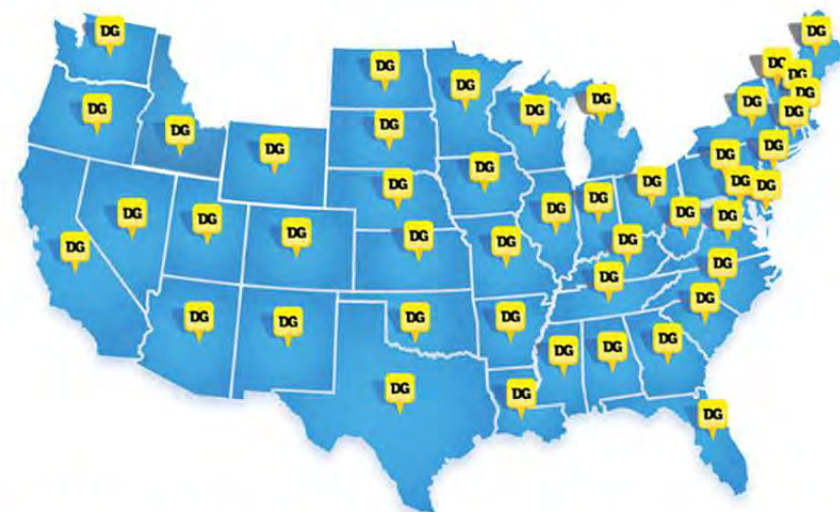


84 YEARS
IN BUSINESS



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

DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506

BANG
REALTY



DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506

BANG
REALTY



PROXIMITY TO LOCAL ATTRACTIONS



46 Miles
WV Intern.
Yeager
Airport



42 Miles
Charleston,
WV



22 Miles
Huntington,
WV



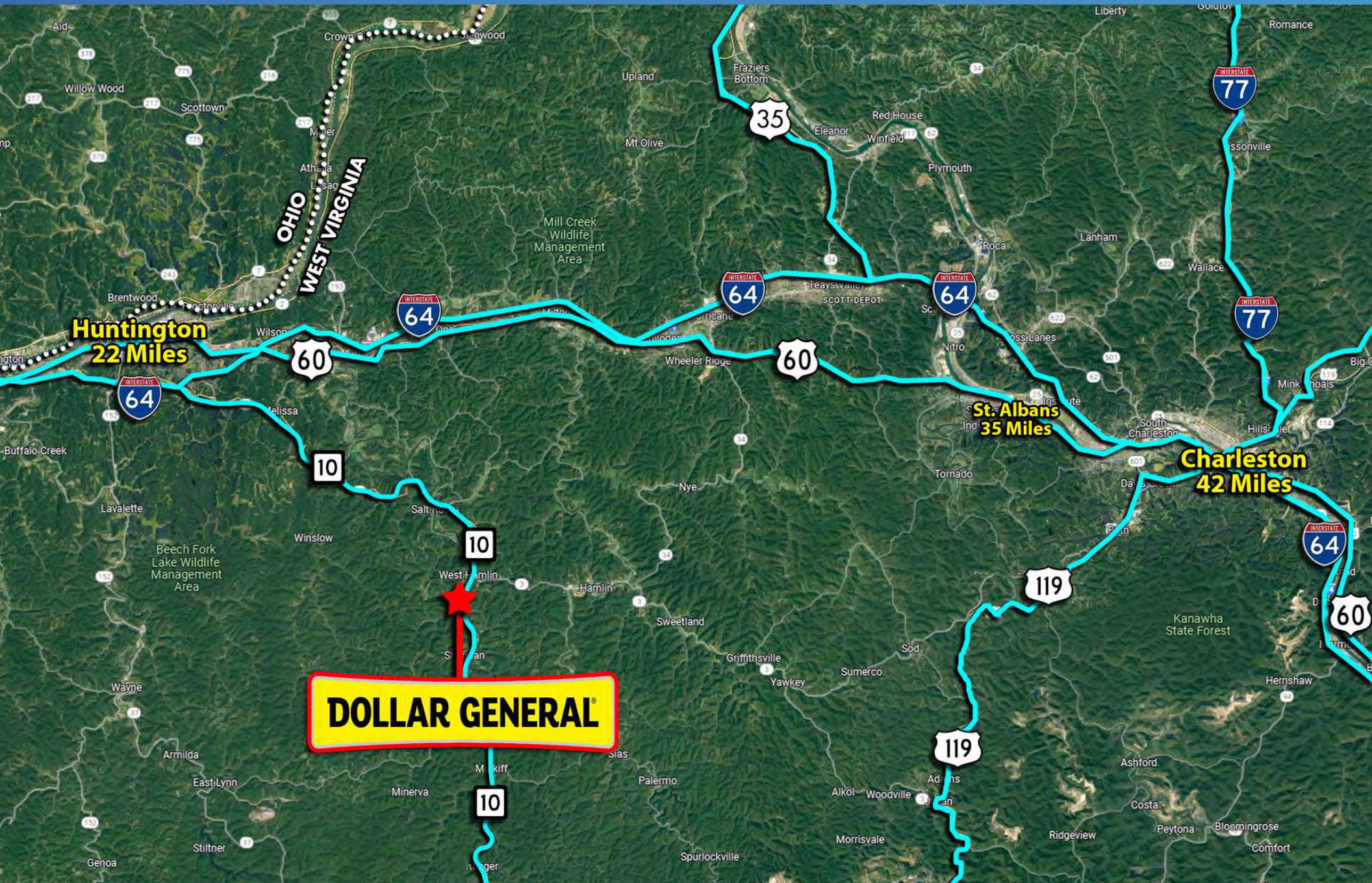
42 Miles
West Virginia
State
University

DOLLAR GENERAL®

DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506

BANG
REALTY



DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCLAND, WV 25506

BANG
REALTY



DOLLAR GENERAL PLUS

5799 MCCLELLAN HWY, BRANCHLAND, WV 25506

BANG
REALTY





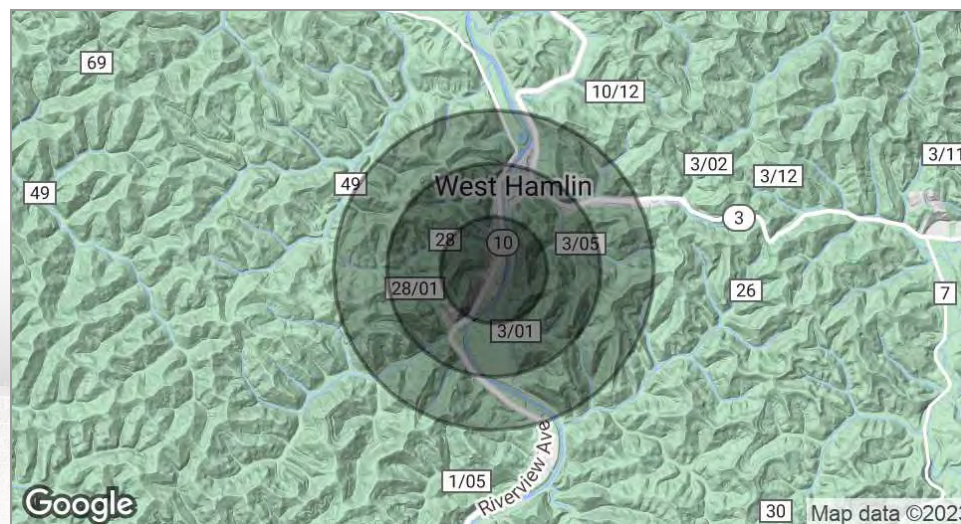
Nestled in the scenic beauty of West Virginia, Branchland is a charming community that captures the essence of small-town living. Surrounded by rolling hills and lush greenery, this picturesque town is a haven for those seeking a peaceful retreat from the hustle and bustle of city life.

The heart of Branchland is its town square, where a timeless clock tower stands tall, casting a watchful eye over the community. Local shops line the streets, offering a delightful mix of handcrafted goods and everyday essentials. The aroma of freshly brewed coffee wafts from the corner café, inviting you to take a leisurely stroll and explore the town's hidden gems.

Nature enthusiasts will find solace in the nearby parks and trails, perfect for hiking or a peaceful afternoon picnic. The sound of a babbling brook and the rustle of leaves add to the serenity of the surroundings, making it an ideal escape for those seeking a connection with the great outdoors.

Branchland is more than just a location; it's a close-knit community where everyone knows your name. Whether you're attending a local event at the community center or enjoying a summer evening on the front porch, you'll quickly discover that the true charm of Branchland lies in the genuine smiles and friendly waves of its residents.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	2,812	5,350	20,018
Median Age	43.3	43.5	43.6
# Of Persons Per HH	2.4	2.4	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,163	2,177	8,045
Average HH Income	\$55,222	\$53,697	\$57,123
Median House Value	\$91,845	\$89,097	\$98,678
Consumer Spending	\$31.1 M	\$57.9 M	\$220 M





BANG

REALTY

EXCLUSIVELY LISTED BY:

BRIAN BROCKMAN, , Broker, License # B67571000

BANG REALTY
11427 REED HARTMAN HWY
#236
CINCINNATI , OH 45241
513-898-1551
DG@BANGREALTY.COM