



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



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

DOLLAR GENERAL

TAZEWELL, VIRGINIA

**DOLLAR
GENERAL®**

ADDRESS

Highway 460 / 19
(Near Cochran Hollow Rd.)
Tazewell, VA 24651

PRICE

\$2,087,000

CAP RATE

6.80%

NOI

\$141,924

FINANCIAL OVERVIEW

PRICE	\$2,087,000
CAP RATE	6.80%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2024
LOT SIZE	1.92 +/- Acres

Lease Summary

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

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$141,924	\$11,827
Year 6 - Year 10	\$149,020	\$12,418
Year 11 - Year 15	\$156,471	\$13,039
Option 1	\$164,295	\$13,691
Option 2	\$172,510	\$14,376
Option 3	\$181,135	\$15,095
Option 4	\$190,192	\$15,849
Option 5	\$199,701	\$16,642



**DOLLAR
GENERAL**

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.



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

**DOLLAR GENERAL SURPASSES MILESTONE OF 5,000 STORES
NATIONWIDE OFFERING FRESH PRODUCE**

January 26, 2024
www.newscenter.dollargeneral.com

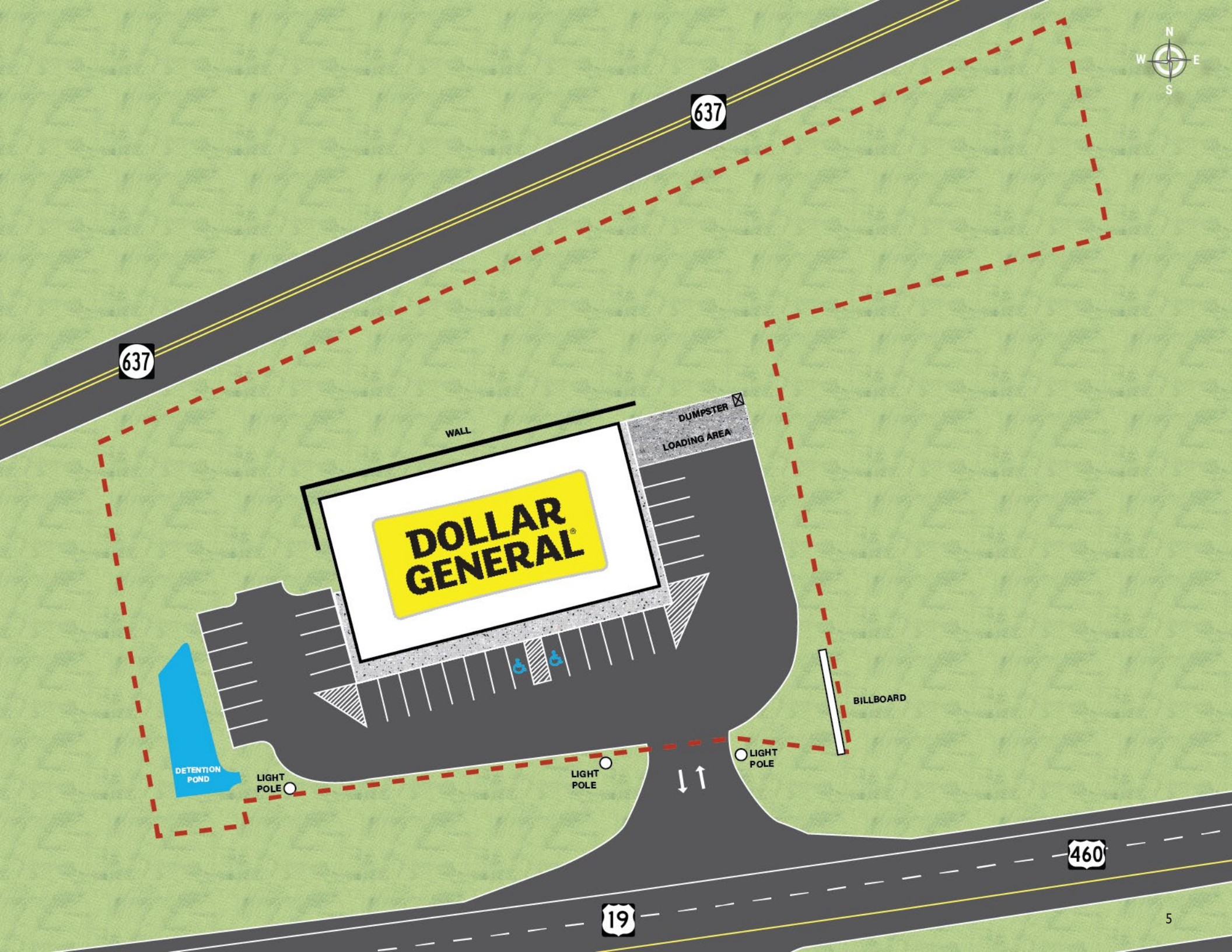
DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

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
- Investment Grade Credit Tenant (BBB Rating by S&P)
- Largest Retailer in the U.S. with 19,700+ Stores
- Brand New Construction on an Oversized Parcel
- Serving Over 40,000 Residents in Tazewell County
- Strategic Location, Nearest Dollar General is 7+ Miles Away
- Highly Visible Along Major East/West Artery
- West of George Washington and Jefferson National Forest with 3+ Million Visitors Annually
- Close Proximity to New River Gorge National Park, Hungry Mother State Park, and Mt. Rogers with Millions of Visitors Each Year
- Situated in the Heart of the Appalachian Region where Tourism is the Fastest Growing Industry







DEMOGRAPHICS

HIGHWAY 460 / 19 (NEAR COCHRAN HOLLOW RD.)
TAZEWELL, VA 24651

POPULATION	3-MILES	5-MILES	7-MILES
2022 Population	2,427	5,641	10,420
HOUSEHOLDS			
2022 Households	1,041	2,381	4,428
INCOME			
2022 Average Household Income	\$52,550	\$53,185	\$57,994
EMPLOYEES			
2022 Number of Employees In Area	462	1,203	3,868



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant(s). While a tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of the tenant(s) history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any lease, including the likelihood of locating a replacement tenant if a current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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

DOLLAR GENERAL

TAZEWELL, VIRGINIA

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