



2 MOUNTAIN VIEW STREET
PETERSBURG, WV 26847

FULLY LEASED TO

**DOLLAR
GENERAL**



SHOP 'N SAVE EXPRESS

7-ELEVEN

6,244 VEHICLES PER DAY

✦ 2 MOUNTAIN VIEW STREET

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PETERSBURG, WV 26847



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FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

INVESTMENT OVERVIEW

2 MOUNTAIN VIEW STREET

PETERSBURG, WV 26847

SALE PRICE / \$777,000

GROSS BUILDING SIZE / 13,000 (+/-) SQ FT

TOTAL LEASED / 100%

CAP RATE / 10.5%

Black Diamond Realty is pleased to present an exceptional investment opportunity at 2 Mountain View Street in Petersburg, WV. This offering features a freestanding Dollar General store that is fully leased to the national retailer, providing stable income with approximately six years remaining on the current lease term and two additional five-year renewal options available.

Strategically located within city limits, the property benefits from strong visibility and accessibility along Virginia Avenue, which experiences an average daily traffic count of 6,244 vehicles (Esri and Data Axle, 2024).





Exterior of Dollar General

BUILDING SPECIFICATIONS

2 Mountain View Street

This building is currently leased to Dollar General through Summer of 2028 with two additional five-year renewal options available. This one-story, all-brick building offers approximately 13,000 square feet of retail space and includes a side overhead door that opens directly to the adjacent parking lot for convenient loading. Key property upgrades include a resurfaced asphalt parking lot completed in 2018, a new sewer line from the building to the street installed in 2023, and a gravel roof replacement in 2006.

INGRESS / EGRESS / PARKING

There is a large paved parking lot next to 2 Mountain View Street with access points of ingress and egress via Mountain View Street. The parking lot provides 37 (+/-) lined parking spaces. Additionally there is a right of way over the adjoining parking lot for deliveries.

LEGAL DESCRIPTION / ZONING

Located inside of city limits, this property is situated within the Petersburg Corp District (4) of Grant County. The site is comprised of one parcel totaling 3.25 acres. The property is identified as Petersburg Corp District, Tax Map 5, Parcel 34.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	N/a
Water	City of Petersburg
Sewer	City of Petersburg
Trash	City of Petersburg
Phone/Cable/Internet	Multiple Providers

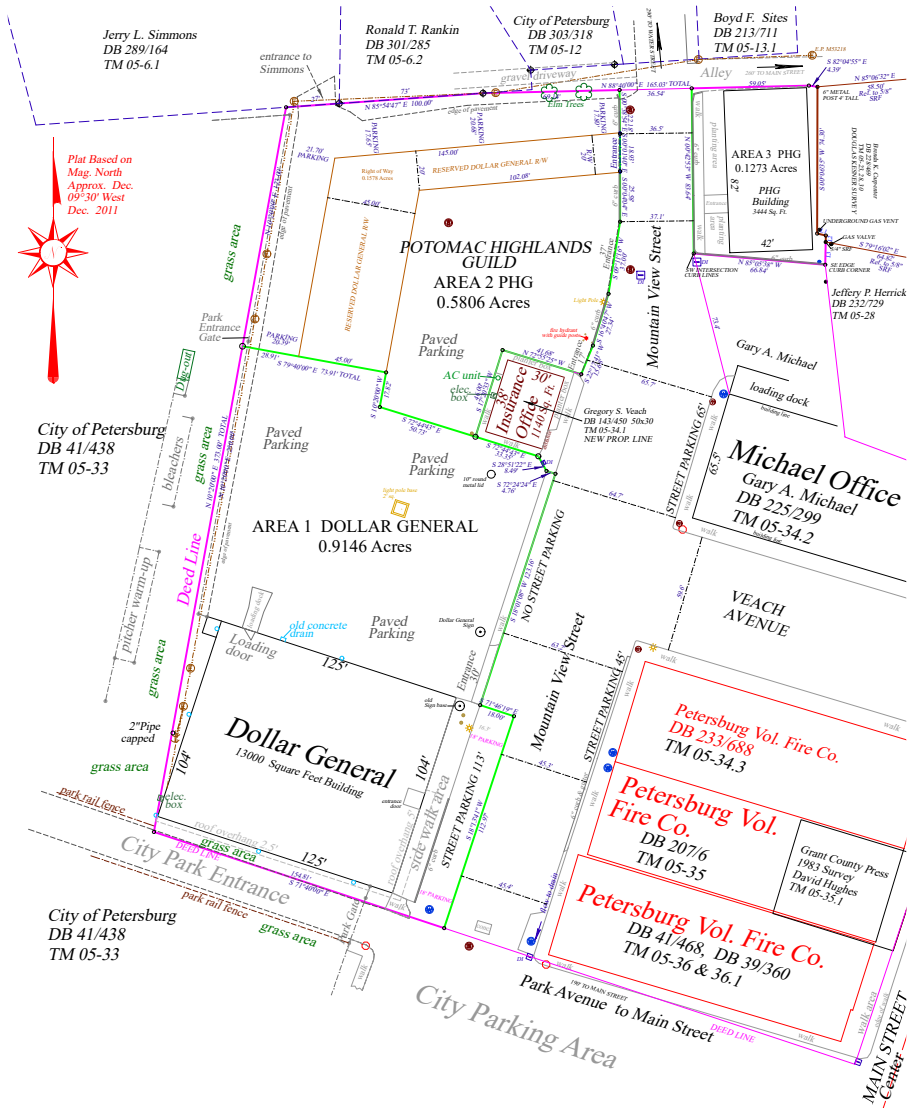
FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Aaron Poling at apoling@blackdiamondrealty.net or contact Black Diamond Realty at 304.901.7788.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

PLAT MAP



PARCEL MAP



TENANT OVERVIEW

DOLLAR GENERAL®

Dollar General is an American chain of variety stores, commonly known as a dollar store. It operates over 19,000 locations across the United States, making it one of the largest discount retailers in the country. The company offers a broad selection of merchandise, including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, and even some limited electronics. While many items are priced at or near \$1, the store also carries goods at higher price points.

Founded in 1939 by J.L. Turner and his son Cal Turner Sr., Dollar General started as a family-owned business in Scottsville, Kentucky. The store's strategy is to provide a convenient shopping experience with everyday low prices. It targets low- and middle-income customers, especially in rural and suburban areas where larger retailers like Walmart may not be as accessible.

Dollar General stores are typically smaller than big-box retailers, which allows them to be located in communities that may not support a full-sized grocery or department store. This makes the chain particularly popular in small towns and rural areas. The stores are known for their simplicity, often with minimal decor and straightforward layouts, designed to offer quick and easy shopping experiences.

<https://www.dollargeneral.com>

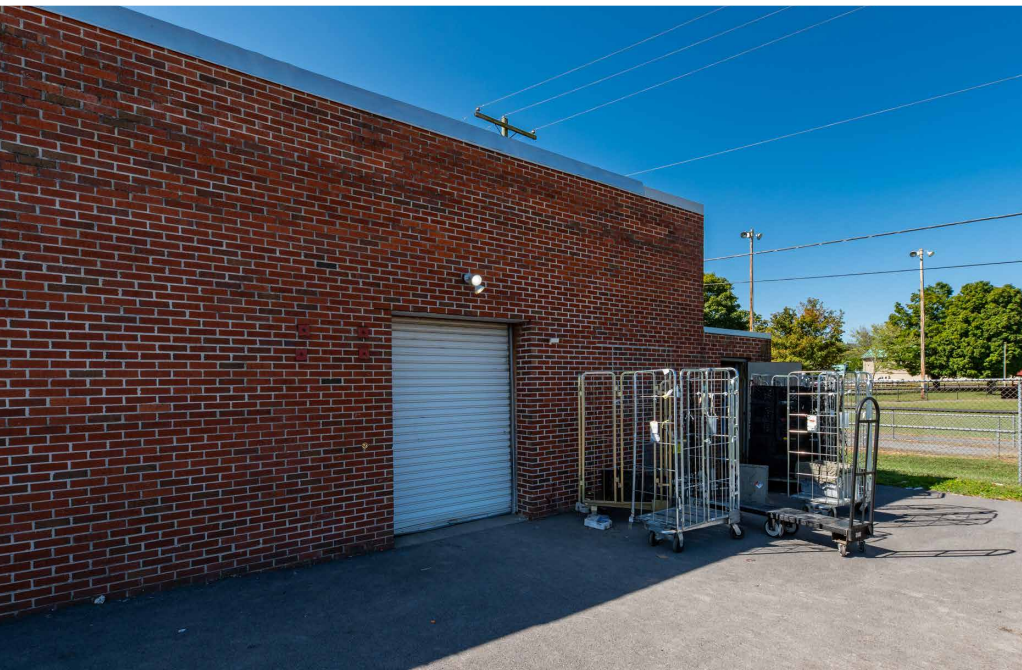




Exterior Front



Exterior Front

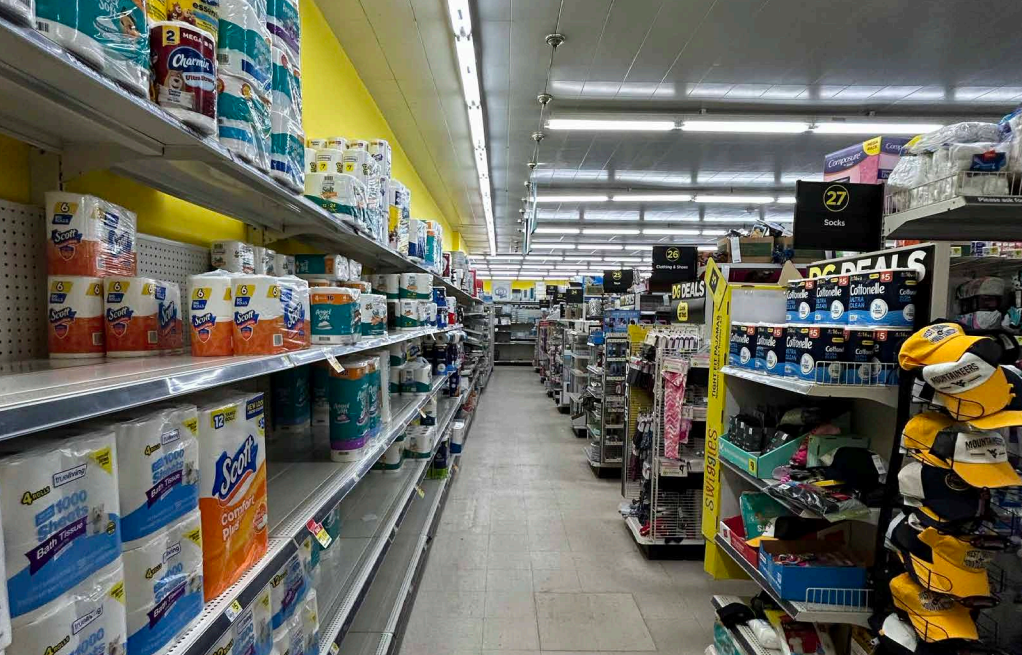


Side Overhead Door



Exterior Back





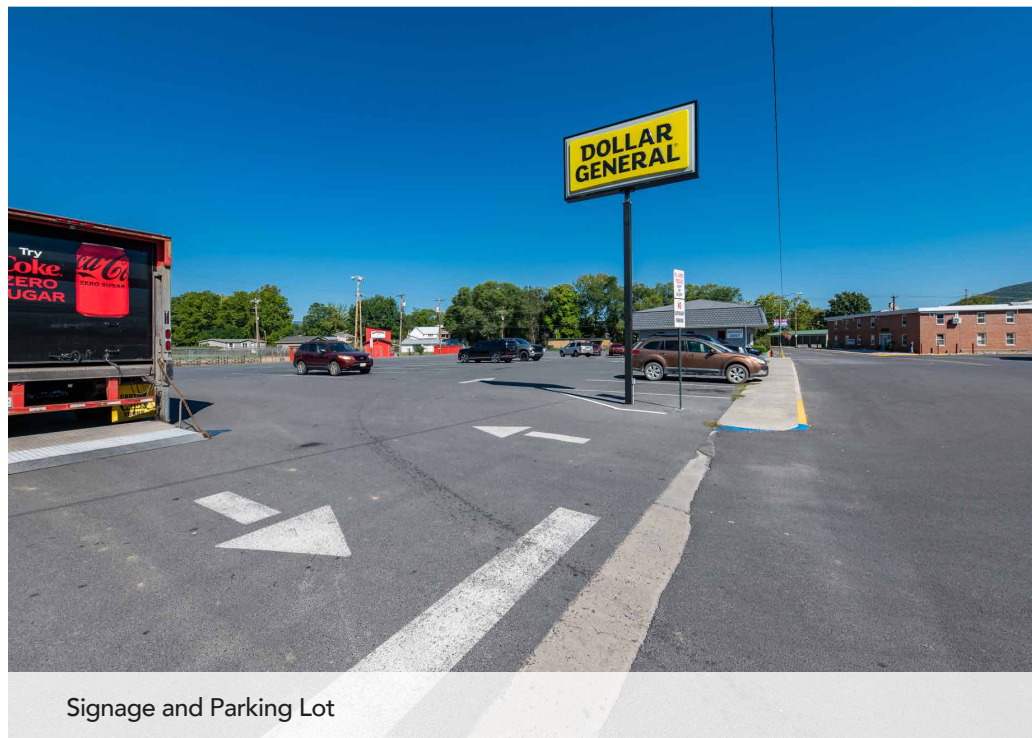
Interior



Interior



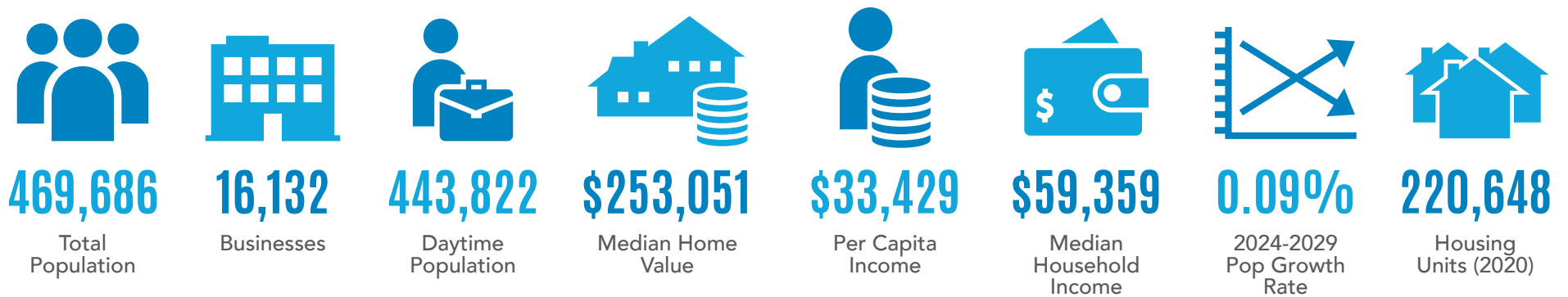
Front Entrance



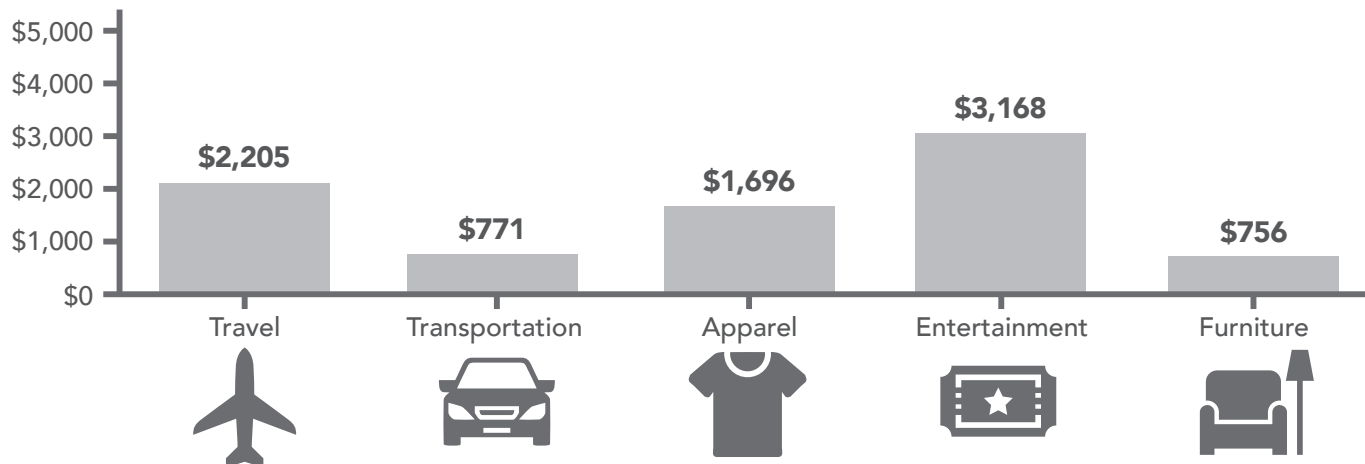
Signage and Parking Lot

DEMOGRAPHICS / KEY FACTS

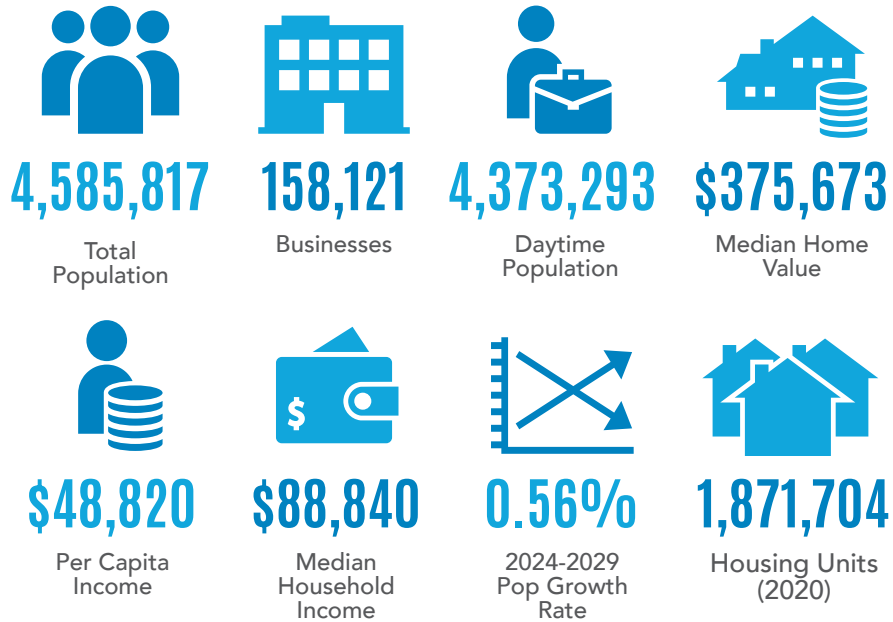
50 MILE RADIUS



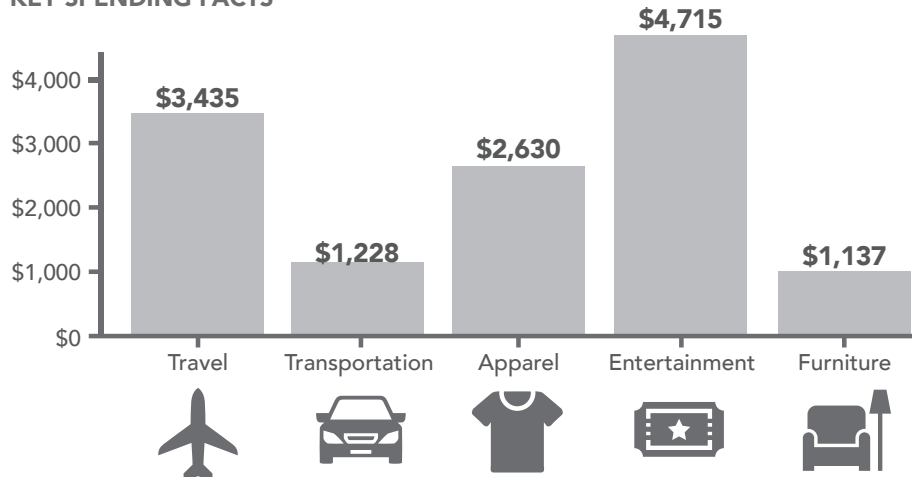
KEY SPENDING FACTS



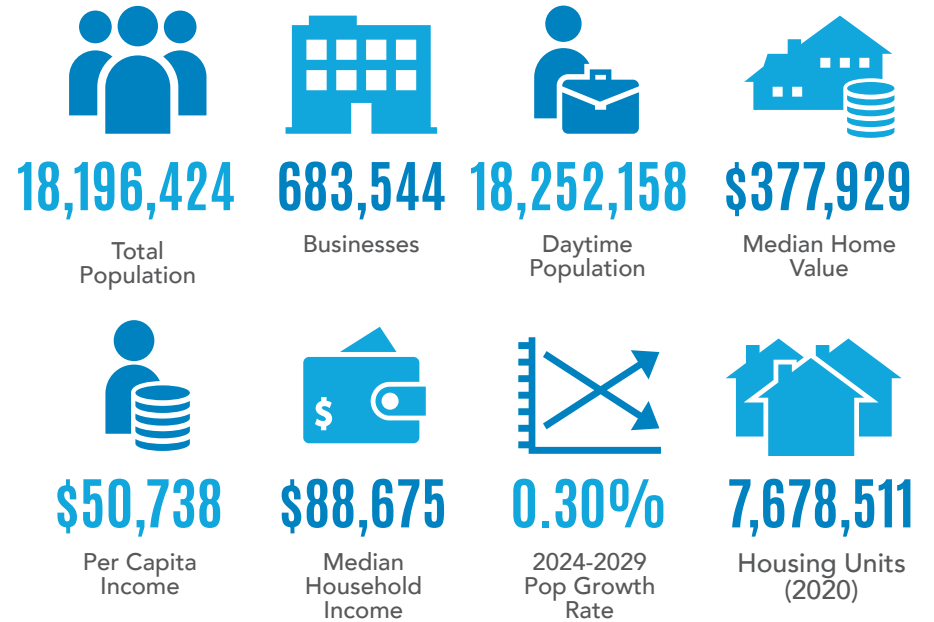
100 MILE RADIUS



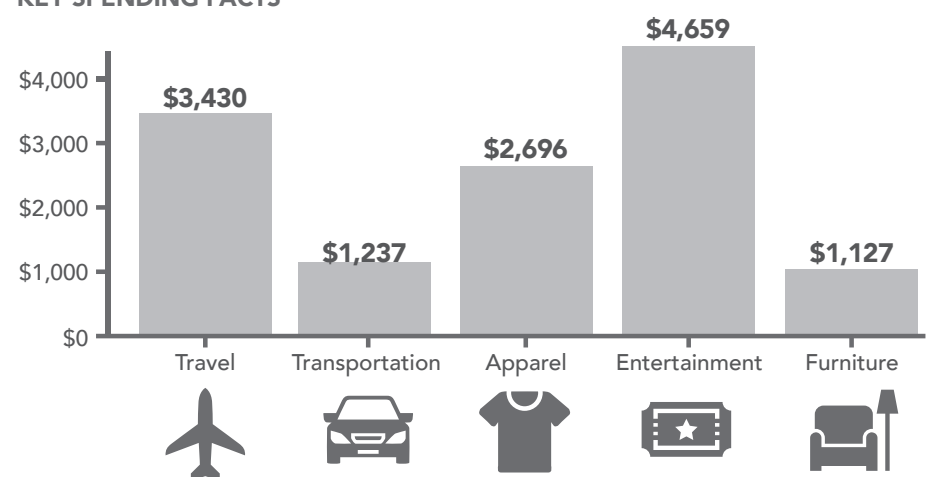
KEY SPENDING FACTS



150 MILE RADIUS



KEY SPENDING FACTS



LOCATION OVERVIEW

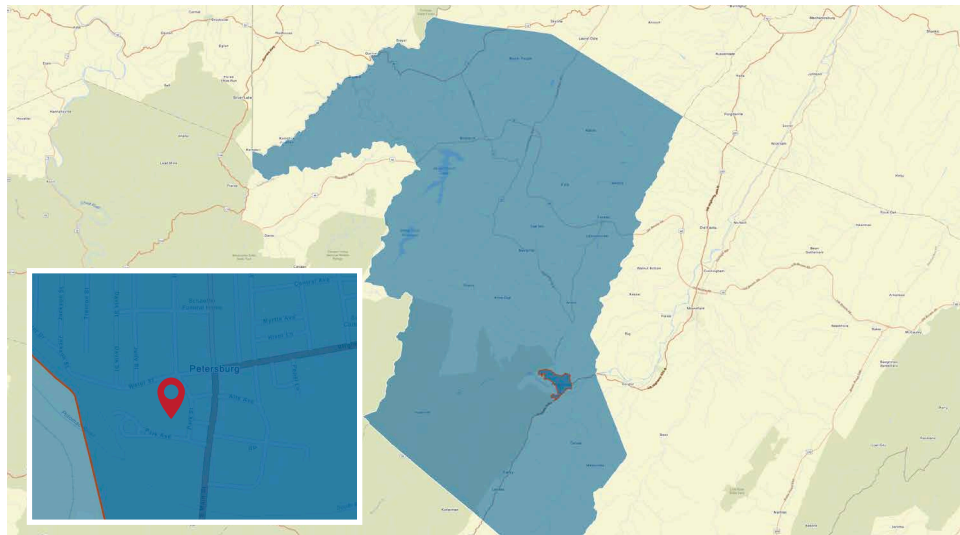
LOCATION GROWTH / STATS

Grant County, located in the eastern Panhandle, is recognized for its livestock, fruit and tobacco farms, as well as grain and timber production. Established in 1866, it was named after General Ulysses S. Grant, who later became the eighteenth president of the United States. The county seat is Petersburg. With its breathtaking landscapes, friendly community, and strong business opportunities, Grant County is an ideal destination for forward-thinking individuals and industries.

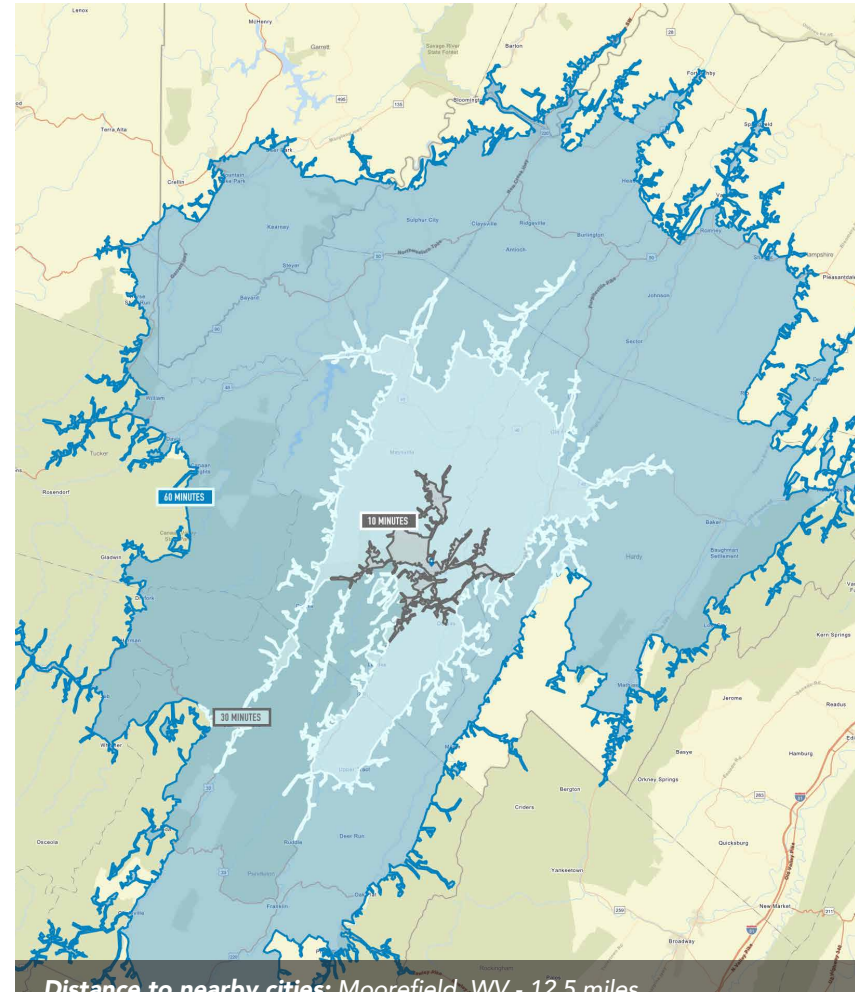
Grant County has a total population of 10,811 and a median household income of \$51,041. Total number of businesses is 360.

The City of Petersburg has a total population of 2,315 and a median household income of \$45,737. Total number of businesses is 212.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



Grant County, WV Petersburg City Limits Subject Location



Distance to nearby cities: Moorefield, WV - 12.5 miles,
Davis, WV - 43 miles, Cumberland, MD - 58 miles,
Winchester, VA - 71 miles, Martinsburg, WV - 94 miles,
Morgantown, WV - 103 miles.





The aerial photo above highlights several of the most popular surrounding locations. The subject properties at 2 Mountain View Street have been identified with a yellow outline.

- | | |
|----------------|--|
| 1 BP Gas | 6 Pizza Hut |
| 2 Walgreens | 7 Sheetz |
| 3 7-Eleven | 8 Subway |
| 4 McDonald's | 9 Grant Memorial Hospital |
| 5 Shop n' Save | 10 Tri-County Tire: A Glotfelty Tire Store |



Aerial View Facing South

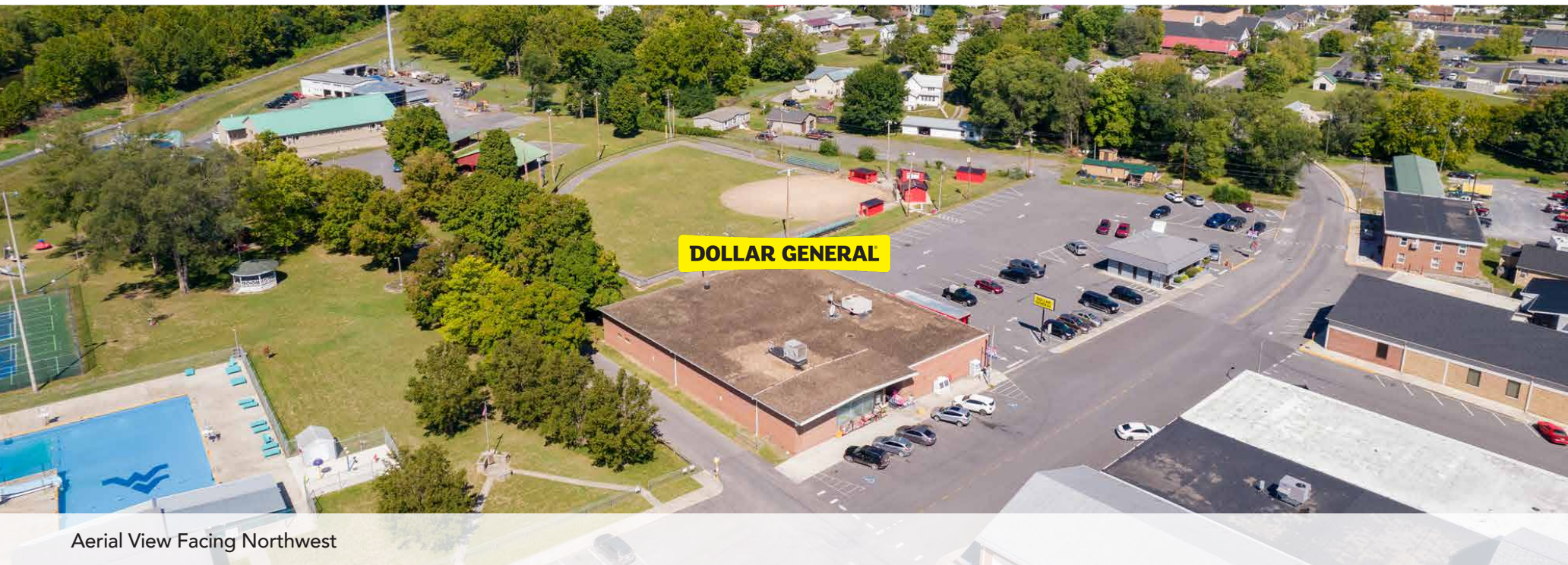




Aerial View Facing North



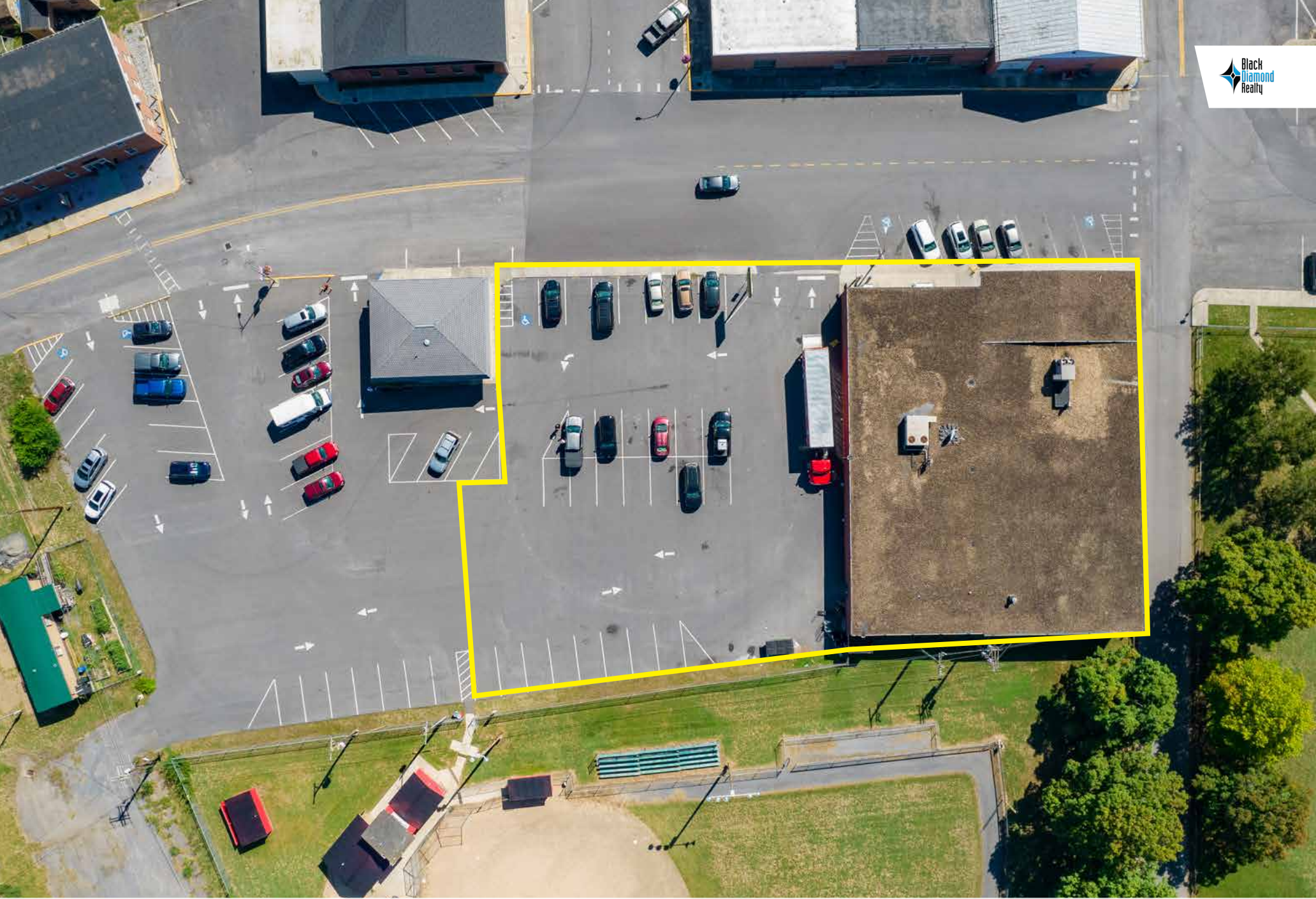
Aerial View Facing West



Aerial View Facing Northwest



Aerial View Facing West



Aerial Overhead View



FINANCIAL INFORMATION

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CONTACT

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** All information is believed to be accurate but not guaranteed. More information is available upon request.*