



## OFFERING MEMORANDUM

Actual Property

# UPGRADED CONSTRUCTION DOLLAR GENERAL

12604 MACCORKLE AVE, CHESAPEAKE, WV 25315

### BRIAN BROCKMAN

513.898.1551 | [brian@bangrealty.com](mailto:brian@bangrealty.com) | WVB200300608  
205 Capital St. Suite 202, Charleston, WV 25301

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REALTY

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**DOLLAR  
GENERAL**

CHESAPEAKE, WV

**\$1,030,300 | 8.25% CAP**

- Upgraded Construction Dollar General With 5 Years Remaining on Current Term
- Store Opened in 2019 to Fill Dollar Store Void in Area
- Tenant Fully Responsible for HVAC Repairs and Replacement
- Large 11,692 SF Store That Can Accommodate High Sales Volume
- Located 13 Miles From Downtown Charleston, WV, the Largest MSA in West Virginia With Over 266,000 Residents
- Situated Near West Virginia Turnpike With Daily Traffic Counts Exceeding 32,000 Vehicles
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETED BY:

**BRIAN BROCKMAN**

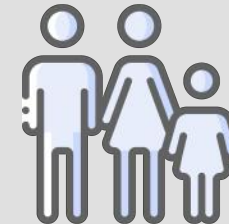
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$85,000
Rent Per SF:	\$7.27
Rent Commencement Date:	4/18/2019
Lease Expiration Date:	4/30/2029
Lease Term Remaining:	5 Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

## PROPERTY DETAILS:

Building Area:	11,692 SF
Land Area:	.76 AC
Year Built:	1969
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$121.17

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
<b>Primary Term</b>	<b>4/18/2019-4/30/2029</b>	<b>\$85,000</b>	<b>\$7.27</b>	<b>8.25%</b>
Three (3), 5-Year Options 10% Increase	5/1/2029-4/30/2034	\$93,500	\$8.00	9.08%
	5/1/2034-4/30/2039	\$102,850	\$8.80	9.98%
	5/1/2039-4/30/2044	\$113,135	\$9.68	10.90%



# RESPONSIBILITIES BREAKDOWN

## TAXES & INSURANCE

PAID BY TENANT

Tenant shall reimburse Landlord for property taxes.

Tenant agrees to maintain and pay for a "special cause of loss" policy insuring all improvements on the Demised Premises (the "Property Insurance").

## PARKING LOT

PAID BY TENANT/LANDLORD

Tenant shall fully reimburse Landlord for the actual, reasonable costs of the maintenance and repair of Parking Areas but Landlord shall be responsible for replacement of Parking Lot. Tenant's reimbursement of parking lot expenses shall be paid in equal monthly installments, in addition to base rent.

## ROOF & STRUCTURE

PAID BY LANDLORD

Landlord shall keep the roof and building structure in good repair and condition, replacing them if needed.

## HVAC


PAID BY TENANT

Tenant shall be responsible for maintaining, repairing, and replacing the HVAC system at their own expense.

If HVAC is required to be replaced in last 2 years of lease term, the cost of said replacement shall be amortized over 10 year period.


## 5 MILE RADIUS OF SUBJECT PROPERTY

**TOTAL POPULATION**



	1 Mile	3 Mile	5 Mile
2010 Census	2,673	5,996	11,491
2022 Estimated	2,594	5,829	11,204
2027 Projected	2,492	5,644	10,870

**HOUSEHOLD INCOME**

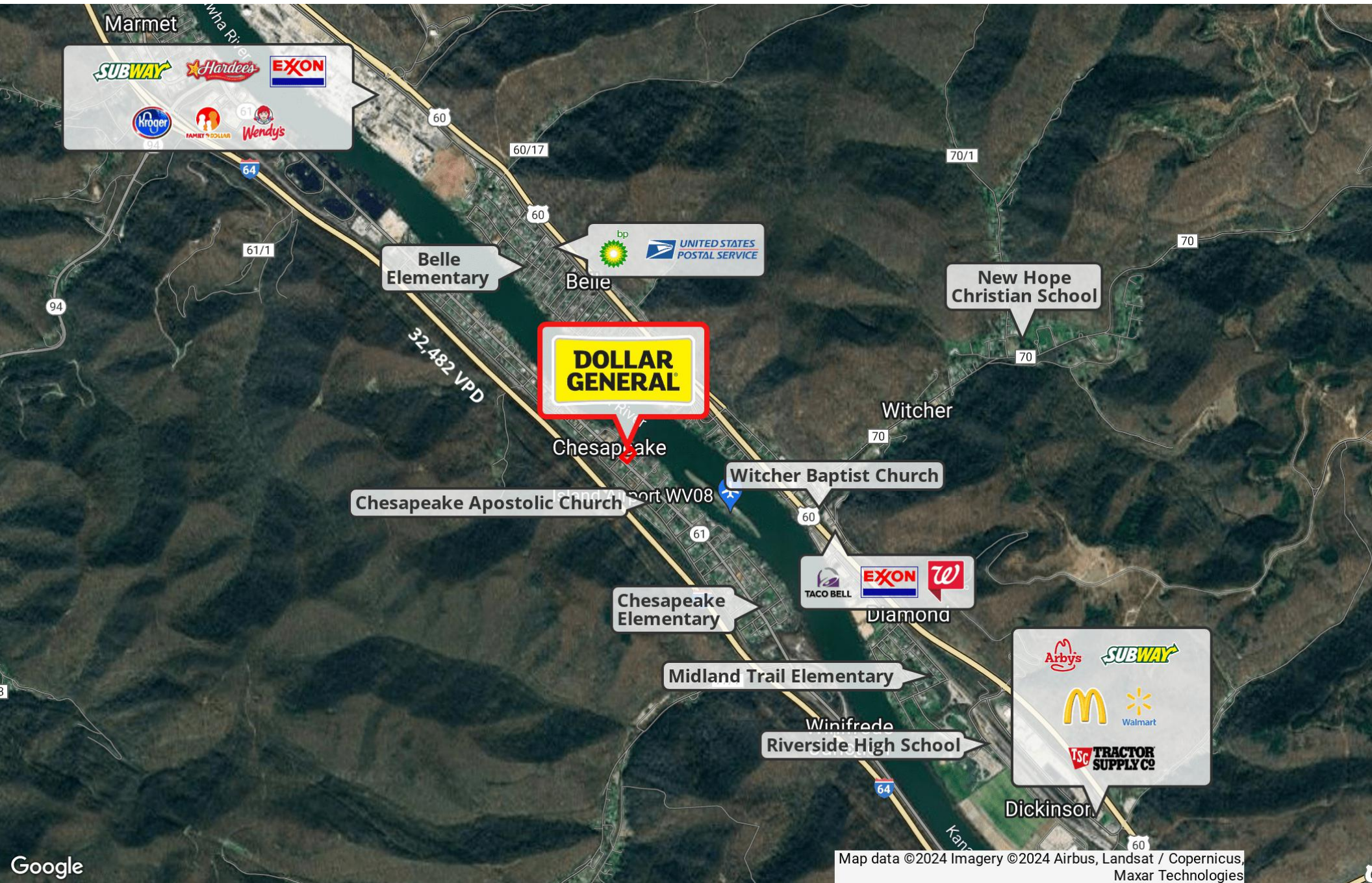


	1 Mile	3 Mile	5 Mile
Median	\$47,355	\$47,058	\$46,871
Average	\$61,277	\$63,270	\$62,223

Demographic data provided by CoStar

13 Miles to  
Downtown  
Charleston, WV





Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



**DOLLAR  
GENERAL**

MacCorkle Ave SE

West Virginia Turnpike - 33,482 VPD

Actual Property



Actual Property



Actual Property





Actual Property



**DOLLAR  
GENERAL®**



**82 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations

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