



ABS. NNN DOLLAR GENERAL MARKET | RENT BUMPS

REPRESENTATIVE STORE

20 WHEELING AVE, GLEN DALE, WV 26038

BRIAN BROCKMAN, Broker, License #WVB200300608

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DOLLAR GENERAL PLUS WITH RENT BUMPS

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INVESTMENT SUMMARY

List Price:	\$2,268,836
Current NOI:	\$152,012.04
Initial Cap Rate:	6.70%
Land Acreage:	+/- 1.566
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$213.24
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.04%

INVESTMENT OFFERING

We are pleased to present this new 10,640 SF. Dollar General **Plus** store located in Glen Dale, West Virginia. 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 is currently completing construction with rent commencement & store opening in July 2025.

This Dollar General Plus is highly visible as it is strategically positioned on Wheeling Avenue (Highway 250) which sees **17,466 cars per day**. It sits on a **main thoroughfare** connecting cities and is adjacent to a Circle K Gas Station. It is the only dollar store serving Glen Dale! The **5 mile population from the site is 28,847** and the **1 mile average household income is \$86,218** 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 6.70% cap rate based on NOI of \$152,012.04.



PRICE \$2,268,836



CAP RATE 6.70%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2025 BTS Plus Size Construction | Opening Soon**
- **5% PRIMARY TERM RENT INCREASES EVERY 5 YEARS!**
- 5 (5 Year) Options | 5% Increases At Each Option
- **One Mile Household Income \$86,218**
- **Five Mile Population 28,847**
- **17,466 VPD on Wheeling Avenue (Highway 250)**
- Located Off of a Main Thoroughfare | Adjacent to Circle K
- Investment Grade Dollar Store With "BBB" Credit Rating

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$152,012.04	\$14.29
Gross Income	\$152,012.04	\$14.29
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$152,012.04	\$14.29

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.566 Acres
Building Size:	10,640 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Traffic Count:	17,466 VPD
Construction Style:	Plus Size Prototype
Parking Lot:	Asphalt
# of Parking Spaces	36
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$152,012.04
Rent PSF:	\$14.29
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/15/2025
Lease Expiration Date:	7/31/2040
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including 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



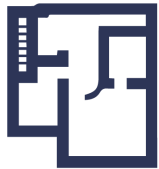
S&P:
BBB

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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	7/15/2025	7/31/2040	\$152,012.04	100.0	8/1/2030 8/1/2035	\$14.29	
				\$159,600.00			\$15.00	
				\$167,580.00			\$15.75	
				Option 1		\$175,959.00	8/1/2040	\$16.54
				Option 2		\$184,756.95	8/1/2045	\$17.36
				Option 3		\$193,944.80	8/1/2050	\$18.23
Option 4	\$203,694.54	8/1/2055	\$19.14					
Option 5	\$213,879.26	8/1/2060	\$20.10					
Averages	10,640			\$159,730.68			\$15.01	



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$152,012.04



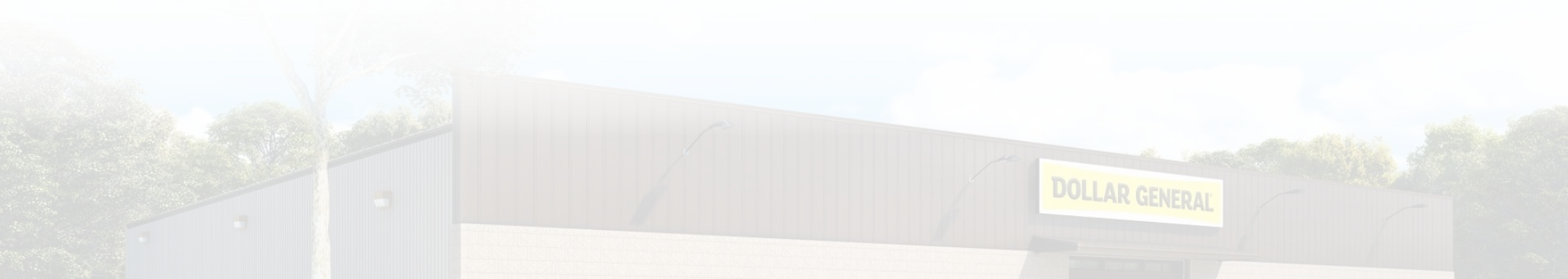
OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$15.01



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

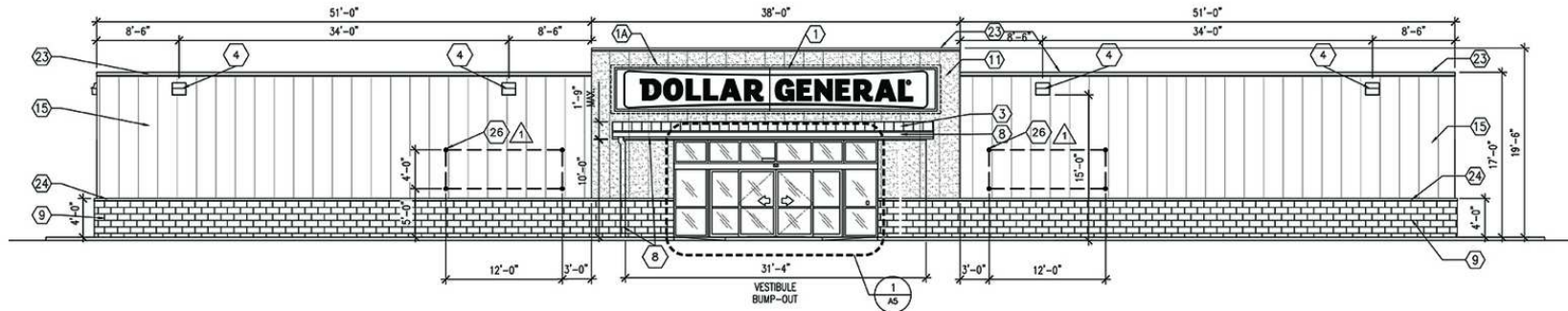
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations 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.



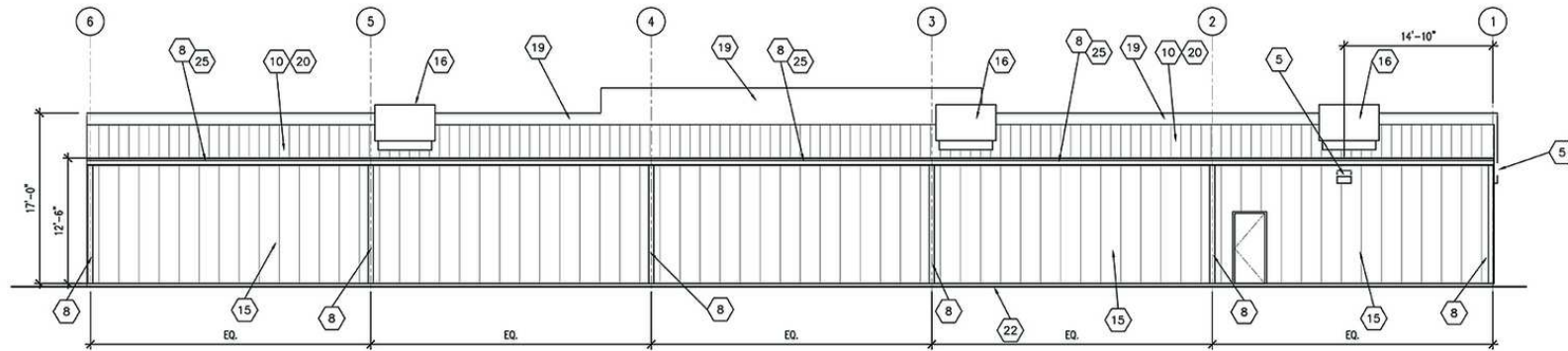
20,500+ STORES ACROSS 48 STATES

DOLLAR GENERAL PLUS WITH RENT BUMPS

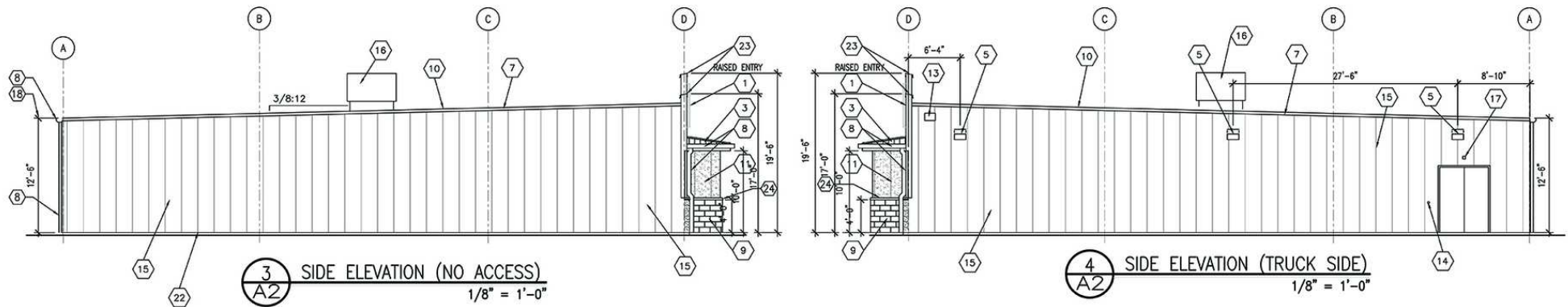
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1 FRONT ELEVATION - DGP24
1/8" = 28'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION (NO ACCESS)
1/8" = 1'-0"

4 SIDE ELEVATION (TRUCK SIDE)
1/8" = 1'-0"

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PROXIMITY TO LOCAL ATTRACTIONS



59 Miles
Pittsburgh
International
Airport



65 Miles
Pittsburgh,
PA



71 Miles
Morgantown,
WV



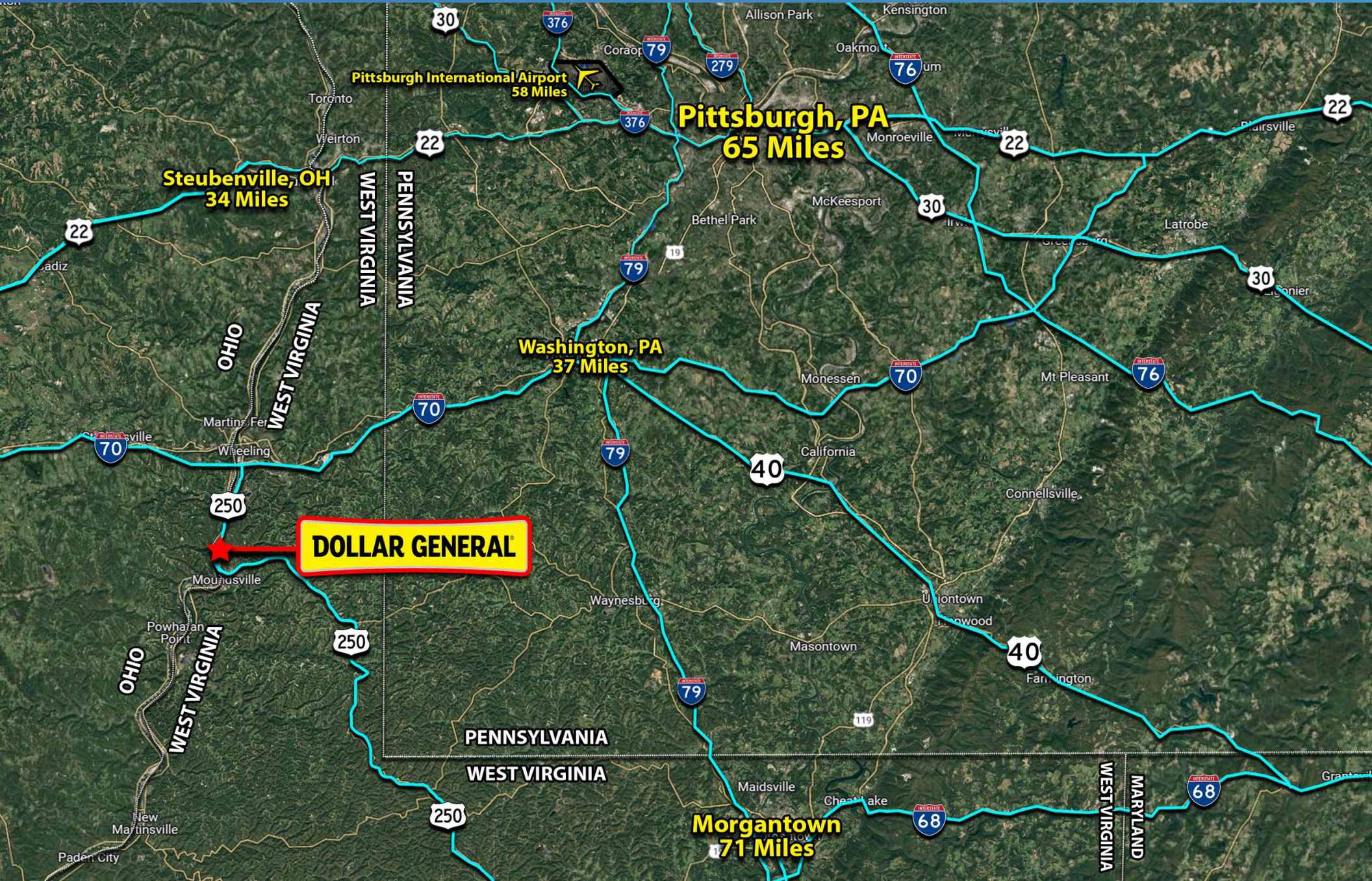
WHEELING
UNIVERSITY

11 Miles
Wheeling
Univeristy

DOLLAR GENERAL

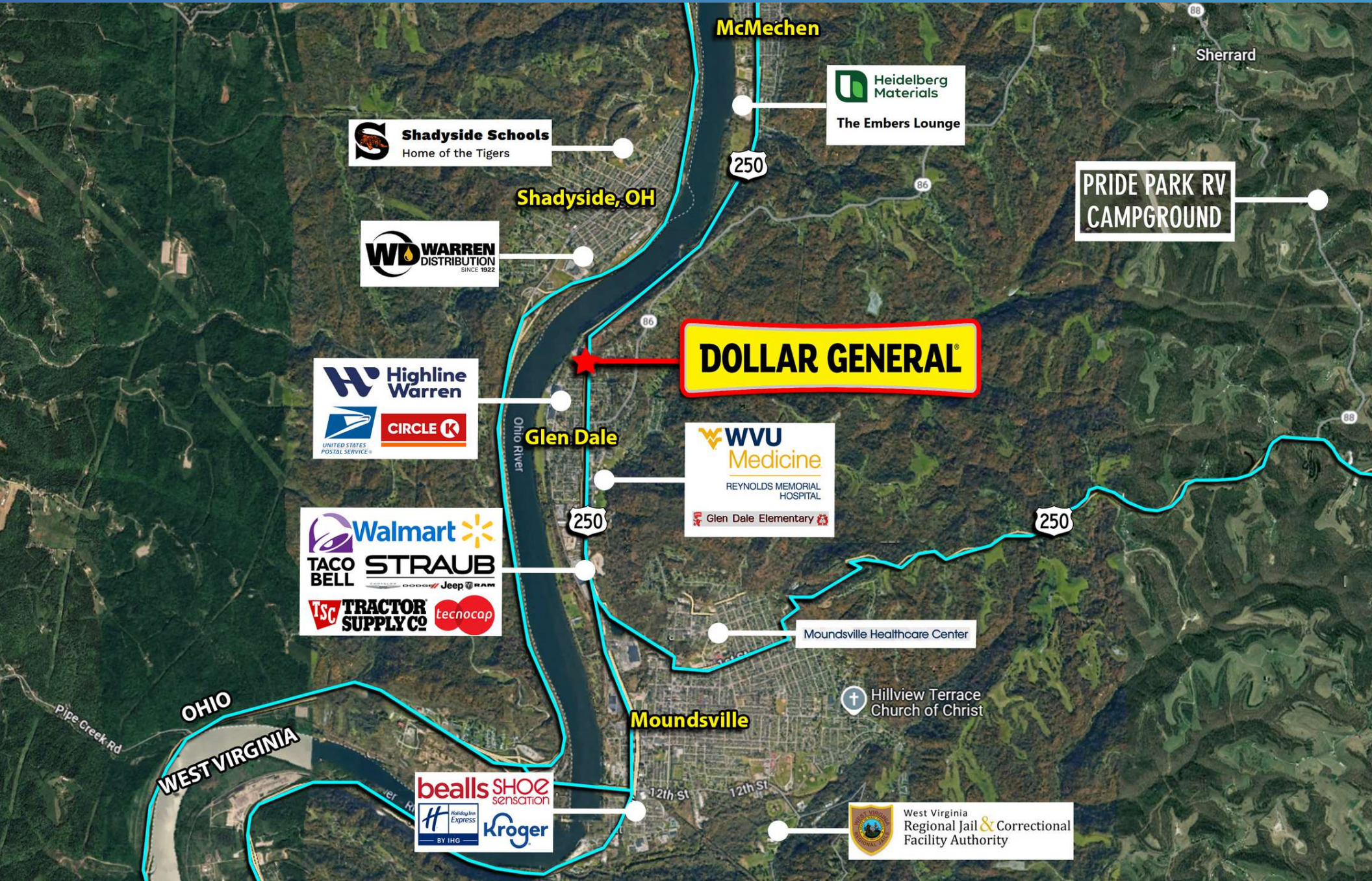
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Shadyside Schools
Home of the Tigers

Heidelberg Materials
The Embers Lounge

**PRIDE PARK RV
CAMPGROUND**

**WD WARREN
DISTRIBUTION**
SINCE 1922

DOLLAR GENERAL

Highline Warren
CIRCLE K
UNITED STATES POSTAL SERVICE

WVU Medicine
REYNOLDS MEMORIAL HOSPITAL
Glen Dale Elementary

Walmart
TACO BELL **STRAUB**
Jeep RAM
TSC TRACTOR SUPPLY CO **tecnocap**

Moundville Healthcare Center

OHIO
WEST VIRGINIA

Hillview Terrace Church of Christ

bealls SHOE sensation
Kroger
Holiday Inn Express
BY IHG

West Virginia Regional Jail & Correctional Facility Authority

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SUBJECT PROPERTY
DOLLAR GENERAL



CIRCLE K

DeFelicis Bros. Pizza
ALPINE
Bob
Wendy's
Kroger
GRASSHOPPER PIZZERIA
VOCELLI PIZZA

REYNOLDS MEMORIAL HOSPITAL
AUXILIARY
theil'one
WVU Cancer Institute
CHURCH OF ST. JUDE
GLENDALE
SAINT JUDE
CATHOLIC CHURCH & SCHOOL
GLENDALE
ELEMENTARY

HOME OF THE ROCKETS
Reilley's
MOTEL
HearUSA
STRAUB
Happy Garden
GMG
EL PASO
MEXICAN GRILL

CITY OF GLEN DALE
WEST VIRGINIA
Ashland
City of Glendale
Water & Power
GWP

HIGHLINE
WARREN

Grand View Rd

UNITED STATES
POSTAL SERVICE

HAVEN
INN

250

Popular St

1st St

Baltimore St

Elizabeth St

Nana's
Landing
Glen Dale, West Virginia

Tomlinson Ave

Baltimore St

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	3,224	17,056	28,847
Median Age	49.2	47.3	46.0
# Of Persons Per HH	2.2	2.2	2.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,415	7,632	12,622
Average HH Income	\$86,218	\$69,251	\$67,209
Median House Value	\$170,731	\$127,076	\$125,921
Consumer Spending	\$43.7 M	\$209.0 M	\$341.0 M

Founded in 1924, Glen Dale is a vibrant city located along the Ohio River in the Northern Panhandle of West Virginia with a tight-knit community, distinct small-town flavor, and some of the friendliest and most welcoming people you'll find anywhere.

Just a ten-minute drive from Wheeling, West Virginia, Glen Dale has long served as a cultural and residential hub of Marshall County and the Northern Panhandle and is widely regarded as a great place to live and raise a family—boasting a high quality of life, excellent schools, and access to top-level healthcare services.

From our low cost of living and beautiful parks to our easy access to river, rail and highways, Glen Dale possesses several unique assets and opportunities for people looking to visit, relocate, or open a business. We invite you to come see all that Glen Dale has to offer.





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