



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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421 MAIN STREET, MADISON, WV 25130

DOLLAR GENERAL

FOR SALE \$360,000 | 10% CAP

LEGACYCREA.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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DOLLAR GENERAL®

MADISON, WV

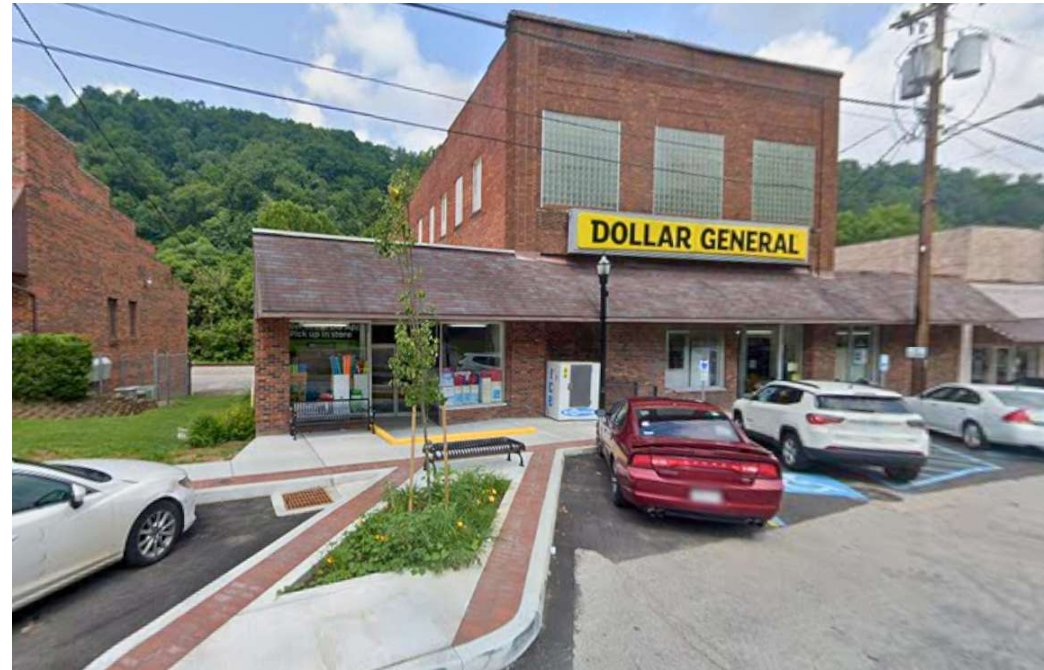
- Single Tenant Freestanding Dollar General in Madison, WV
- 2,700+ People Reside within 1 Mile Radius of Site - 5,400+ People Reside within 3 Mile Radius of Site
- 37 Minute Drive to Yeager Airport (35.8 Mile Distance)
- Dollar General (NYSE: DG), Ranked #128 on the Fortune 500, Reported Revenues North of \$39 Billion for FY2023, Representing a 7.56% Increase Year-Over-Year
- Dollar General Holds an Investment Grade Credit Rating of "BBB" With S&P and a Positive/Stable Outlook
- Essential Retailer - Internet, Pandemic, and Recession Resistant Tenant
- Surrounded by Several Local Tenants + National Retailers Including Kroger, Save A Lot, McDonald's, and More

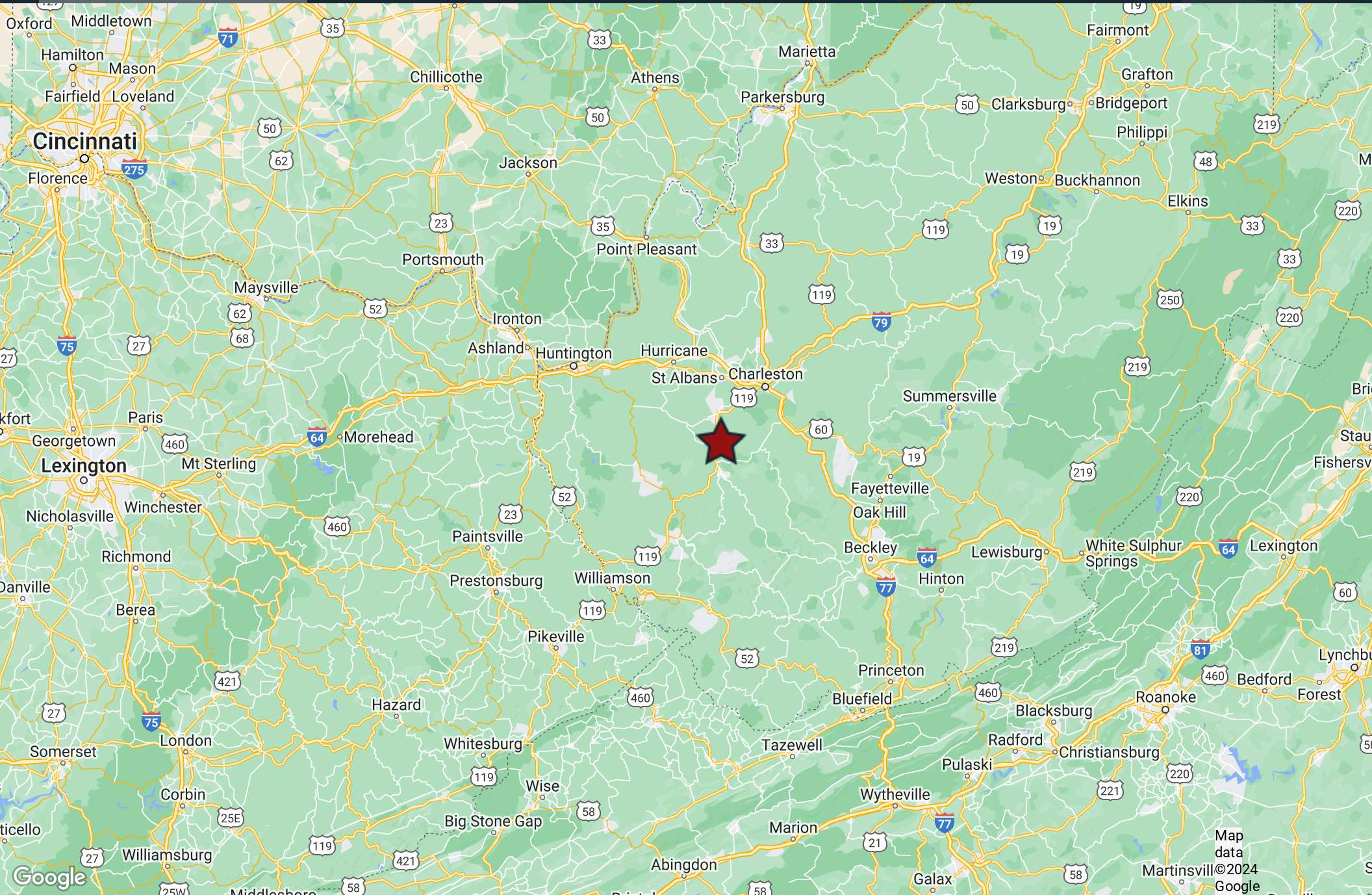
PROPERTY DETAILS

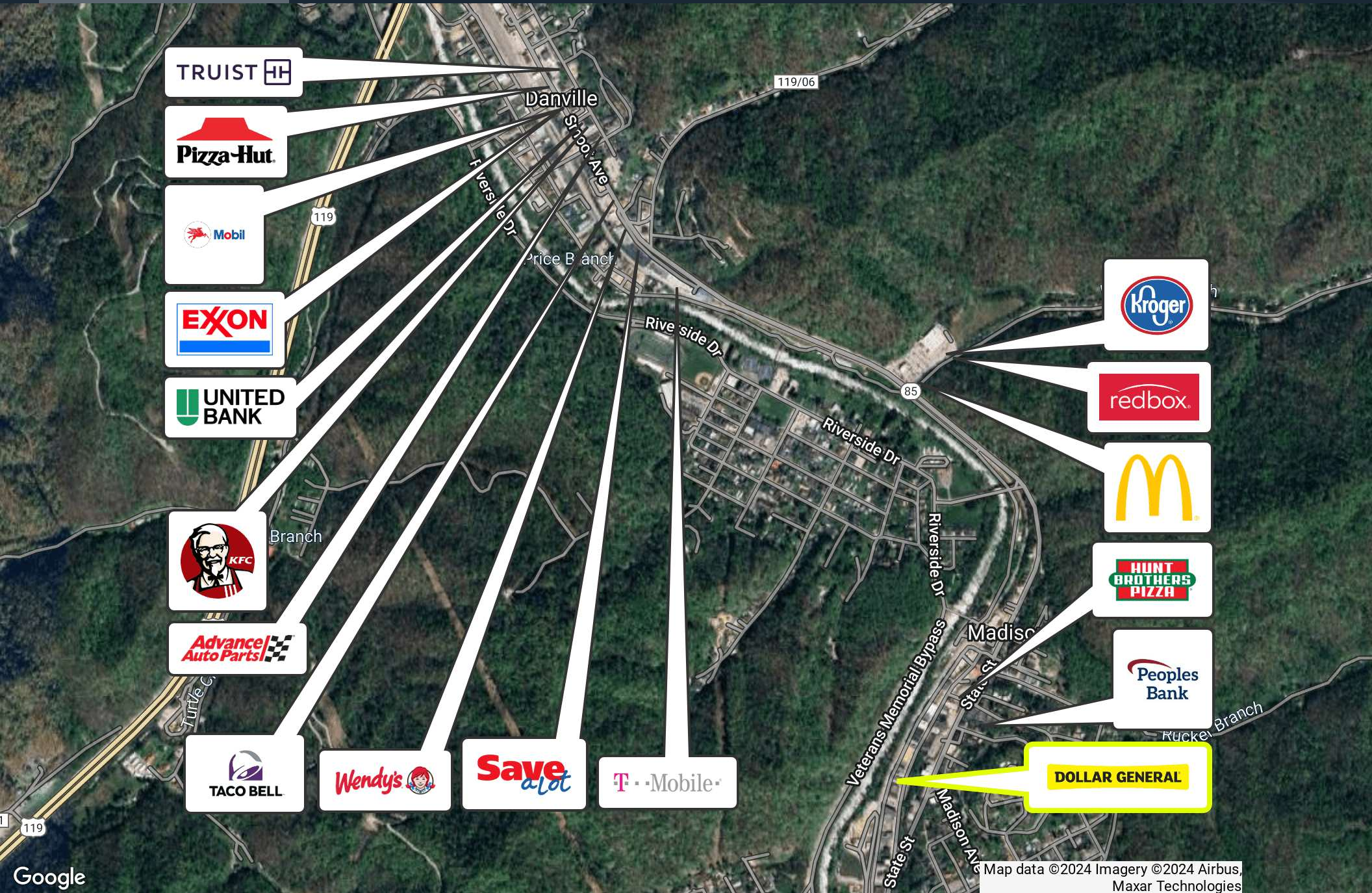
Building Area:	8,615 SF
Land Area:	0.22 Acres
Price:	\$360,000
Price (PSF):	\$22.70
Cap Rate:	10.0%

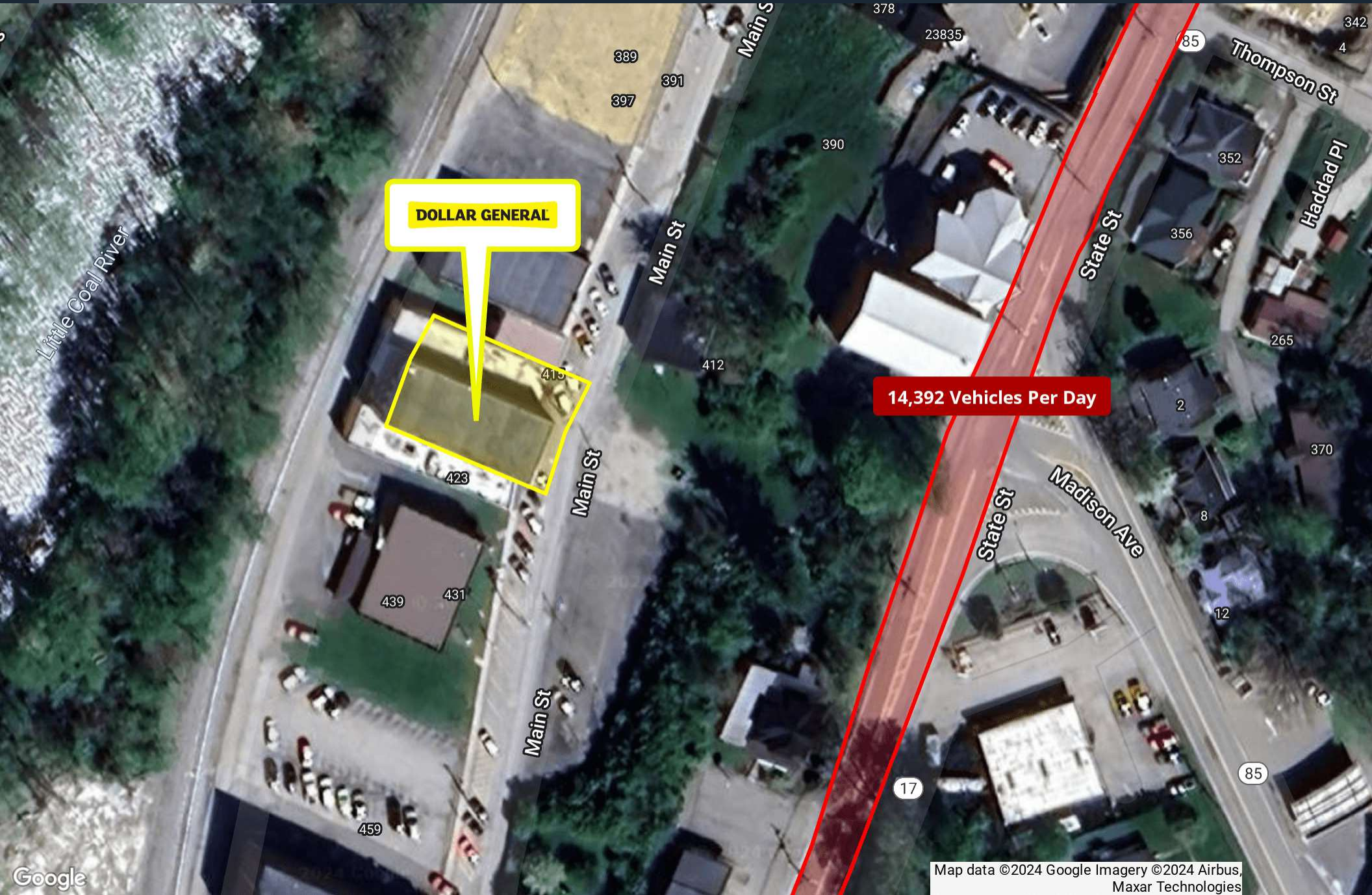
LEASE OVERVIEW

Remaining Lease Term:	2 Years
Lease Commencement Date:	10/01/1985
Lease Expiration:	05/31/27
Base Rent:	\$44,100
Expenses:	\$8,100
NOI:	\$36,000
Lease Type:	NN
Scheduled Rent Increases:	10% Per Option
Options & Increases:	(1) 5 Year Options
Insurance:	Landlord
Parking Lot Maintenance:	Landlord
Property Taxes:	Landlord
Roof & Structure:	Landlord
HVAC:	Tenant < \$1000









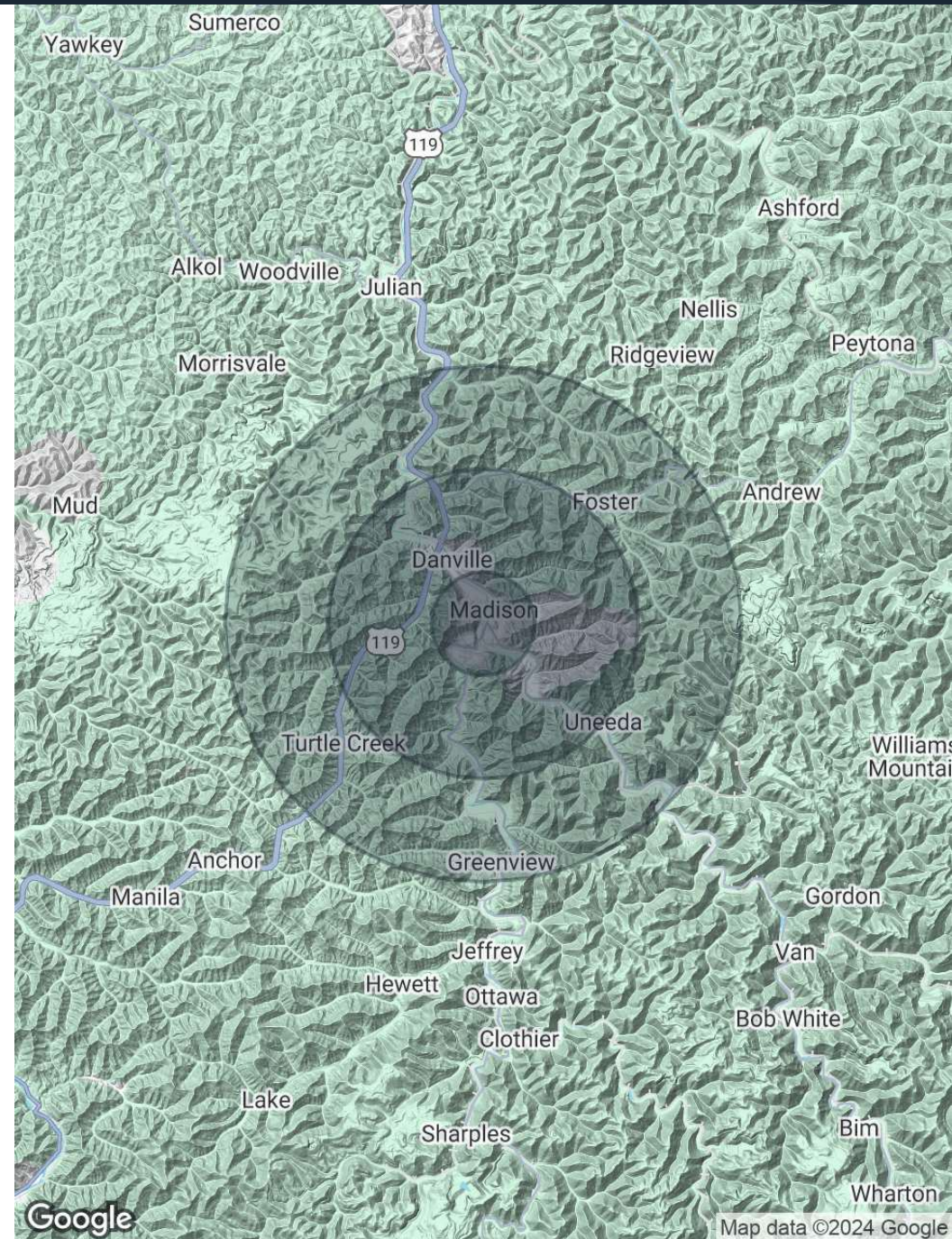
Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,732	5,412	9,181
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,146	2,243	3,772
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$73,080	\$70,262	\$67,656
Average House Value	\$178,745	\$169,607	\$163,208

Demographics data derived from AlphaMap





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