

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR  
GENERAL®**

Brand New 15 Year Lease | Corporate Guaranty | New Construction



2530 Main Street

**HURRICANE WEST VIRGINIA**

REPRESENTATIVE PHOTO

**EXCLUSIVELY MARKETED BY**

**DG**

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Bang Realty, Inc. is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, newly constructed Dollar General investment property located in Hurricane, West Virginia. The tenant, Dollar General, recently signed a brand-new 15-year lease with four (4) additional 5-year options to extend, reflecting their long-term commitment to the site. The lease includes scheduled 5% rent increases every five years throughout the base term and at the beginning of each option period, providing consistent NOI growth and a natural hedge against inflation. The lease is absolute NNN, with the tenant responsible for all expenses including taxes, insurance, and maintenance, creating a true management-free investment ideal for passive or out-of-state investors.

The subject property is located along Main St which averages 8,500 vehicles passing by daily. The asset benefits from nearby direct on/off ramp access to Interstate 64, a major thoroughfare that averages 30,800 VPD. The site is surrounded by other national/credit tenants including Dairy Queen, Speedway, Exxon and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The subject property is in close proximity to Hurricane Middle School (849 students), further increasing consumer traffic to the immediate trade area. The 5-mile trade area is supported by a population of over 25,000 and 6,000 employees. Residents within a 5-mile radius of the subject property boast an affluent average household income of \$106,751.



## OFFERING

<b>Price</b>	\$2,448,000
<b>Net Operating Income</b>	\$165,265
<b>Cap Rate</b>	6.75%
<b>Guaranty</b>	Corporate
<b>Tenant</b>	Dollar General
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	10,640 SF
<b>Land Area</b>	2.82 Acres
<b>Property Address</b>	2530 Main Street Hurricane, West Virginia 25526
<b>Year Built / Remodeled</b>	2026 (Under Construction)
<b>Parcel Number</b>	TBD
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## **New Construction | Brand New 15 Year Lease | Absolute NNN | Zero Landlord Responsibilities**

- New 2024 construction, offering modern build quality, full depreciation potential, and limited near-term capital expenditure risk
- The tenant recently signed a brand-new 15-year lease featuring four (4) additional 5-year renewal options, providing long-term income stability
- The lease includes scheduled 5% rent increases every five years, supporting consistent NOI growth and providing a built-in hedge against inflation
- Tenant is responsible for all expenses, including property taxes, insurance, and maintenance, resulting in zero landlord obligations
- This low-maintenance structure makes the property an ideal fit for passive or out-of-state investors seeking stable, predictable cash flow

## **Corporate Guaranty | Established, Growing Brand**

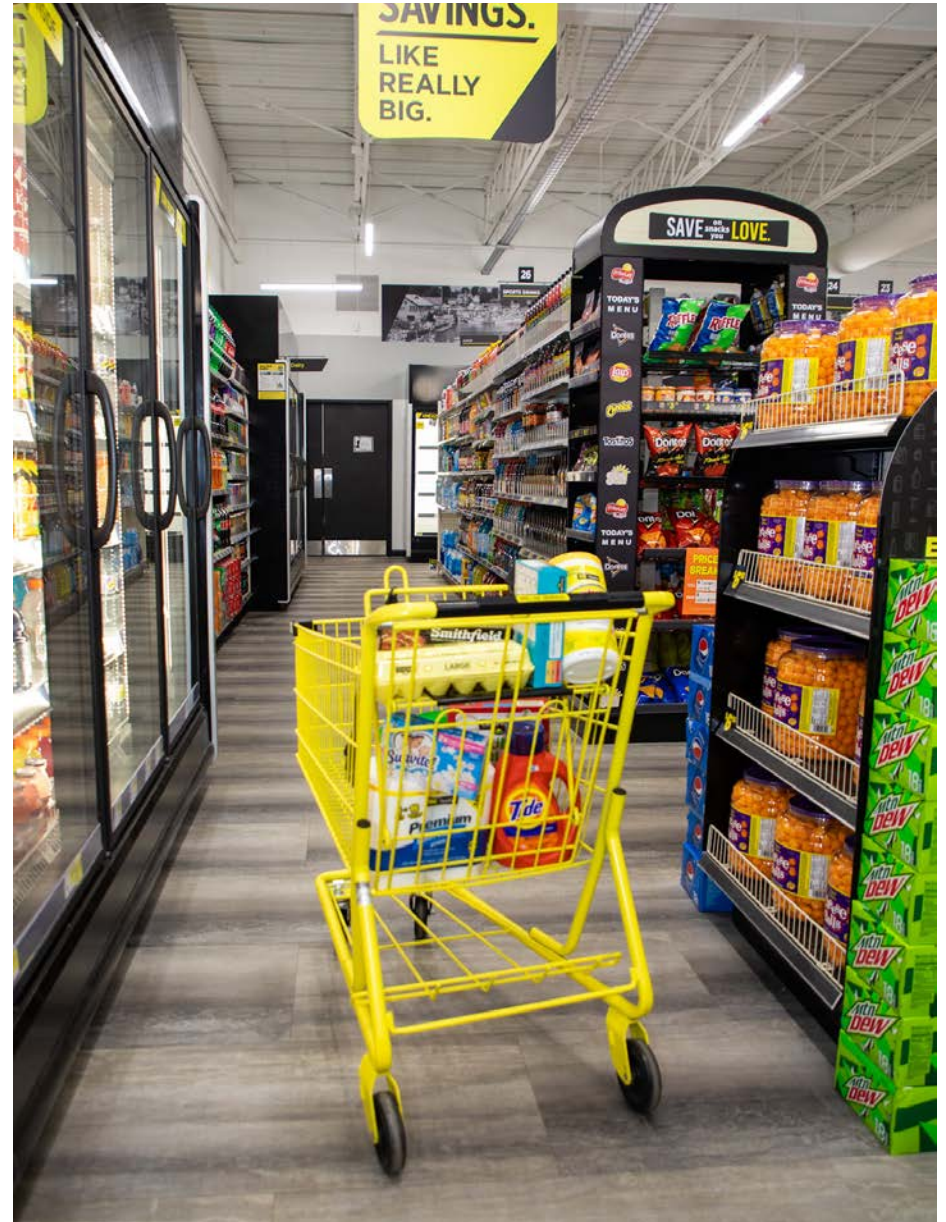
- The lease is backed by a corporate guaranty from Dollar General, one of the most recognized and successful brands in U.S. retail, operating over 20,000 locations nationwide
- Dollar General reported \$40.61 billion in revenue in fiscal year 2024, reflecting a 4.96% year-over-year increase, underscoring the brand's continued growth, strength, and commitment to long-term expansion

## **Along Main St (8,500 VPD) | Access to Interstate 64 (30,800 VPD)**

- The subject property is located Main Street which averages 8,500 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 64, a major thoroughfare that averages 30,800 vehicles passing by daily

## **Strong Demographics in 5-Mile Trade Area | Six-Figure Income**

- More than 25,000 residents and 6,000 employees support the trade area
- \$106,751 affluent average household income



## LOCATION



Hurricane, West Virginia  
Putnam County  
Huntington–Ashland MSA

## ACCESS



TBD (Under Construction)

## TRAFFIC COUNTS



Main Street/State Highway 34: 8,500 VPD  
Interstate 64: 30,800 VPD

## IMPROVEMENTS



There is approximately 10,640 SF of existing building area

## PARKING



TBD (Under Construction)

## PARCEL



Parcel Number: TBD  
Acres: 2.82  
Square Feet: TBD

## CONSTRUCTION

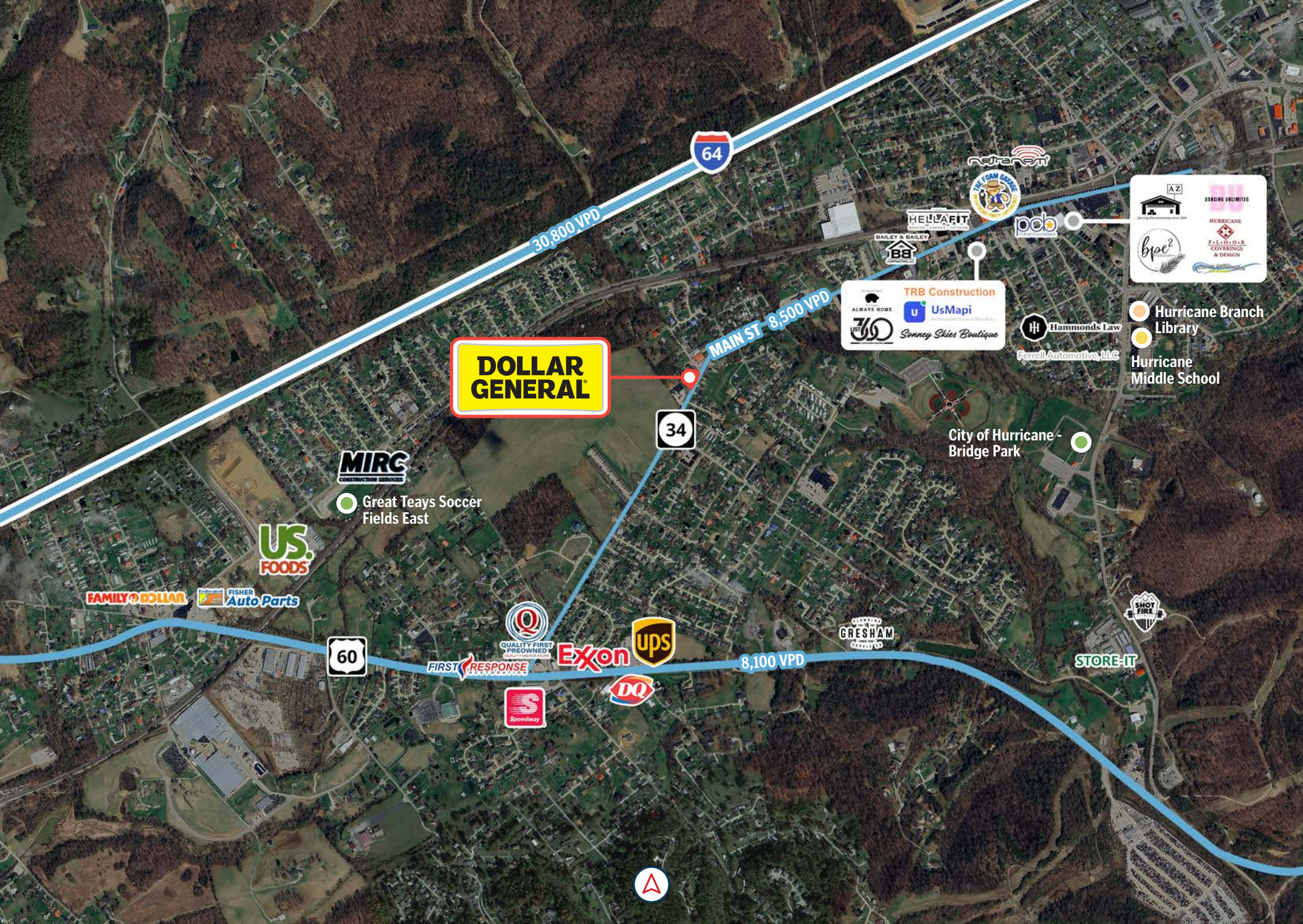


Year Built: 2026 (Under Construction)

## ZONING



General Commercial



**DOLLAR GENERAL**

30,800 VPD

64

MAIN ST 8,500 VPD

34

60

8,100 VPD

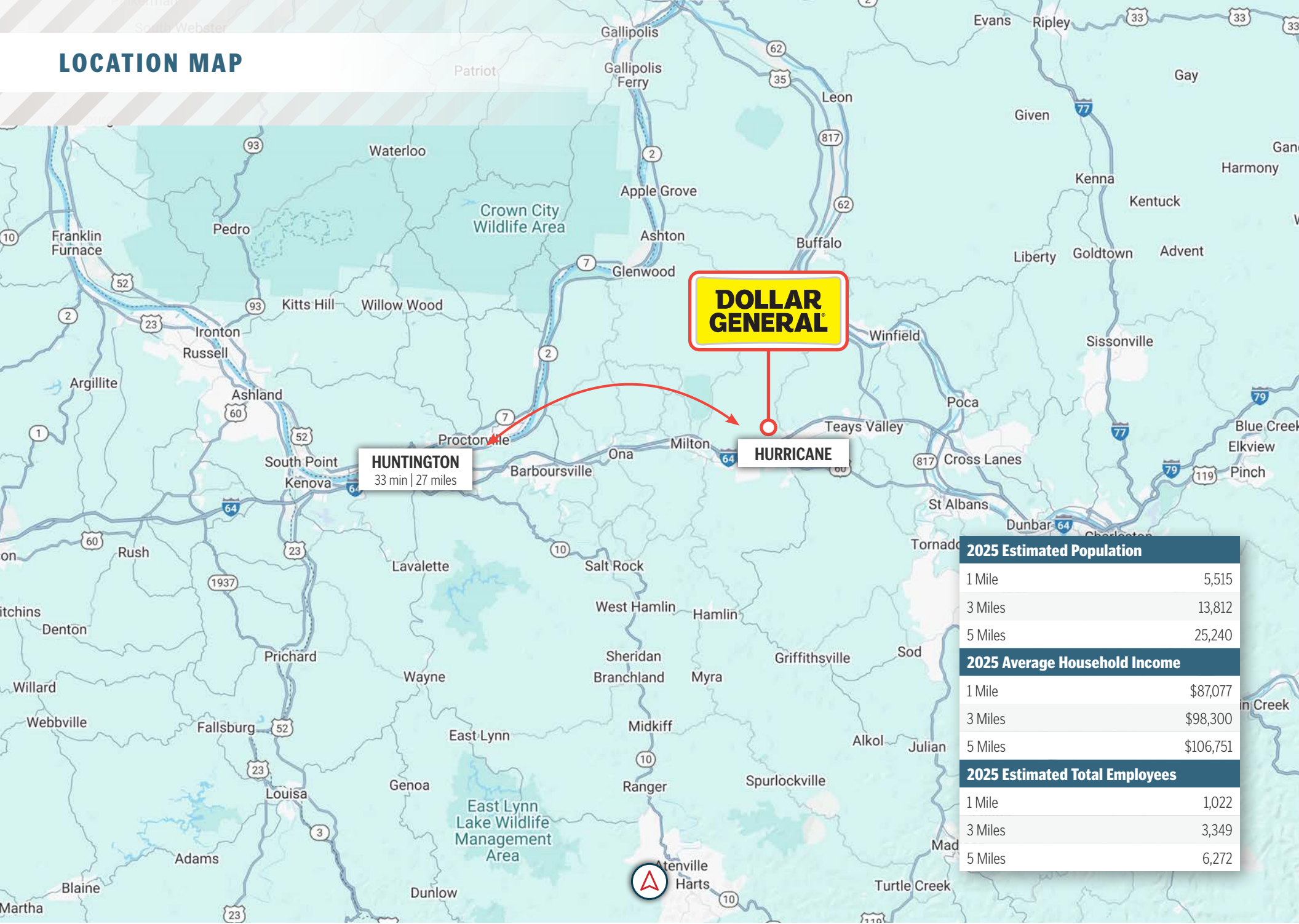
GRESHAM

STORE-IT

- Hurricane Branch Library
- Hurricane Middle School



# LOCATION MAP



**HUNTINGTON**  
33 min | 27 miles

**DOLLAR GENERAL**

**HURRICANE**

2025 Estimated Population	
1 Mile	5,515
3 Miles	13,812
5 Miles	25,240
2025 Average Household Income	
1 Mile	\$87,077
3 Miles	\$98,300
5 Miles	\$106,751
2025 Estimated Total Employees	
1 Mile	1,022
3 Miles	3,349
5 Miles	6,272



## HURRICANE, WEST VIRGINIA

Hurricane is a city in Putnam County, West Virginia, with a land area of 3.7 square miles. Conveniently located off Interstate 64, it sits perfectly between Huntington and Charleston, making it easily accessible while retaining the charm of a small community. The city had a 2024 population of 6,813.

Hurricane's economy is largely driven by retail, healthcare, education, and small business enterprises. Due to its strategic location along a major interstate, the city has seen consistent growth in commercial development, especially in retail centers and service industries.

The city serves as a residential hub for many who commute to nearby Charleston or Huntington for work. Local employers include healthcare providers, public schools, and logistics and construction firms. The nearby Teays Valley area also contributes significantly to economic activity with a mix of medical offices, shopping centers, and professional services.

The Putnam County Development Authority supports economic growth by attracting investment and fostering a business-friendly environment. While not heavily industrial, the region benefits from its logistical advantages and workforce proximity to two metropolitan labor markets.

Hurricane is widely recognized as one of the best places to live in West Virginia. It has repeatedly been voted among the state's Best Places to Raise a Family. The city offers residents and visitors an active, family-friendly lifestyle. The city hosts numerous annual events and festivals, along with walking and biking trails, outdoor recreational facilities, and a spray ground. Its Main Street is lined with specialty shops and a wide range of dining options, ensuring there's always something to enjoy. With its welcoming community, strong reputation, and abundance of things to do, Hurricane stands out as both a wonderful place for families to call home and a must-visit destination for travelers.

Hurricane, West Virginia, is served by Hurricane Town Elementary School, Conner Street Elementary School, Hurricane Middle School, and Hurricane High School. The nearest major airport is Yeager Airport. This airport has domestic flights from Charleston, West Virginia and is 30 miles from the center of Hurricane, WV.

# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,515	13,812	25,240
2030 Projected Population	5,513	13,743	25,207
2010 Census Population	4,957	13,409	23,967
Projected Annual Growth 2025 to 2030	-0.01%	-0.10%	-0.03%
Historical Annual Growth 2010 to 2020	1.17%	0.41%	0.54%
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,215	5,731	10,346
2030 Projected Households	2,249	5,787	10,482
2010 Census Households	1,956	5,417	9,562
Projected Annual Growth 2025 to 2030	0.31%	0.19%	0.26%
Historical Annual Growth 2010 to 2020	1.06%	0.43%	0.56%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	93.00%	93.66%	93.34%
2025 Estimated Black or African American	1.60%	1.18%	1.19%
2025 Estimated Asian or Pacific Islander	0.80%	1.00%	1.27%
2025 Estimated American Indian or Native Alaskan	0.15%	0.12%	0.11%
2025 Estimated Other Races	0.63%	0.71%	0.68%
2025 Estimated Hispanic	1.63%	1.72%	1.56%
<b>Income</b>			
2025 Estimated Average Household Income	\$87,077	\$98,300	\$106,751
2025 Estimated Median Household Income	\$71,526	\$77,249	\$82,292
2025 Estimated Per Capita Income	\$35,071	\$40,050	\$43,678
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	112	333	670
2025 Estimated Total Employees	1,022	3,349	6,272



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
<b>Dollar General</b>	10,640	April 2026	April 2041	Year 1	-	\$13,772	\$1.29	\$165,265	\$15.53	Absolute NNN	4 (5-Year)
(Corporate Guaranty)				4/2031	5%	\$14,461	\$1.36	\$173,528	\$16.31		5% Increases at the Beg. of Each Option
				4/2036	5%	\$15,184	\$1.43	\$182,205	\$17.12		

## FINANCIAL INFORMATION

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## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,149

**2024 Employees:** 185,800

**2024 Revenue:** \$38.69 Billion

**2024 Net Income:** \$1.66 Billion

**2024 Assets:** \$30.80 Billion

**2024 Equity:** \$6.75 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 May 3, 2024, the Company's 20,149 Dollar General, DG Market, DGX and pOpshelf 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: [newscenter.dollargeneral.com](https://newscenter.dollargeneral.com), [finance.yahoo.com](https://finance.yahoo.com)



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