

OFFERING MEMORANDUM

JUST REMODELED | RECENT LEASE EXTENSION | TOP 4% OF ALL DGS (PLACER.AI)



DOLLAR GENERAL
CHINCOTEAGUE, VIRGINIA



In Association with Brian Brockman & Bang Realty, Inc.
A Licensed Virginia Broker #0226031911



DOLLAR
GENERAL

DOLLAR GENERAL

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INVESTMENT SUMMARY



LIST PRICE
\$1,212,193



CAP RATE
7.75%



BUILDING SIZE
9,202 SQ. FT.



OWNERSHIP
FEES SIMPLE



LEASE TERM REMAINING
6.5 YEARS



RENEWAL OPTIONS
2 - 5 YEAR



PARKING
23 SPACES



PARCEL NUMBERS
030A6A000000300



PROPERTY ADDRESS
**4360 PENSION STREET
CHINCOTEAGUE, VA 23336**



ANNUAL RENT
\$93,945.96



LAND AREA
1.21 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
07/31/2032



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
1992



TRAFFIC COUNTS
8,500 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 6.5 Years of Remaining Lease Term
- Two (2) - Five (5) Year Option Periods with 10% Rental Increases

RECENT LEASE EXTENSION:

- In November 2024 (2.5 Years Prior to Lease Expiration), Dollar General Extended The Lease for an Additional 5 Years Through July 31, 2032

NN LEASE:

- Landlord Responsibilities Limited to Roof, Parking Lot, Structure & HVAC

32+ YEAR OPERATING HISTORY - EST. 1992:

- Dollar General Has Been Operating at this Location for 30+ Years
- Since 1992, Dollar General Has Extended the Lease Eight Times

RECENT REMODEL - APRIL 2024:

- Tenant Recently Remodeled the Store at their Sole Cost & Expense

BRAND NEW ROOF:

- Complete Roof Replacement in November 2022
- 30-Year Warranty

RECENT HVAC REPLACEMENT/REPAIRS:

- New 10-Ton HVAC Unit Installed in July 2024
- Secondary HVAC Unit Rebuilt in November 2023

STRONG PLACER AI DATA - 232,100 VISITS:

- Nationwide (673/19,466) = Top 4%
- Statewide (4/472) = Top 1%
- 30-Mile Radius = Top Store

LIMITED COMPETITION:

- Extremely High-Barrier to Entry Market
- Only Competition is Island Foods Great Valu and Family Dollar

PROXIMITY FROM CHINCOTEAGUE, VIRGINIA:

- Ocean City, MD | 56 Miles
- Rehoboth Beach, DE | 82 Miles
- Wilmington, DE | 161 Miles
- Baltimore, MD | 169 Miles
- Washington, DC | 170 Miles
- Richmond, VA | 189 Miles
- Philadelphia, PA | 192 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,922 Residents | \$95,519 Average Household Income
- 3-Mile: 5,022 Residents | \$88,656 Average Household Income
- 5-Mile: 6,095 Residents | \$89,350 Average Household Income
- 7-Mile: 9,670 Residents | \$89,308 Average Household Income

INVESTMENT HIGHLIGHTS

CHINCOTEAGUE:

- Located on the Northeastern Tip of Virginia's Eastern Shore
- Nestled Between Wallops Island & Assateague Island National Seashore

CHINCOTEAGUE ISLAND PONY SWIM – EST. 1925:

- 100th Annual Pony Swim Will Take Place in July 2025
- An Annual Event the Last Wednesday of July
- Over 150+ Ponies Make the Historic Swim from Assateague to Chincoteague
- Approximately 50,000 + Visitors Attend the Event
- Purpose of the Swim is to Control the Island's Wild Pony Population

ASSATEAGUE ISLAND, NATIONAL SEASHORE (2.5 MILES FROM SUBJECT PROPERTY):

- Located on the Virginia Portion of Assateague Island
- An Official National Park Service Property Visited by Approximately 3.2 Million Visitors Each Year
- A Tourist Attraction Which Includes More Than 14,000 Acres of Beach, Dunes, Marsh & Maritime Forest

NASA WALLOPS FLIGHT FACILITY:

- NASA's Only Owned & Operated Launch Range & Research Airport
- Sent 16,000+ Missions into the Skies
- Launches More Rockets Per Year Than Any Other NASA Facility
- NASA's Primary Location for Conducting Research Utilizing Aircraft, Balloons & Suborbital Vehicles

PLACER.AI REPORT

Metrics

Dollar General

4360 Pension St, Chincoteague, VA 23336 # 506

Visits	208.8K	Visits Yo2Y	+6.7%
Visits YoY	+1.7%	Visits Yo3Y	+26.5%

Dec 1st, 2023 - Nov 30th, 2024

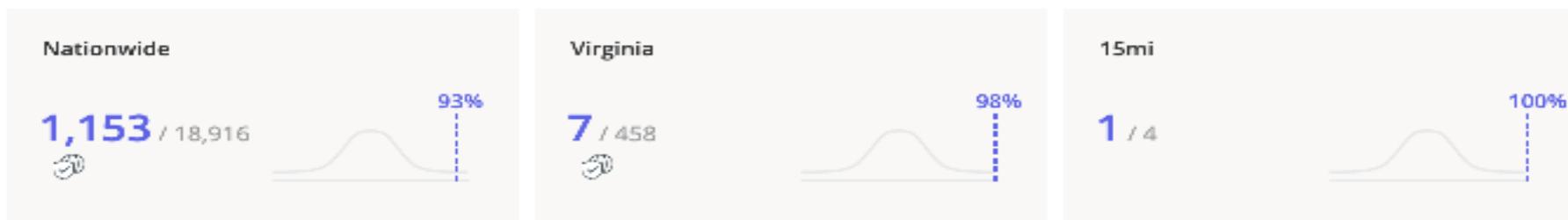
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Dollar General

4360 Pension St, Chincoteague, VA 23336 # 506



Chain: Dollar General | Visits | Dec 1st, 2023 - Nov 30th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





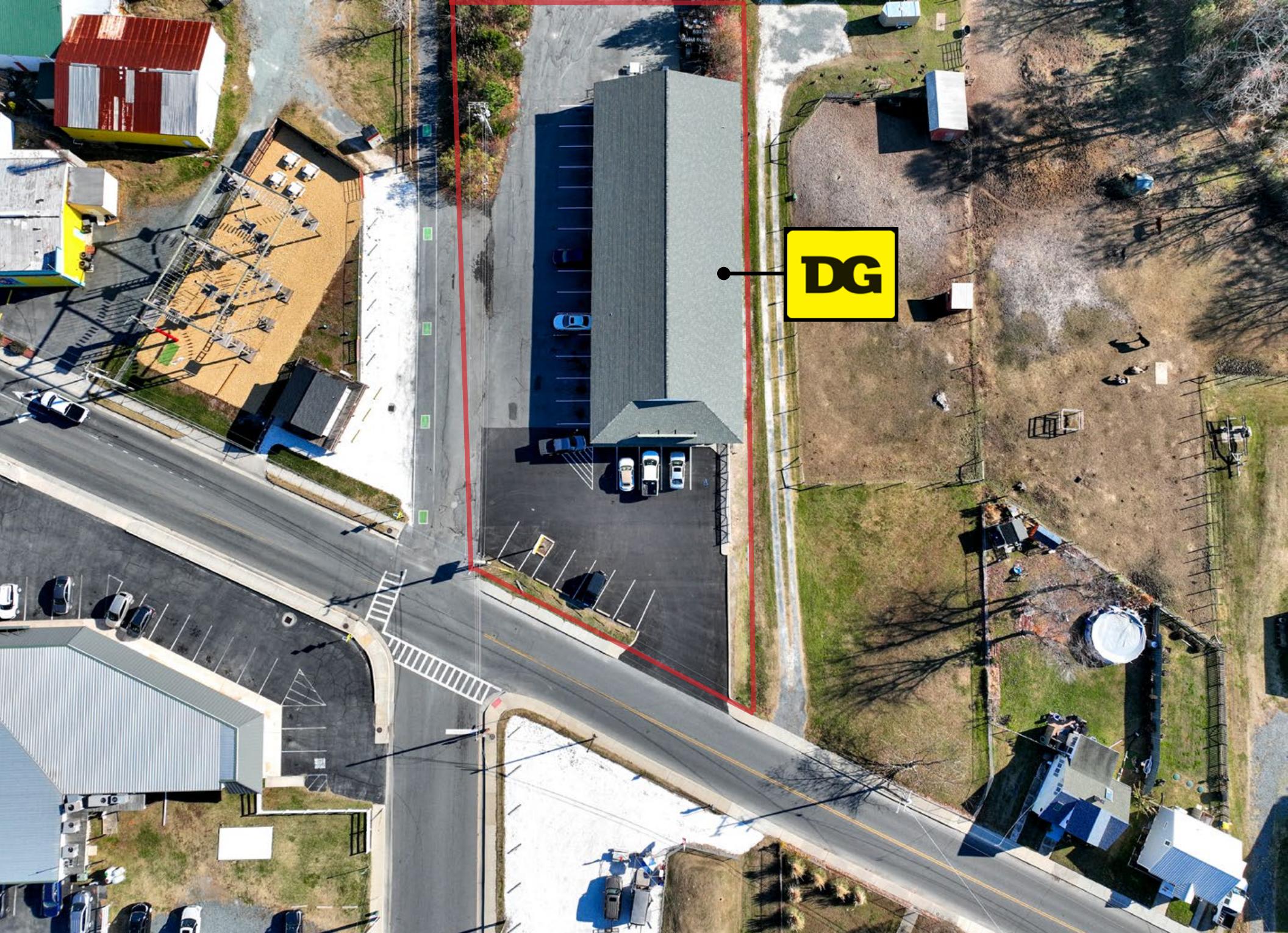














PHILADELPHIA, PA
192 Miles

WILMINGTON, DE
161 Miles

BALTIMORE, MD
169 Miles

WASHINGTON DC
170 Miles

REHOBOTH BEACH, DE
82 Miles

OCEAN CITY, MD
56 Miles



2025 ESTIMATED POPULATION

1 Mile	2,922
3 Mile	5,022
5 Mile	6,095

RICHMOND, VA
189 Miles



2025 AVERAGE HOUSEHOLD INCOME

1 Mile	\$95,519
3 Mile	\$88,656
5 Mile	\$89,350



2025 ESTIMATED TOTAL EMPLOYEES

1 Mile	1,303
3 Mile	1,481
5 Mile	1,507



VIRGINIA BEACH, VA
107 Miles

AREA OVERVIEW



CHINCOTEAGUE, VIRGINIA

Chincoteague Island, at the northeastern tip of Virginia's Eastern Shore, is part of Accomack County. It's known worldwide for wild ponies Marguerite Henry wrote about in the novel, "Misty of Chincoteague," later made into a film.

Chincoteague Island, a tiny fishing town off Virginia's Eastern Shore, is steps away from the Atlantic Ocean by bridge to Assateague Island. The famous Chincoteague ponies live in the Chincoteague National Wildlife Refuge on Assateague Island, easily reached by bike or car from town. The Chincoteague Refuge is Virginia's entrance to an undeveloped 37-mile-long beach. The National Park Service and Refuge offer ranger-led programs seasonally. Spring and fall bird migrations are popular events but the biggest event for the area is held each July when the Chincoteague Volunteer Fire Company's Pony Swim and Auction brings scores of spectators to the island town. Saltwater cowboys have been rounding up ponies and swimming them across the channel from Assateague Island to Chincoteague Island for auction since 1926.

Visitors to Chincoteague love to dig clams, watch oystermen and compete in saltwater fishing tournaments for cash prizes. "Patriot Oysters," so named when Abe Lincoln sent a Union ship to protect the island's seafood trade, are a must when dining on the island. Water lovers enjoy kayaking, charter fishing and nature cruising. The Chamber hosts events year-round and a lively art scene plays out in galleries and at the restored Island Theatre. Next door on Wallops Island you can see rockets launched into space from the NASA Wallops Visitors Center.

With its variety of old-fashioned charms, Chincoteague has been called America's #1 Beach Town; a "slam-dunk" for grandchildren and one of America's best island towns. Coastal Living Magazine voted Chincoteague Island "America's Happiest Seaside Town".



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Population	2,922	5,022	6,095	9,670
2030 Projected Population	2,800	4,813	5,865	9,356
2020 Census Population	2,197	3,346	3,904	6,688



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Households	1,419	2,449	2,964	4,618
2030 Projected Households	1,364	2,360	2,868	4,493
2020 Census Households	1,103	1,681	1,948	3,222
Average Household Size	2.06	2.05	2.06	2.09



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$95,519	\$88,656	\$89,350	\$89,308
2025 Median Household Income	\$66,741	\$58,371	\$62,605	\$68,995
2025 Per Capita Income	\$46,386	\$43,234	\$43,442	\$42,677



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	1,419	2,449	2,964	4,618
2025 Owner-Occupied Units	1,030	1,754	2,196	3,555
2025 Renter Occupied Housing Units	389	695	768	1,063



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	215	240	246	304
2025 Employees	1,303	1,481	1,507	2,614

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK

NYSE: DG



CREDIT RATING

S&P: BBB



MARKET CAP

\$33.09 Billion



FORTUNE 500

#112



YEAR FOUNDED

1939



HEADQUARTERS

Goodlettsville, TN



STORES

20,901



NO. EMPLOYEES

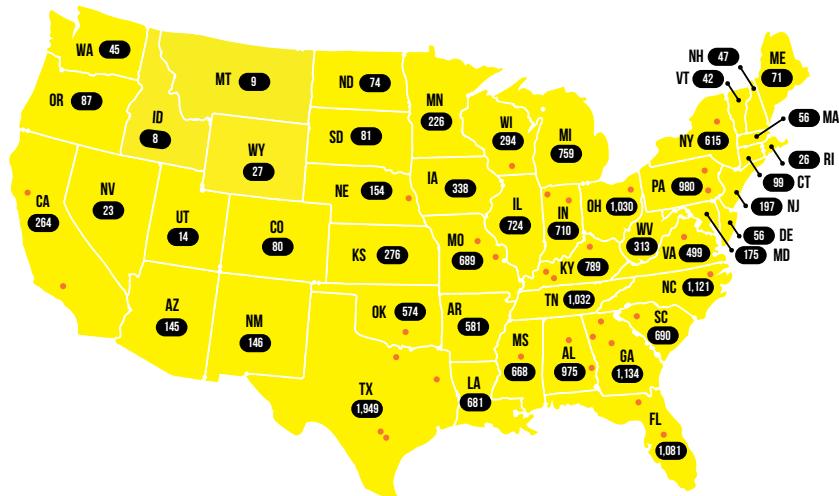
194,200

ABOUT

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 pOpshelf stores across the United States and Mi Super 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.

20,901 STORES | IN 48 STATES
AS OF 10/31/2025

● STORES
● DISTRIBUTION CENTER



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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. While the 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 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 tenant 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 long-term lease, including the likelihood of locating a replacement tenant if the 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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