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819 BLUE RIDGE RD



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PROPERTY INFORMATION



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PROPERTY INFORMATION // 4



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PROPERTY INFORMATION

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Dollar General store 6395 which is a 8125 sf store concept is nestled in scenic Glasgow, VA. The area's proximity to attractions like the Blue Ridge Parkway and Natural Bridge State Park provides a steady flow of visitors. The stores current NOI is \$59,090.4. The current lease structure has a 3rd and final option with a five year term, the NOI will increase to \$64,999.32.

PROPERTY HIGHLIGHTS

- NOI of \$59,090.4
- NN Lease
- Currently in Lease Option #2 Expiring July, 2025
- Remaining Lease Option #3 with 5 year term

OFFERING SUMMARY

Sale Price:	\$622,004
Lot Size:	44,910 SF
Building Size:	8,125 SF
Cap Rate:	9.5%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	770	1,479	7,052
Total Population	1,776	3,432	16,885
Average HH Income	\$75,177	\$78,294	\$84,982

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PROPERTY SUMMARY // 5



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LOCATION INFORMATION



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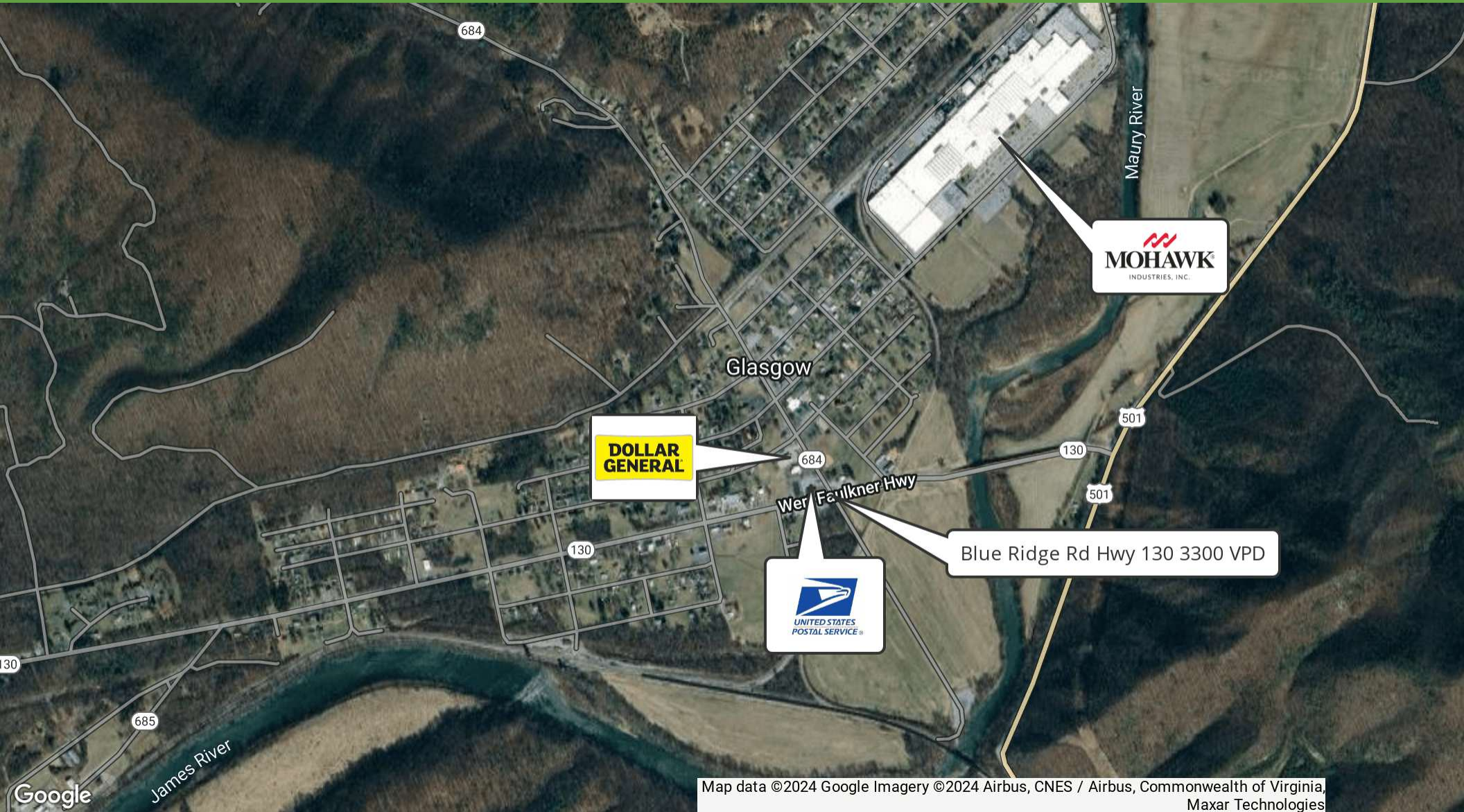
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LOCATION INFORMATION

LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Commonwealth of Virginia, Maxar Technologies

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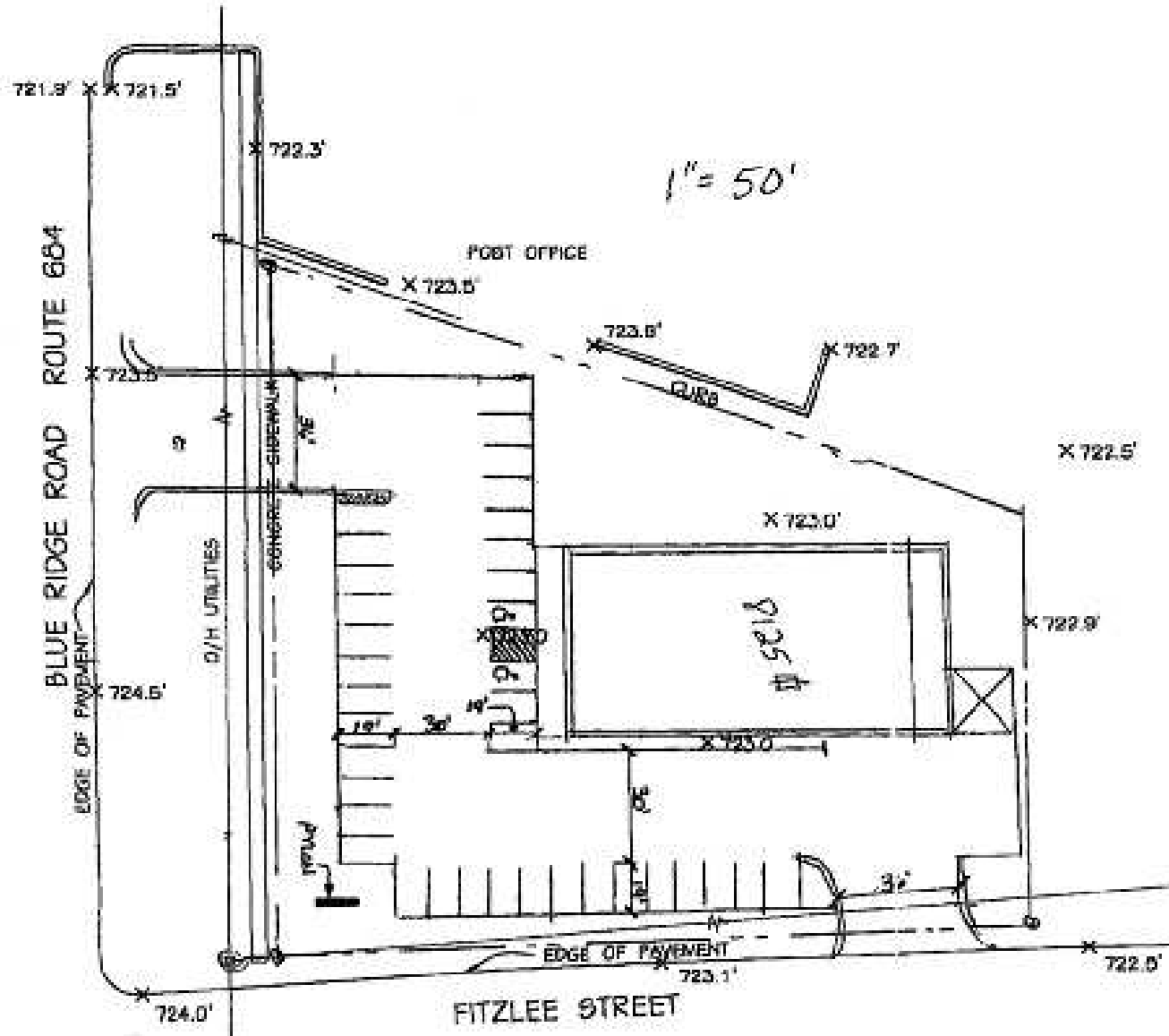


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LOCATION INFORMATION

SITE PLANS



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DEMOGRAPHICS



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DEMOGRAPHIC SUMMARY

819 Blue Ridge Rd, Glasgow, Virginia, 24555
Ring of 5 miles

KEY FACTS

3,655

Population

48.5

Median Age



1,538

Households

\$38,199

Median Disposable Income

EDUCATION

11.3%

No High School Diploma



51.3%

High School Graduate



21.5%

Some College/ Associate's Degree



15.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$45,588

Median Household Income



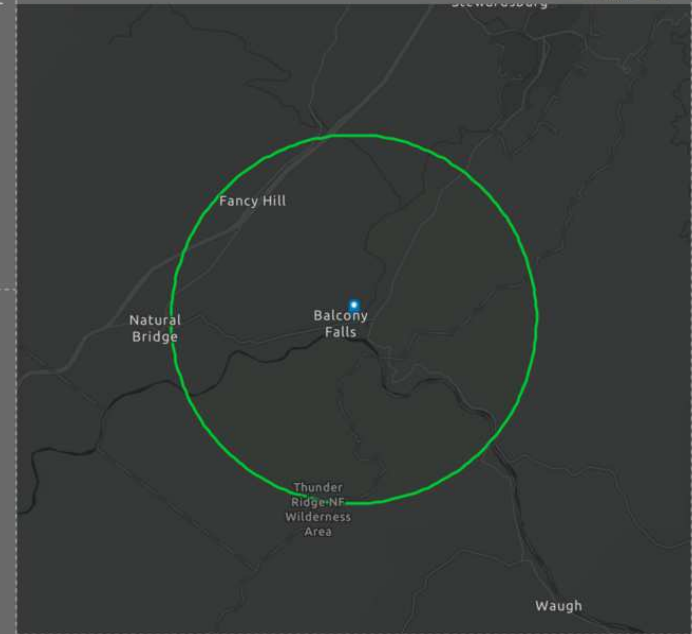
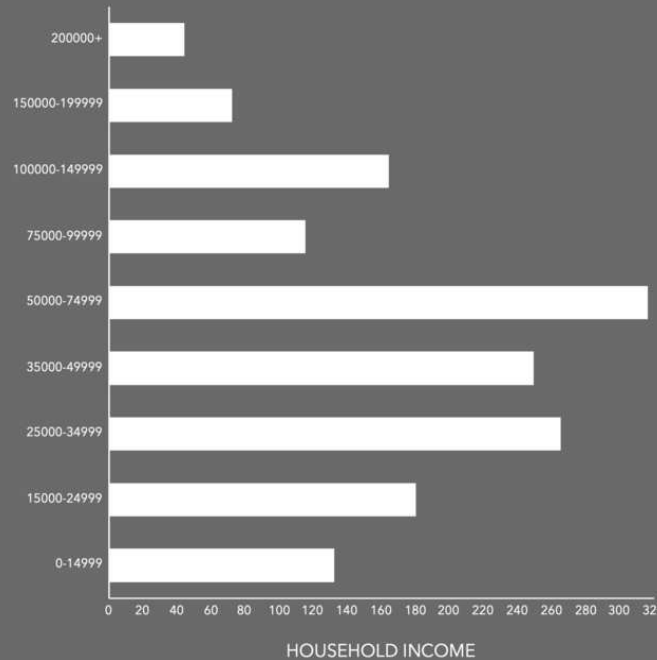
\$29,542

Per Capita Income



\$147,142

Median Net Worth



EMPLOYMENT



White Collar

49.8%



Blue Collar

29.8%



Services

24.6%

5.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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CUSTOM SECTION // 10



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ADVISOR BIOS



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ADVISOR BIOS // 11



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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

KEVIN WHITEHEAD



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SC #92134

PROFESSIONAL BACKGROUND

Kevin joined Sperry in January 2021. Originally from Mobile, AL, and a graduate of the University of Alabama, Kevin and his family of four relocated to Greenville, SC from Atlanta, GA in 2006. With eight years of experience as a Real Estate Manager for Dollar General in the Southeast region, Kevin is an expert in every aspect of the discount retail sector.

Kevin is familiar with the entire process from site identification through development, property management, and ultimately in renegotiating the lease to produce the most favorable terms for his client. Kevin has represented both buyers and sellers with a specialization in single tenant discount retail and strip center transactions. With more than 20 years of experience reading and understanding hundreds of different commercial leases, Kevin is skilled at locating his buyers a solid net lease property with high tenant retention potential, while sellers will benefit from Kevin's complex understanding of the value of a specific location to the current tenant.

Kevin is graduate of the University of Alabama with a BA in Public Relations and Minor in Marketing.

EDUCATION

The University of Alabama
St. Paul's Episcopal School, Mobile AL
SC Real Estate License

MEMBERSHIPS & AFFILIATIONS

ICSC
GGAR

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ADVISOR BIOS

ADVISOR BIO & CONTACT 2

NICK DENBOW

Advisor



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Greenville, SC 29601
T 667.228.9000
nick.denbow@sperrycga.com
SC #136837

PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

EDUCATION

Clemson University

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