

# 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: David Wirth, SRS Real Estate Partners, LLC | VA License No. #0225198340

## OFFERING

|                             |             |
|-----------------------------|-------------|
| <b>Pricing</b>              | \$1,525,000 |
| <b>Net Operating Income</b> | \$97,642    |
| <b>Cap Rate</b>             | 6.40%       |

## PROPERTY SPECIFICATIONS

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



## DEMOGRAPHICS

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

| Tenant Name           | Square Feet | LEASE TERM  |            |         |          | RENTAL RATES                     |          |            |
|-----------------------|-------------|-------------|------------|---------|----------|----------------------------------|----------|------------|
|                       |             | Lease Start | Lease End  | Begin   | Increase | Monthly                          | Annually | Options    |
| <b>Dollar General</b> | 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

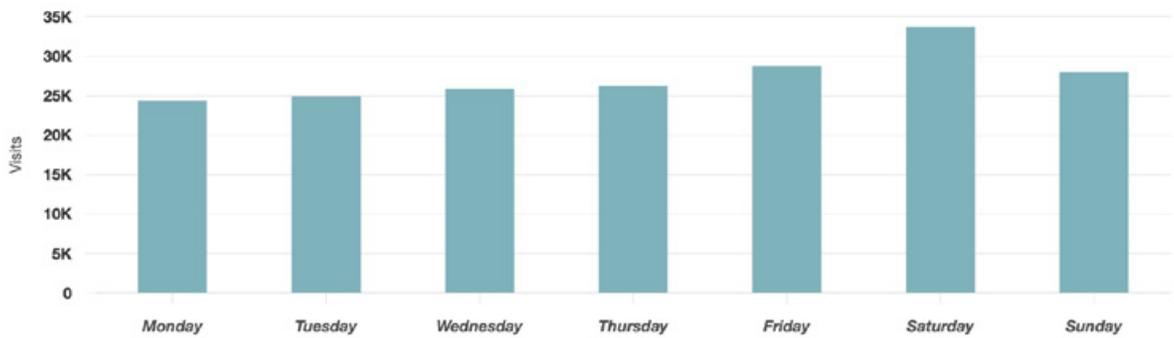


DOLLAR GENERAL | 258 W LEE HWY, CHILHOWIE, VA 24319

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

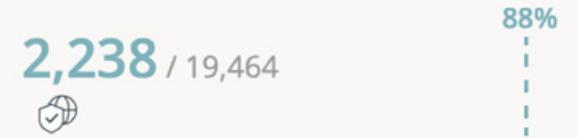


Feb 1, 2025 - Jan 31, 2026

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



Virginia



15mi





WATCH DRONE VIDEO



PROPERTY PHOTOS





goodwill  
Advance Auto Parts  
FAMILY DOLLAR

Chilhowie High School

THE BANK OF CHILHOWIE

TRUIST



GREYMERS  
Drug Store



107  
11,000 VPD



BeScented



FARM BUREAU  
INSURANCE

FOOD CITY

W LEE HWY 6,800 VPD

W MAIN ST

11

DOLLAR GENERAL

81

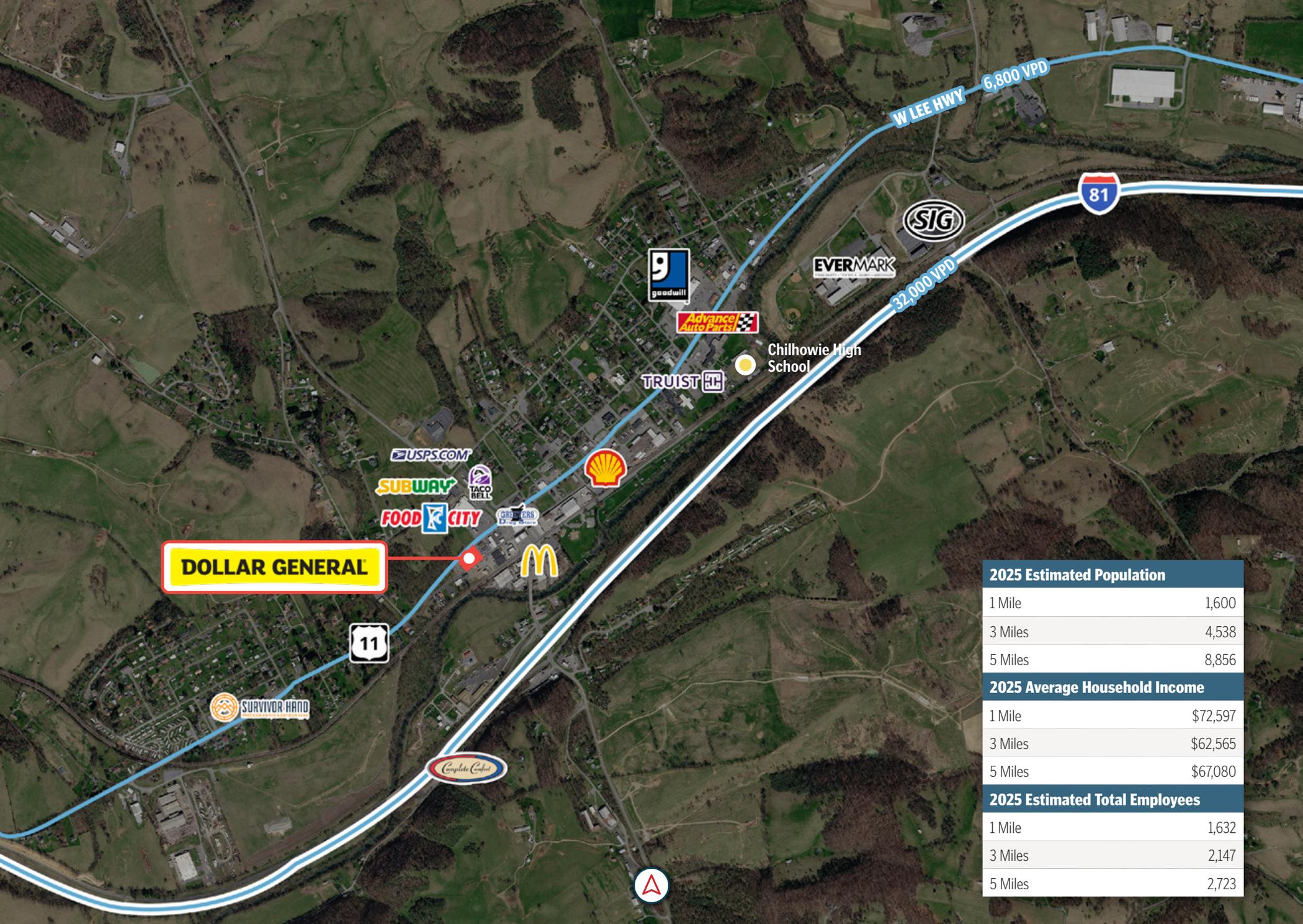
32,000 VPD



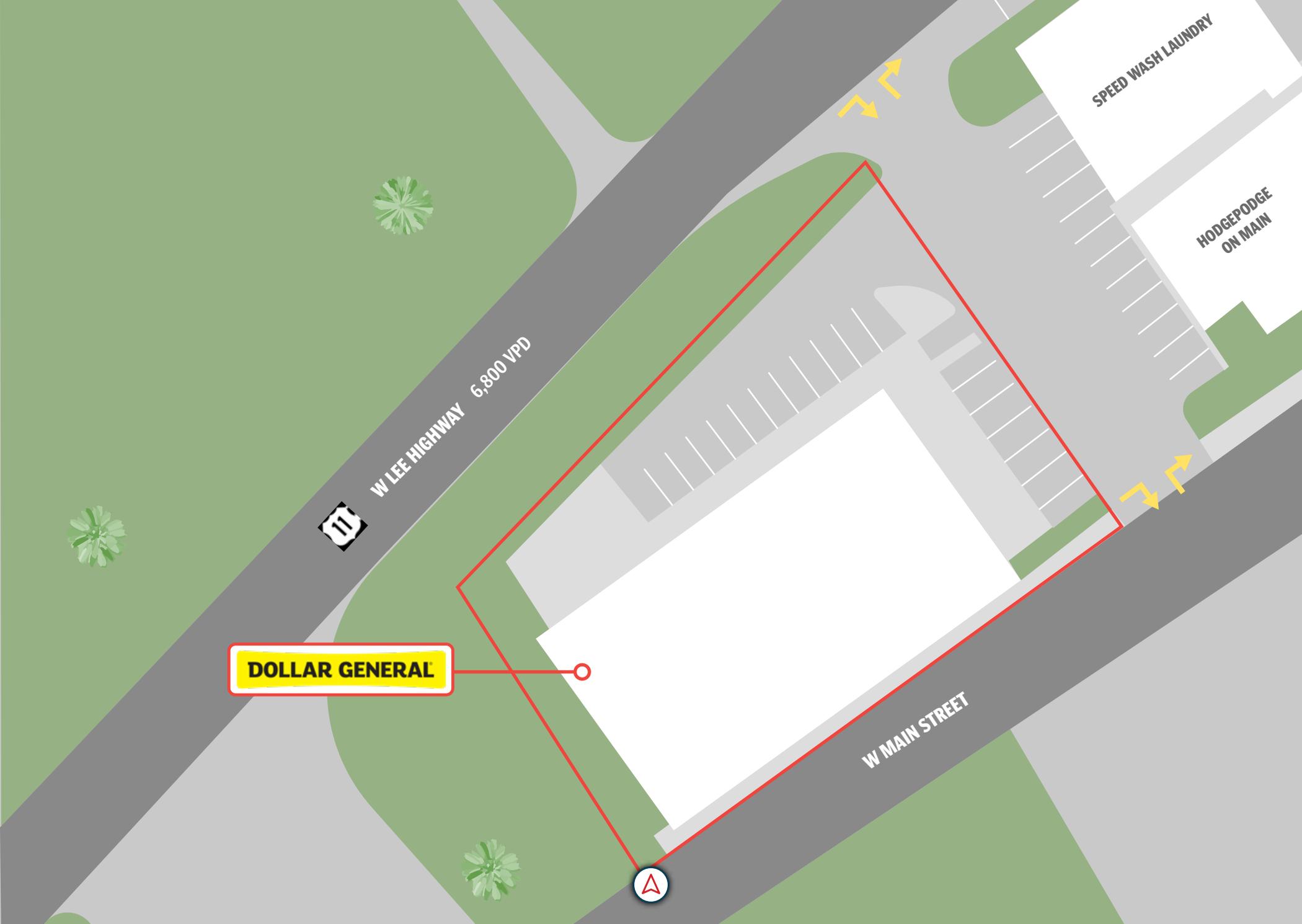




**DOLLAR GENERAL**



| 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](http://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](http://investor.dollargeneral.com), [finance.yahoo.com](http://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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