



NEW 15-YEAR ABSOLUTE NNN LEASE, 5% INCREASES EVERY 5 YEARS

DOLLAR GENERAL MARKET

MOUNT SIDNEY, VIRGINIA



ADDRESS

US Hwy 11 (Lee Hwy.) &
Overlook Ave.
Mount Sidney, VA 24467

PRICE

\$2,218,000

CAP RATE

6.65%

NOI

\$147,467

FINANCIAL OVERVIEW

PRICE	\$2,218,000
CAP RATE	6.65%
GROSS LEASABLE AREA	12,687 SF
YEAR BUILT	2024
LOT SIZE	3.72 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. May 2024
INCREASES	5% Every Five Years
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$147,467	\$12,289
Year 6 - Year 10	\$154,840	\$12,903
Year 11 - Year 15	\$162,582	\$13,548
Option 1	\$170,711	\$14,226
Option 2	\$179,247	\$14,937
Option 3	\$188,209	\$15,684
Option 4	\$197,619	\$16,468
Option 5	\$207,500	\$17,292



TENANT OVERVIEW

OWNERSHIP:
TENANT:
GUARANTOR:

PUBLIC
CORPORATE
DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 19,700 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.

The Dollar General Market concept is a larger-format store with extra cooler space for fresh produce, milk, meats and other groceries.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



19,700+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

Recent News

DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

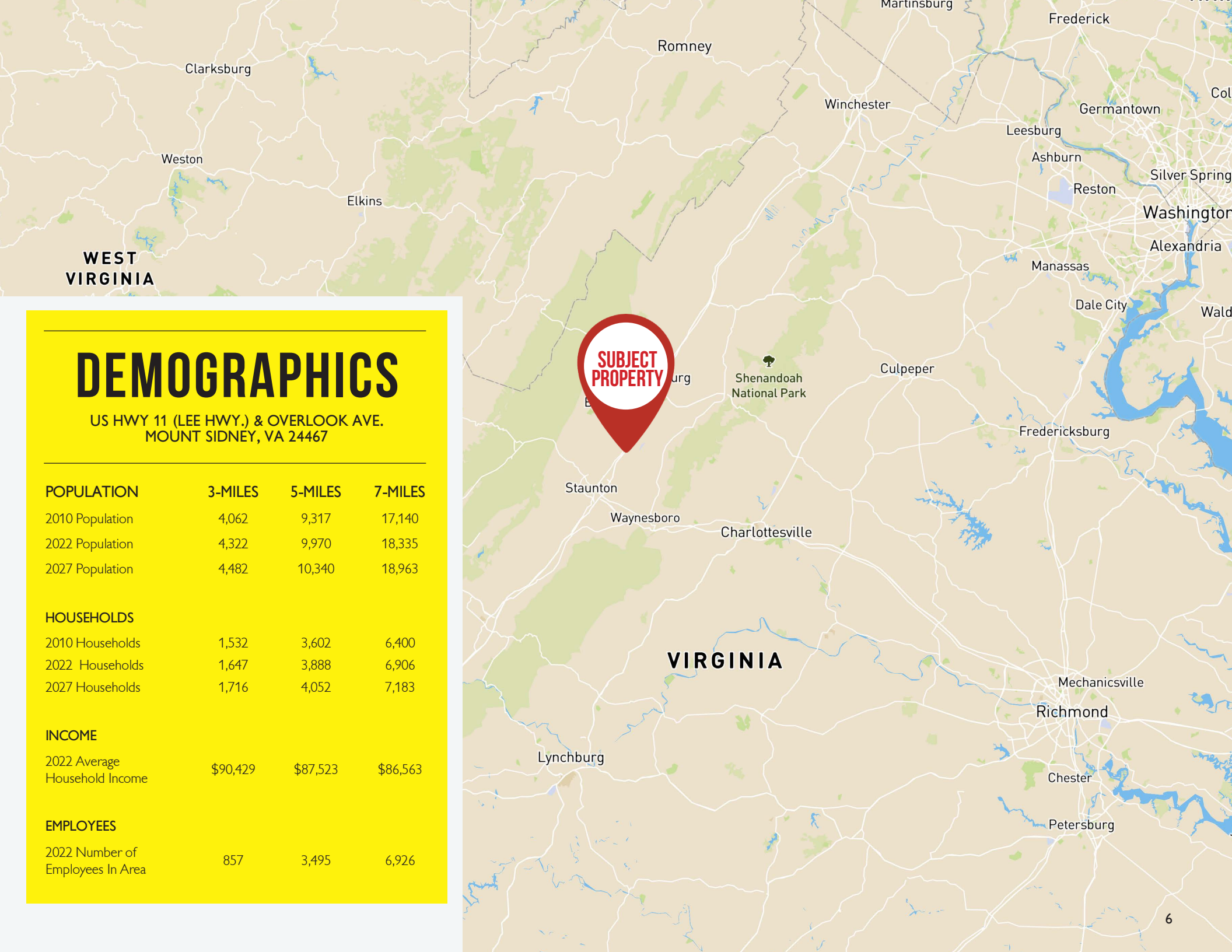
January 19, 2024
www.chainstoreage.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Rare 5% Rental Increases Every 5 Years Throughout the Base Term and Options
- Upgraded Market Store, Larger Format with Expanded Produce/Grocery Items
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Largest Retailer in the U.S. with 19,000+ Stores
- Classified Nationally as an Essential Retailer for Daily Shopping Needs
- Brand New Construction on an Oversized Parcel
- Serving Over 77,000 Residents in Growing Augusta County, 15 Miles South of Harrisonburg
- Strategic Location, the Only Dollar General Market Store in the County
- Competition Void, High Need for Goods and Services
- Highly Visible Along Major North/South Artery and Easy Access to I-81 with 58,000 Cars/Day
- 1.5 Miles to Blue Ridge Community College with Over 6,800 Students
- Close Proximity to George Washington and Jefferson National Forest with 3+ Million Visitors Annually
- Just West of Shenandoah National Park with 1.4 Million Visitors Annually
- Situated in the Heart of the Appalachian Region where Tourism is the Fastest Growing Industry







**WEST
VIRGINIA**

VIRGINIA

DEMOGRAPHICS

US HWY 11 (LEE HWY.) & OVERLOOK AVE.
MOUNT SIDNEY, VA 24467

POPULATION	3-MILES	5-MILES	7-MILES
2010 Population	4,062	9,317	17,140
2022 Population	4,322	9,970	18,335
2027 Population	4,482	10,340	18,963
HOUSEHOLDS			
2010 Households	1,532	3,602	6,400
2022 Households	1,647	3,888	6,906
2027 Households	1,716	4,052	7,183
INCOME			
2022 Average Household Income	\$90,429	\$87,523	\$86,563
EMPLOYEES			
2022 Number of Employees In Area	857	3,495	6,926

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O F F E R I N G M E M O R A N D U M

DOLLAR GENERAL MARKET

MOUNT SIDNEY, VIRGINIA

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