



SAMBAZIS
RETAIL GROUP

DG market



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

DOLLAR GENERAL MARKET

FAIRFIELD, VIRGINIA

OFFERING MEMORANDUM



ADDRESS

Highway 11 (near Sterrett Road)
Fairfield, VA 24435

PRICE

\$2,461,000

CAP RATE

6.85%

NOI

\$168,594

FINANCIAL OVERVIEW

PRICE	\$2,461,000
CAP RATE	6.85%
GROSS LEASABLE AREA	12,668 SF
YEAR BUILT	2024
LOT SIZE	1.8 +/- 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	\$168,594	\$14,049
Year 6 - Year 10	\$177,023	\$14,752
Year 11 - Year 15	\$185,875	\$15,490
Option 1	\$195,168	\$16,264
Option 2	\$204,927	\$17,077
Option 3	\$215,173	\$17,931
Option 4	\$225,932	\$18,828
Option 5	\$237,228	\$19,769



TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: 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

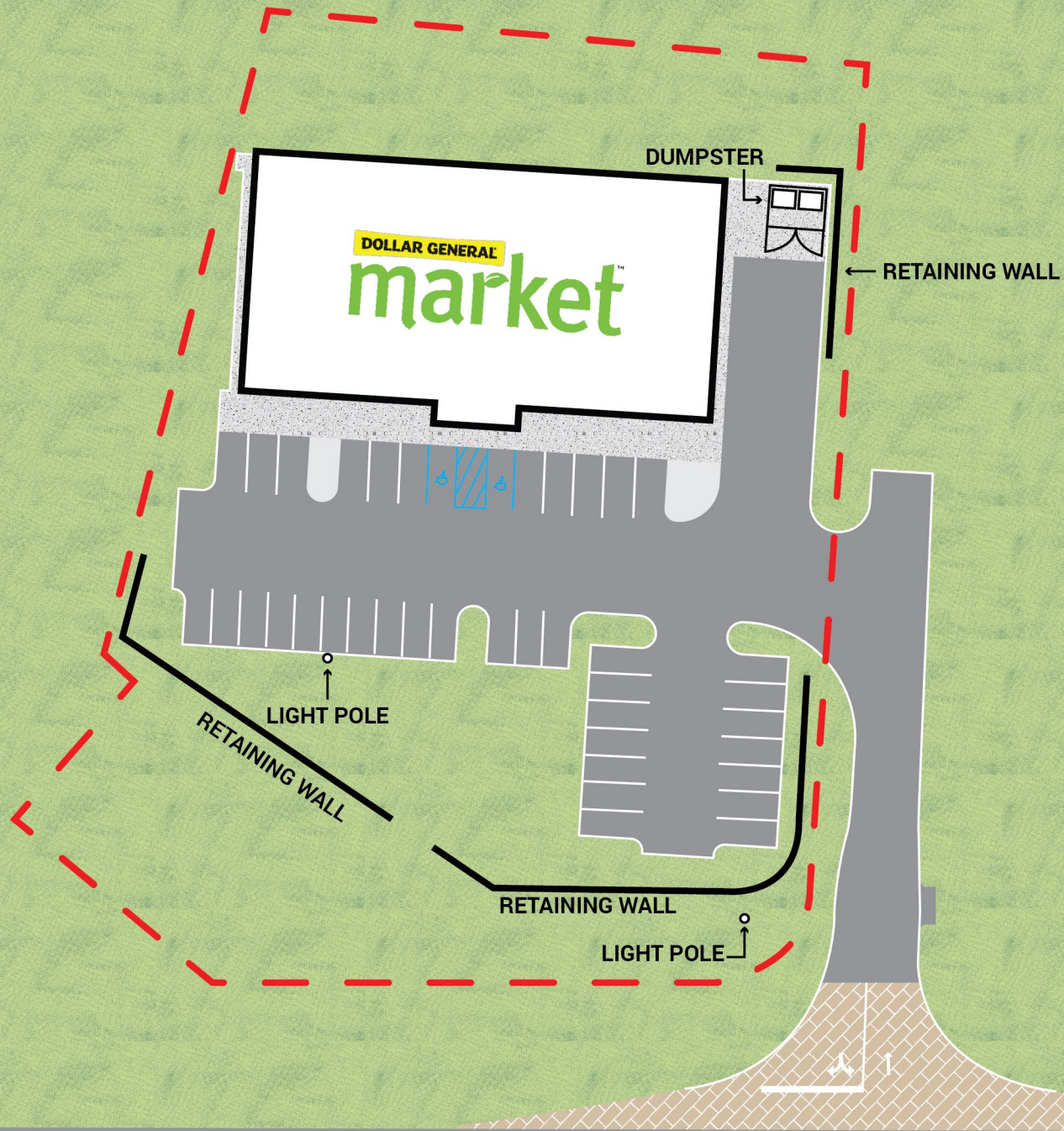
DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

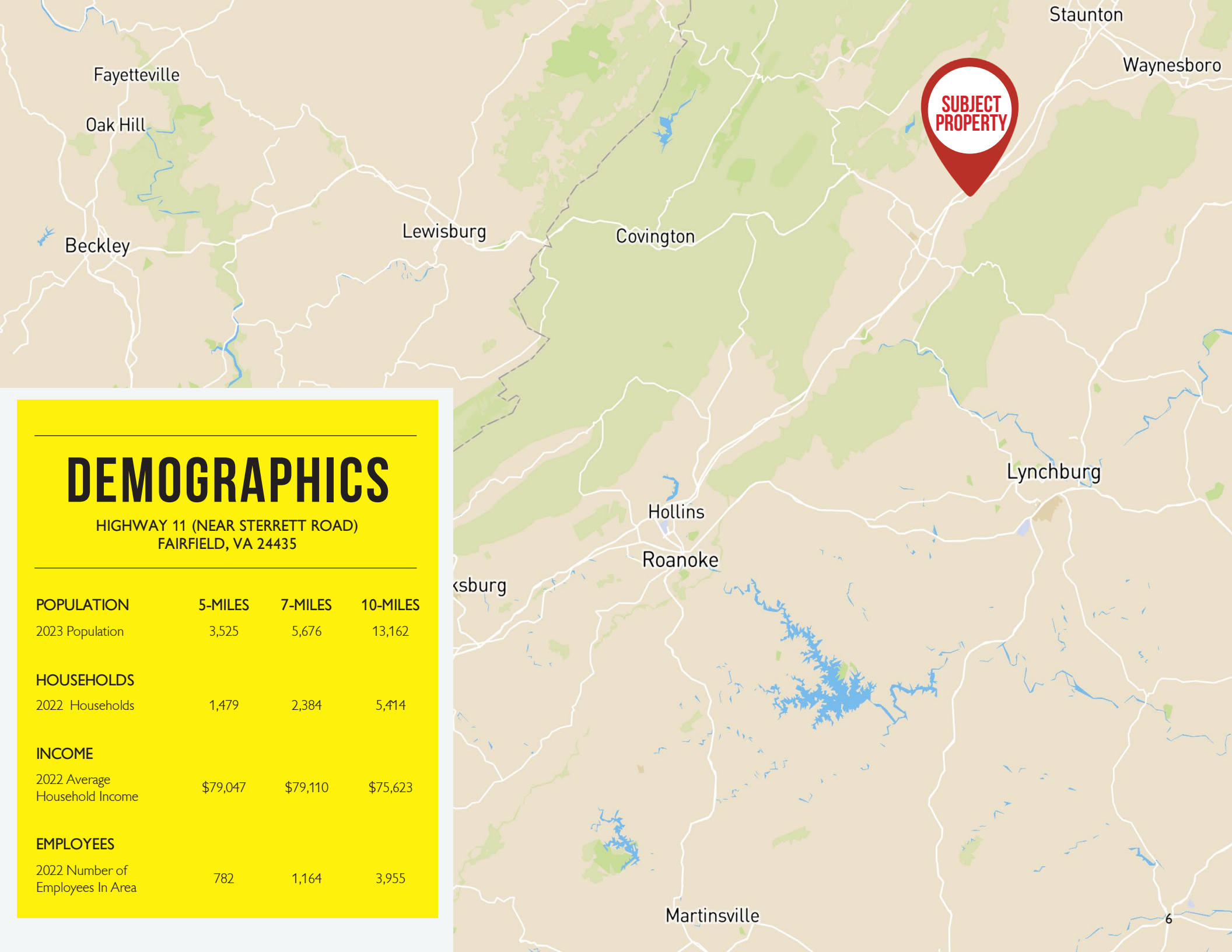
January 19, 2024
www.chainstoreage.com

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 19,700+ Stores
- Classified Nationally as an Essential Retailer for Daily Shopping Needs
- Brand New Brick Construction on an Oversized Parcel
- Serving Over 22,600 Residents in Rockbridge County
- Strategic Location, Nearest Dollar Store is Over 13 Miles Away
- Competition Void, High Need for Goods and Services
- Highly Visible Along Major North/South Artery and Easy Access to I-81 with 48,000 Cars/Day
- Close Proximity to George Washington and Jefferson National Forest with 3+ Million Visitors Annually
- Just North 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







DEMOGRAPHICS

HIGHWAY 11 (NEAR STERRETT ROAD)
FAIRFIELD, VA 24435

POPULATION	5-MILES	7-MILES	10-MILES
2023 Population	3,525	5,676	13,162
HOUSEHOLDS			
2022 Households	1,479	2,384	5,414
INCOME			
2022 Average Household Income	\$79,047	\$79,110	\$75,623
EMPLOYEES			
2022 Number of Employees In Area	782	1,164	3,955

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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

FAIRFIELD, VIRGINIA

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