SINGLE TENANT NNN

Investment Opportunity

DOLLAR GENERAL

Options to Extend | Corporate Guaranty | Strong Placer.AI Rankings

1345 1st Street

MOUNDSVILLE WEST VIRGINIA

ACTUAL SITE

PRESENTED BY

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REPRESENTATIVE PHOTO

OFFERING

Pricing	$750,000
Net Operating Income	$60,000
Cap Rate	8.00%

PROPERTY SPECIFICATIONS

Property Address	1345 1st Street Moundsville, West Virginia 26041
Rentable Area	8,125 SF
Land Area	0.41 AC
Year Built	2004
Tenant	Dollar General
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	Roof & Structure
Lease Term Remaining	3+ Years
Increases	$3K Rent Increase in Each Option Period
Options	2 (5-Year)
Rent Commencement	February 1, 2004
Lease Expiration	June 30, 2030
ROFO/ROFR	No

DEMOGRAPHICS

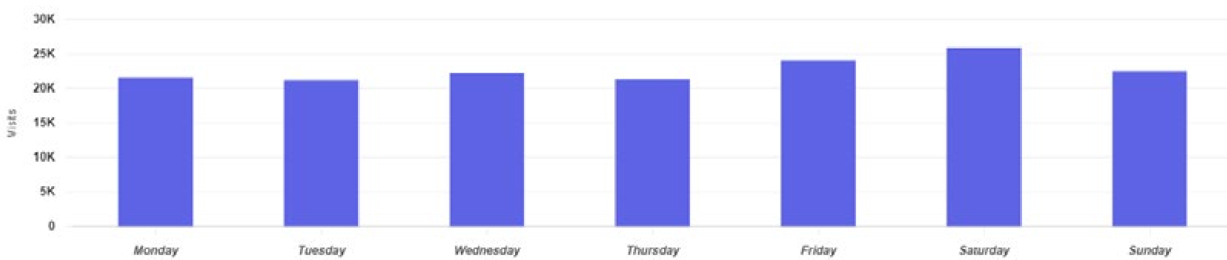
	3 Miles	5 Miles	10 Miles
2026 Population	14,354	23,796	59,892
2026 Households	6,225	10,426	26,382
2026 Average Household Income	$83,018	$79,710	$80,155
2026 Median Age	48.2	47.1	46.2
2026 Total Businesses	511	687	2,335
2026 Total Employees	5,308	6,499	25,494

DOLLAR GENERAL | 1345 1ST ST, MOUNDSVILLE, WV

METRICS

Visits	158.7K	Visit Frequency	6.26
Visits / sq ft	16.47	Avg. Dwell Time	13 Min
Size - sq ft	9.6K	Panel Visits	20.1K
Visitors	21.2K		

DAILY VISITS



Last 12 Months

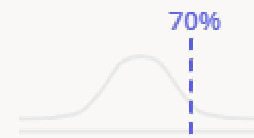
This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps.
Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

5,773 / 19,672

View List



West Virginia

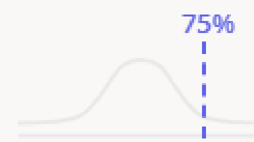
82 / 296

View List

Local: 15mi

4 / 16

View List



Placer.ai

DG

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Dollar General	8,125	Feb. 1, 2004	June 30, 2030	Current	-	$5,000	$60,000	2 (5-Year)
(Corporate Guaranty)				Option 1	$3,000	$5,250	$63,000	
				Option 2	$3,000	$5,500	$66,000	

22-Year Operating History | 3+ Years Remaining | Corporate Guaranteed

- Dollar General has operated at this location for 23 years and has 3 years remaining on their current lease with 2 (5-year) options to extend
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with 21,055 location as of May 2026

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

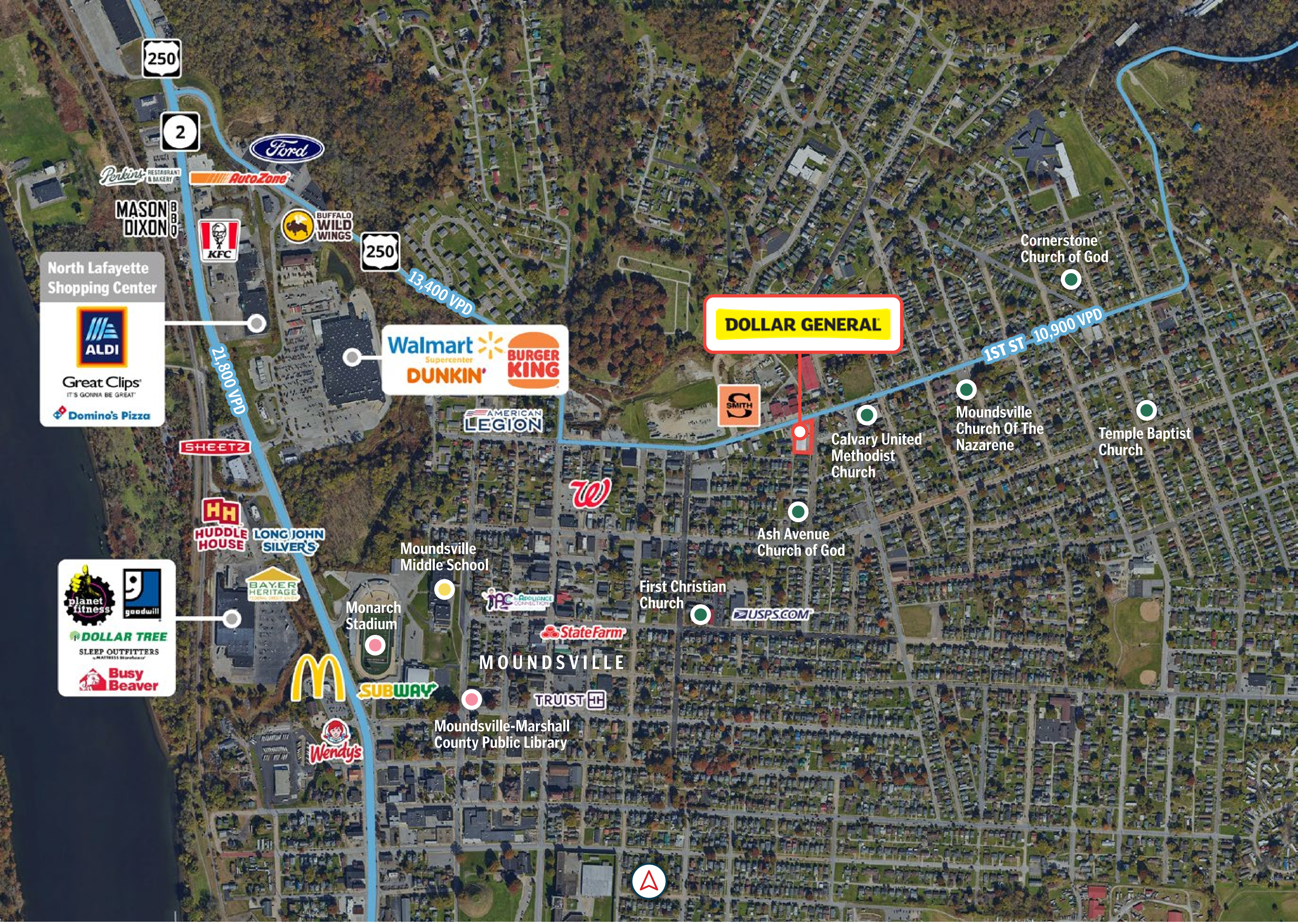
- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to the roof & structure
- Ideal, low-management investment for a passive investor

Fronting 1st Street | Strong Placer.AI Rankings | Surrounding Retailers | Excellent Visibility & Access

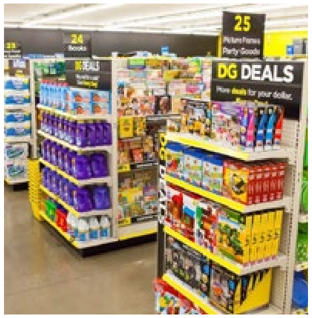
- Dollar General is strategically fronting 1st Street (10,900 VPD)
- **This site ranks in the 70th percent of all Dolllar Generals nationwide, and is ranks 4/16 within a 15-mile radius**
- The immediate trade area is supported by surrounding retailers such as Walgreens, McDonald's, Walmart, and many more
- The asset has excellent visibility via street frontage providing ease and convenience for customers

Local Demographics In 10-mile Trade Area

- More than 59,000 residents and 25,000 employees support the trade area
- $80,155 average household income


250
2
Ford
Perkins RESTAURANT & BAKERY
AutoZone
MASON DIXON BBQ
KFC
BUFFALO WILD WINGS
250
13,400 VPD
North Lafayette Shopping Center
ALDI
Great Clips
IT'S GONNA BE GREAT
Domino's Pizza
21,800 VPD
Walmart Supercenter
DUNKIN'
BURGER KING
AMERICAN LEGION
DOLLAR GENERAL
SMITH
1ST ST 10,900 VPD
Cornerstone Church of God
Calvary United Methodist Church
Moundsville Church Of The Nazarene
Temple Baptist Church
Ash Avenue Church of God
SHEETZ
HUDDLE HOUSE
LONG JOHN SILVER'S
BAYER HERITAGE
planet fitness
goodwill
DOLLAR TREE
SLEEP OUTFITTERS
Busy Beaver
Moundsville Middle School
Monarch Stadium
First Christian Church
USPS.COM
State Farm
MOUNDSVILLE
SUBWAY
TRUIST
Moundsville-Marshall County Public Library
Wendy's


250
1ST STREET 10,900 VPD
Pylon Sign
DOLLAR GENERAL
ASH AVENUE



DOLLAR GENERAL

dollargeneral.com
Company Type: Public (NYSE: DG)
Locations: 21,055+
Credit Rating: S&P: BBB
2026 Employees: 194,000
2026 Revenue: $42.72 Billion
2026 Net Income: $1.51 Billion
2026 Assets: $30.96 Billion
2026 Equity: $8.51 Billion

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 1, 2026, the Company's 21,055 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: investor.dollargeneral.com, finance.yahoo.com


DOLLAR GENERAL