



BRAND NEW DOLLAR GENERAL MARKET | RENT BUMPS!

ACTUAL STORE

2470 OGLEBAY DR, WHEELING, WV 26003

BRIAN BROCKMAN, Broker, License #WVB200300608

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INVESTMENT SUMMARY

List Price:	\$2,460,369
Current NOI:	\$159,924.00
Initial Cap Rate:	6.50%
Land Acreage:	+/- 2.7
Year Built	2026
Building Size:	10,640 SF
Price PSF:	\$231.24
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.83%

INVESTMENT OFFERING

We are pleased to present this **2026 BTS** 10,640 SF. **Dollar General Market** store located in **Wheeling, West Virginia - the 5th-most populous city in WV** and the most populous city in the northern panhandle. **Dollar General Market stores sell produce and fresh meats and are a necessary addition to the areas they serve.** The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate 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 completing construction now with opening & rent start on track for February 2026.

This Dollar General Market is highly visible as it is strategically positioned on Oglebay Drive **seeing 5,762 cars per day. It's just a 5 minute drive from popular Oglebay Resort - a 2,000 Acre Park including golf courses, a zoo, dining, spas & more.** The **5 mile population from the site is 32,531** and the **1 mile average household income is \$131,441 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 \$159,924.



PRICE \$2,460,369



CAP RATE 6.50%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2026 BTS Plus Size Construction**
- **Dollar General Market | Produce and Fresh Meats**
- **1.5 Miles from Oglebay Resort | Popular 2,000 AC Park with Gold Courses, Spas, Dining, Zoo**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- **1 Mile Household Income \$131,441**
- **5 Mile Population 32,531**
- **5,762 Cars Per Day on Oglebay Drive**
- Investment Grade Dollar Store With "BBB" Credit Rating
- Dollar General Corporate Guaranty
- **Wheeling WV is the 5th Most Populous City in WV**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$159,924.00	\$15.03
Gross Income	\$159,924.00	\$15.03
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$159,924.00	\$15.03

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 2.70 Acres
Building Size:	10,640 SF
Traffic Count:	5,762
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General Market
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$159,924.00
Rent PSF:	\$15.03
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/15/2026
Lease Expiration Date:	2/28/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$40.6 BILLION



STORE COUNT:
20,500+



GUARANTOR:
DG CORP



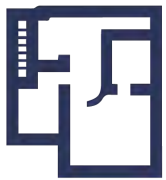
S&P:
BBB

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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	10,640	2/15/2026	2/28/2041	\$159,924.00	100.0	3/1/2031	\$15.03	
				\$167,920.20			3/1/2036	\$15.78
				\$176,316.21			3/1/2036	\$16.57
				Option 1			3/1/2041	\$17.40
				Option 2			3/1/2046	\$18.27
				Option 3			3/1/2051	\$19.18
Option 4	3/1/2056	\$20.14						
Option 5	3/1/2061	\$21.15						
Averages	10,640			\$168,053.47			\$15.79	



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$159,924.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$15.79



NUMBER OF TENANTS
1



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\$1.1 BILLION

2024 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$40.6 BIL

2024 NET SALES



86 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

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 20,500+ stores with more than 185,800 employees, located across 48 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. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. 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.



20,500+ STORES ACROSS 48 STATES

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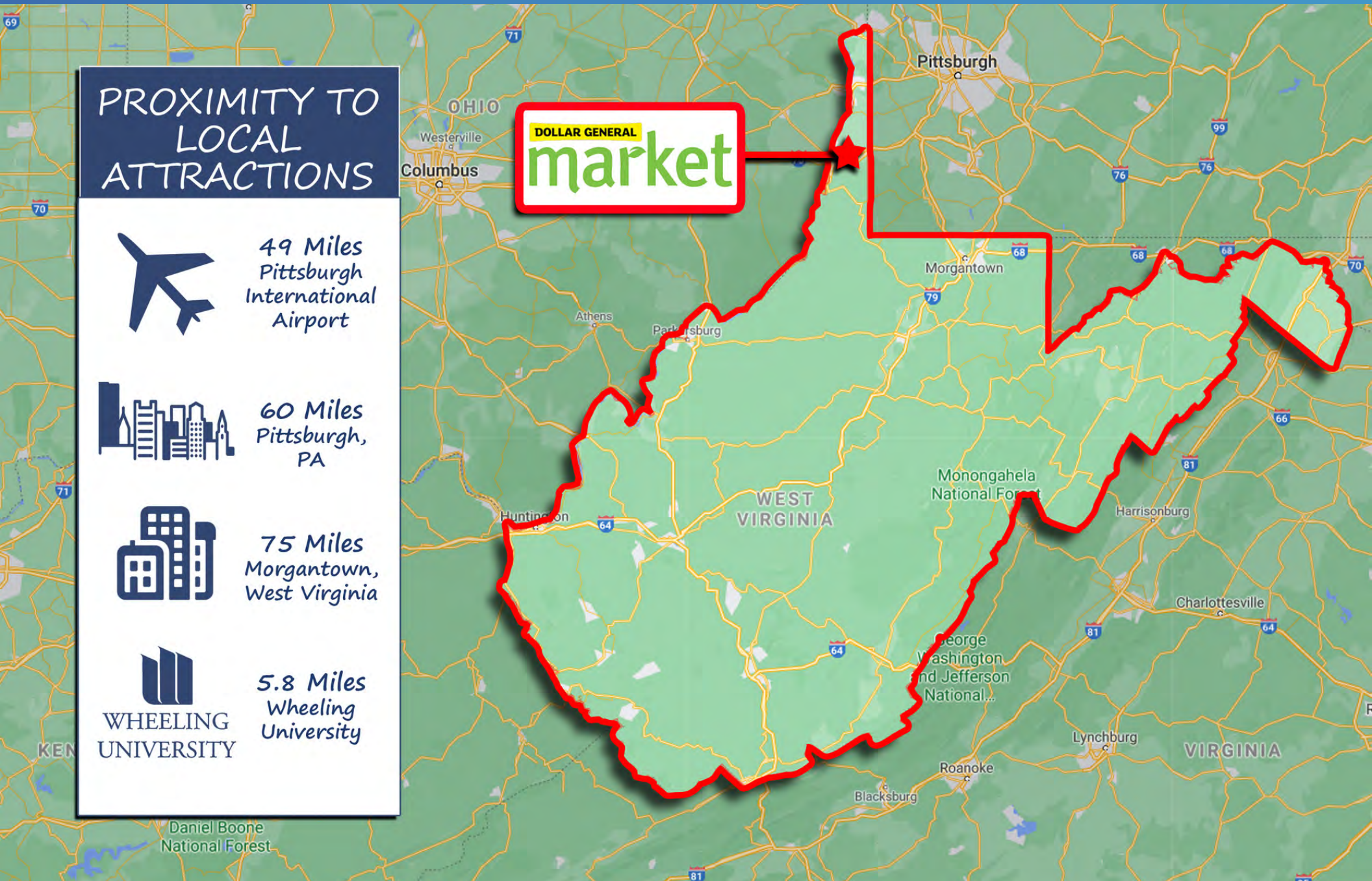
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DOLLAR GENERAL
market

PROXIMITY TO LOCAL ATTRACTIONS



49 Miles
Pittsburgh
International
Airport



60 Miles
Pittsburgh,
PA



75 Miles
Morgantown,
West Virginia



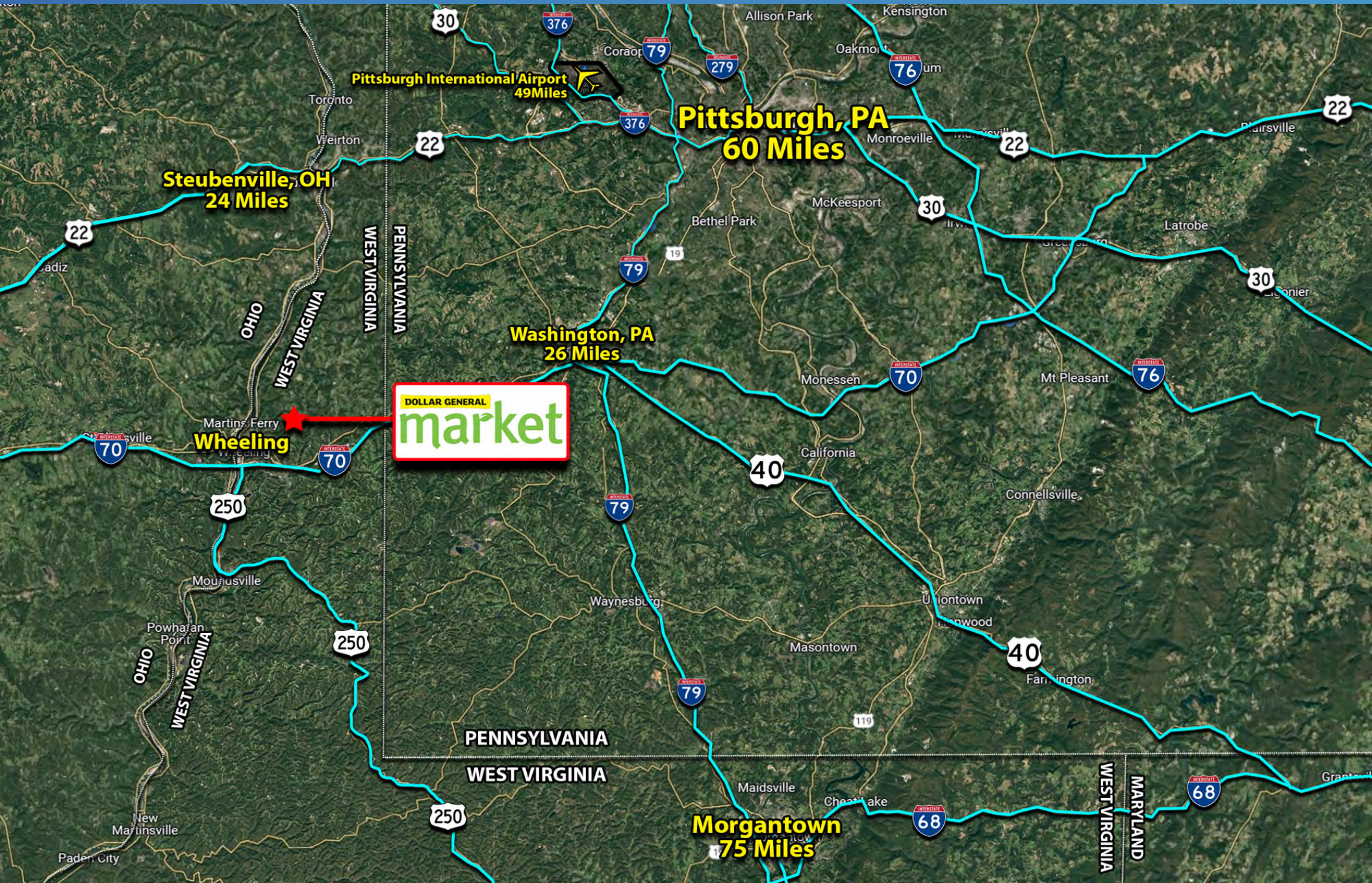
**WHEELING
UNIVERSITY**

5.8 Miles
Wheeling
University

Daniel Boone
National Forest

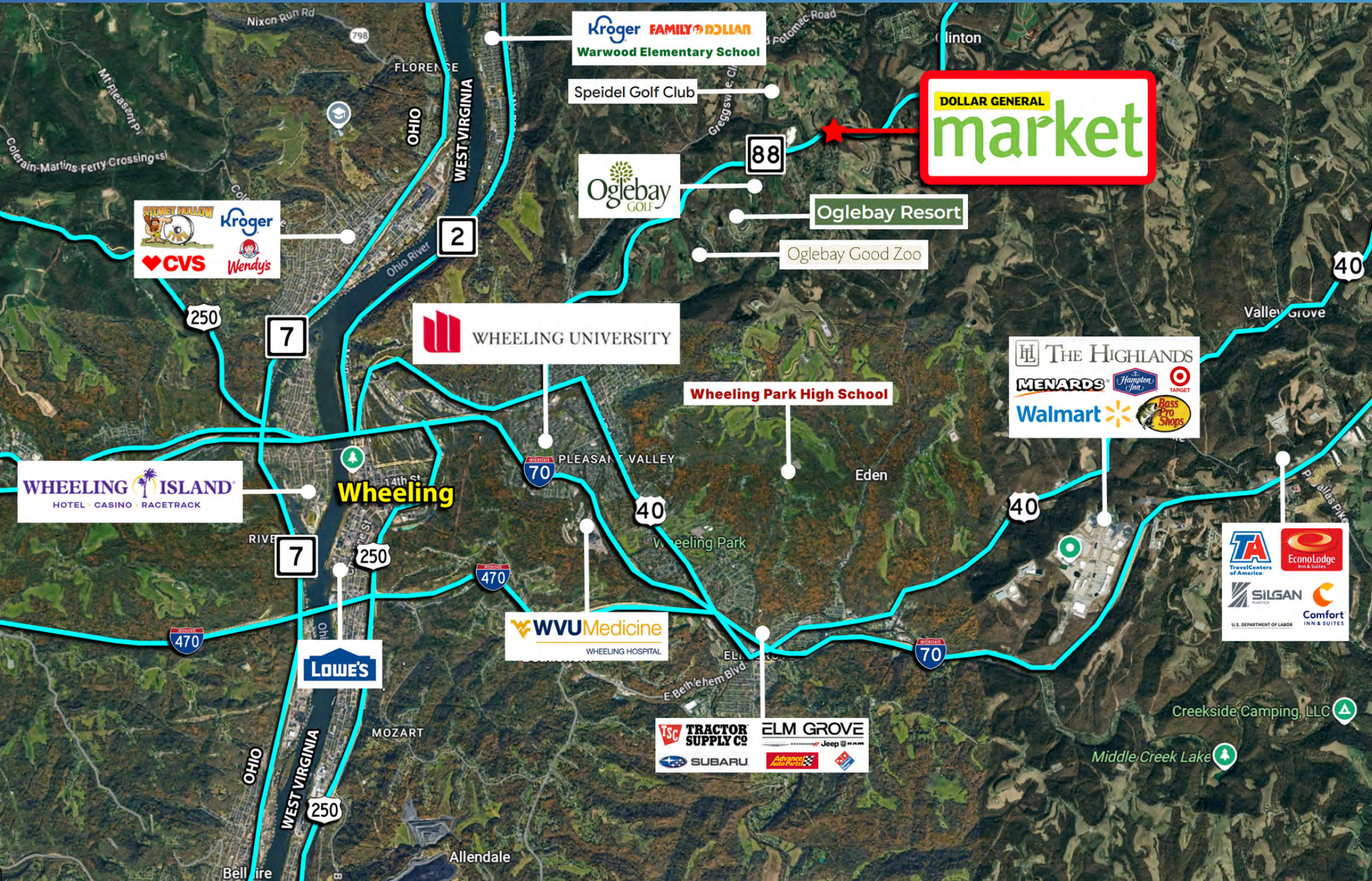
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Speidel Golf Club



Oglebay
2,000-acre resort park featuring golfing, dining, spas, zoo & lodging



OGLEBAY VILLAGE APARTMENTS

SUBJECT PROPERTY
DOLLAR GENERAL



5,762 VPD - Oglebay Dr

Village Ln

WHEELING STATION APARTMENTS



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Nestled along the banks of the Ohio River, Wheeling, West Virginia offers a compelling blend of historic charm, scenic beauty, and everyday livability. As one of West Virginia's oldest cities, Wheeling features distinctive architecture, tree-lined neighborhoods, and a strong sense of community. Its location is a major plus: Wheeling provides easy access to Pittsburgh, Columbus, and major interstate routes, making it attractive for commuters, remote workers, and investors alike.

Quality of life is a standout feature. Residents enjoy a slower pace without sacrificing amenities, including local dining, arts and culture, and outdoor recreation. The city has ongoing revitalization efforts in its downtown and riverfront areas, adding long-term value and growth potential for property owners. Schools, healthcare facilities, and recreational offerings contribute to Wheeling's appeal for families, retirees, and second-home buyers.

A major crown jewel of the area is Oglebay Park Resort, a 2,000+ acre public park and resort that significantly enhances Wheeling's lifestyle and real estate appeal. Oglebay offers year-round attractions including championship golf courses, hiking and biking trails, gardens, a zoo, skiing, festivals, and a luxury lodge and spa. Proximity to Oglebay is especially desirable for homeowners, as it provides resort-style amenities right in their backyard—boosting both daily enjoyment and property value. For buyers seeking natural beauty, community charm, and strong value potential, Wheeling presents a well-rounded and inviting opportunity.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	1,064	5,356	32,531
Median Age	42.5	45.3	42.8
Average HH Size	2.3	2.3	2.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	441	2,178	13,826
Average HH Income	\$131,441	\$110,094	\$78,753
Median House Value	\$265,305	\$222,392	\$155,192
Consumer Spending	\$16.5 M	\$75.4 M	\$393.6 M





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