

REPRESENTATIVE PHOTO



FAMILY DOLLAR | DOLLAR TREE COMBO STORE

10 Year Corporate Lease | Southwest Virginia
40811 W. Morgan Ave.
Pennington Gap, VA 24277



THALHIMER

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to exclusively offer for sale a newly constructed, corporately guaranteed Family Dollar Tree combo store in Pennington Gap, Virginia. This ±10,500 square foot property sits on ±1.102 acres and features Dollar Tree, Inc.'s latest hybrid format, combining both brands under one roof to drive broader appeal and generate approximately 20% higher sales than traditional stores.

The asset is secured by a 10-year double net lease with minimal landlord responsibilities limited to roof and structure, supported by an active roof warranty. Located directly on U.S. Highway 58, the site offers excellent visibility and access with ± 7,500 vehicles per day and serves as one of the few national retailers in the region.

Dollar Tree, Inc. (NASDAQ: DLTR) is a Fortune 200 company operating more than 16,000 locations nationwide, offering a recession-resistant, e-commerce-resilient model focused on value-driven essentials.

This opportunity offers investors reliable cash flow from a high-performing store concept in a supply-constrained rural market with limited competition and strong consumer demand.

DEMOGRAPHICS			
	5-MILES	10-MILES	15-MILES
2023 Population	8,405	16,502	31,108
2023 Average HHI	\$55,210	\$54,485	\$53,170
Forecasted HHI Growth (2023-2028)	6.6%	7.4%	7.3%
2023 Average Home Value	\$153,055	\$145,068	\$147,240
Median Age	42.3	43.2	43.6
Civilian Employed	94.6%	94.9%	93.2%

ADDRESS

40811 W. Morgan Ave. | Pennington Gap, VA 24277

SITE SIZE

±1.102 acres

BUILDING SIZE

±10,500 SF

YEAR BUILT

2024

TENANT

Family Dollar Stores of Virginia, LLC

GUARANTY

Corporate

INITIAL LEASE TERM

10 Years

PARKING

28 spaces (2.67 spaces per 1,000 SF)

YEAR 1 NOI

\$134,400

PRICE

\$1,920,000

CAP RATE

7.00%

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INVESTMENT HIGHLIGHTS

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Newly constructed $\pm 10,500$ SF Family Dollar/Dollar Tree combo store sits on ± 1.102 acres and represents the tenant's latest hybrid concept, offering a broader merchandise mix and approximately 20% higher sales than traditional store models



Property is corporately backed by a 10-year double net lease with minimal landlord responsibilities limited to roof and structure, further supported by an active roof warranty



Located directly along Highway 58 with visibility to $\pm 7,500$ vehicles per day, the store benefits from strong frontage and convenient access for area residents and pass-through traffic



Dollar Tree, Inc. (NASDAQ: DLTR), operates a recession-resistant, e-commerce-resilient business model focused on essential consumer goods at value pricing



Serving as one of the few national retailers in the area, the store is well-positioned to capture consistent demand in a rural submarket with limited competition and strong reliance on discount retail



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