

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

DOLLAR GENERAL®

10+ Years Remaining | 2025 Store Remodel | 94th Percentile in VA (per Placer.ai)



258 W. Lee Highway

CHILHOWIE VIRGINIA

ACTUAL SITE



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NATIONAL NET LEASE

Principal Broker: Andrew Fallon, SRS National Net Lease Group, LP | VA License No. #0225193951

OFFERING

Pricing	\$1,525,000
Net Operating Income	\$97,642
Cap Rate	6.40%

PROPERTY SPECIFICATIONS

Property Address	258 W. Lee Highway Chillhowie, Virginia 24319
Rentable Area	9,000 SF
Land Area	0.49 AC
Year Built / Remodel	2021 / 2025
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	10+ Years
Increases	10% in Each Option
Options	5 (5-Year)
Rent Commencement	11/8/2021
Lease Expiration	11/30/2036
ROFO/ROFR	No



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2025 Population	4,538	8,856	30,424
2025 Households	1,927	3,828	12,864
2025 Average Household Income	\$62,565	\$67,080	\$68,236
2025 Median Age	47.2	46.3	44.7
2025 Total Businesses	154	228	735
2025 Total Employees	2,147	2,723	7,787

Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,000	11/8/2021	11/30/2036	Current	-	\$8,137	\$97,642	5 (5-Year)
(Corporate Guaranty)						10% Increase Beg. of Each Option		

Over 10 Years Remaining | Scheduled Rental Increases | Established Brand

- The tenant currently has over 10 years remaining on their initial lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation
- As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and popshelf stores across the United States

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Store Remodeled in 2025

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an passive investor
- Dollar General provided notice of a store remodel in Chilhowie. Typical remodels include painting, repairs, replacing fixtures, new registers, self-check outs, floor cleaning, and adding coolers. A strategic refreshing of store interior.

Strong Demographics Within 10-mile Trade Area

- More than 30,400 residents and 7,700 employees support the trade area
- \$62,565 average household income within 1 mile

Across from Food City | Strong National/Credit Tenant Presence | Near Chilhowie High School

- The subject property is across the street from a Food City
- The site is near multiple national/credit tenants which include McDonald's, Taco Bell, Advance Auto Parts, Subway, Truist and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Chilhowie High School (400 students), further increasing consumer traffic to the site

Along W Lee Hwy | Interstate 81 | Excellent Visibility & Access

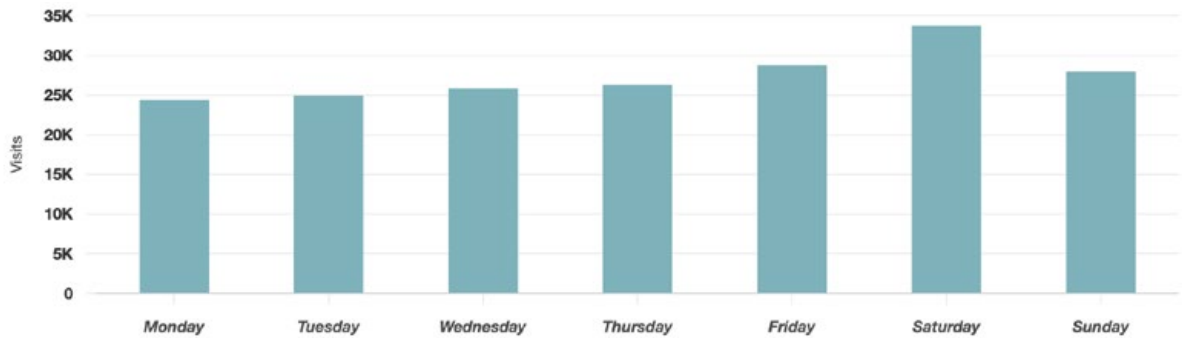
- The asset is located along W Lee Hwy which averages 6,800 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 81, a major thoroughfare that averages 32,000 vehicles passing by daily
- The subject property has excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress

DOLLAR GENERAL | 258 W LEE HWY, CHILHOWIE, VA 24319

METRICS

Visits	192K	Avg. Dwell Time	14 Min
Visits / sq ft	17.36	Panel Visits	21.1K
Size - sq ft	11.1K	Visits YoY	-1%
Visitors	27.8K	Visits Yo2Y	+4.6%
Visit Frequency	6.9	Visits Yo3Y	+3.4%

DAILY VISITS



Feb 1, 2025 - Jan 31, 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

2,238 / 19,464

88%

Virginia

25 / 472

94%

15mi

1 / 11

100%



WATCH DRONE VIDEO



PROPERTY PHOTOS





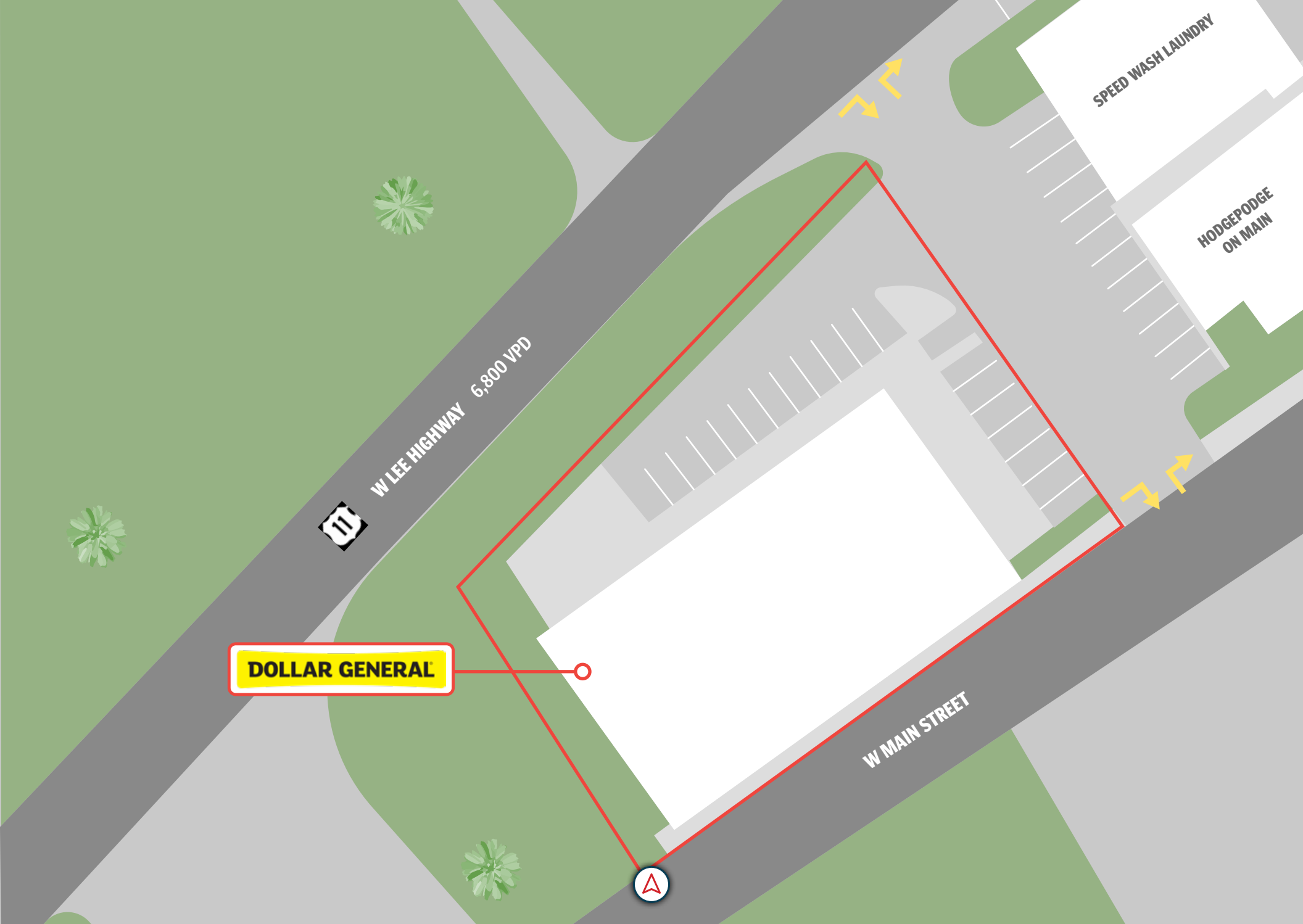




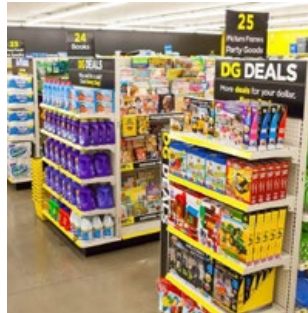
DOLLAR GENERAL



2025 Estimated Population	
1 Mile	1,600
3 Miles	4,538
5 Miles	8,856
2025 Average Household Income	
1 Mile	\$72,597
3 Miles	\$62,565
5 Miles	\$67,080
2025 Estimated Total Employees	
1 Mile	1,632
3 Miles	2,147
5 Miles	2,723



DOLLAR GENERAL



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,900+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and pOps shelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: investor.dollargeneral.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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