



10 YR NN DOLLAR GENERAL | OPENING SOON

ACTUAL STORE WITH SUPERIMPOSED SIGN

100 FIELDVIEW AVE, MORGANTOWN, WV 26501

BRIAN BROCKMAN, Broker, License #WVB200300608

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10 YR DOUBLE NET (NN) DOLLAR GENERAL

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INVESTMENT SUMMARY

List Price:	\$1,636,737
Current NOI:	\$118,663.46
Initial Cap Rate:	7.25%
Land Acreage:	+/- 1.14
Year Built	2017
Building Size:	8,365 SF
Price PSF:	\$195.66
Lease Type:	Double Net (NN)
Lease Term:	10 Years
Average CAP Rate:	7.25%

INVESTMENT OFFERING

We are pleased to present this 8,365 SF retrofit Dollar General store located in Morgantown, WV. The property is secured with a 10 year Double Net (NN) Lease leaving minimal landlord responsibilities. The lease contains 5 (5 year) options to renew, each with a 10% rent increase. The lease is **corporately guaranteed** by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is completing construction now with opening & rent start on track for February 2026.

This Dollar General is highly visible as it is strategically positioned on Fieldview Avenue seeing **10,631 cars per day**, with **2 points of ingress/egress - available from 2 streets**. It sits directly across from Mountainview Elementary School. The **5 mile population from the site is 81,169** and the **1 mile average household income is \$89,369 per year**, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 7.25% cap rate based on NOI of \$118,663.46.



PRICE \$1,636,737



CAP RATE 7.25%



LEASE TYPE Double Net (NN)



TERM REMAINING 10 Years

INVESTMENT HIGHLIGHTS

- Brand New 10 Year Double Net (NN) Lease
- Minimal Landlord Responsibilities | Roof, Structure, Parking
- 2026 Retrofit Construction on 2017 Brand New Building
- **Concrete Parking Lot**
- **2 Points of Ingress/Egress | Accessible from 2 Streets**
- 5 (5 Year) Options | 10% Increases At Each Option
- 1 Mile Household Income \$89,369
- **5 Mile Population 81,169 | Steady Growth in Population**
- **10,631 Cars Per Day on Fieldview Avenue**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**
- Across from Mountainview Elementary School

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$119,499.96	\$14.29
Gross Income	\$119,499.96	\$14.29
EXPENSE		PER SF
Reserve	\$836	\$0.10
Gross Expenses	\$836	\$0.10
NET OPERATING INCOME	\$118,663.46	\$14.19

PROPERTY SUMMARY

Year Built:	2017
Year Renovated:	2026
Lot Size:	+/- 2.41 Acre
Building Size:	8,365 SF
Traffic Count:	10,631 ADTC
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Retrofit
Parking Lot:	Concrete
# of Parking Spaces	25
Warranties	Construction
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Double Net (NN)
Primary Lease Term:	10 Years
Annual Rent:	\$119,499.96
Rent PSF:	\$14.29
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	2/15/2026
Lease Expiration Date:	2/28/2036
Lease Term Remaining:	10 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$40.6 BILLION



STORE COUNT:
20,500+



GUARANTOR:
DG CORP



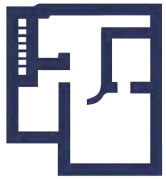
S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	8,365	2/15/2026	2/28/2036	\$119,499.96	100.0	-	\$14.29
			Option 1	\$131,449.96			\$15.71
			Option 2	\$144,594.95			\$17.29
			Option 3	\$159,054.45			\$19.01
			Option 4	\$174,959.89			\$20.92
			Option 5	\$192,455.88			\$23.01
Totals/Averages	8,365			\$119,499.96			\$14.29



TOTAL SF
8,365



TOTAL ANNUAL RENT
\$119,499.96



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$14.29

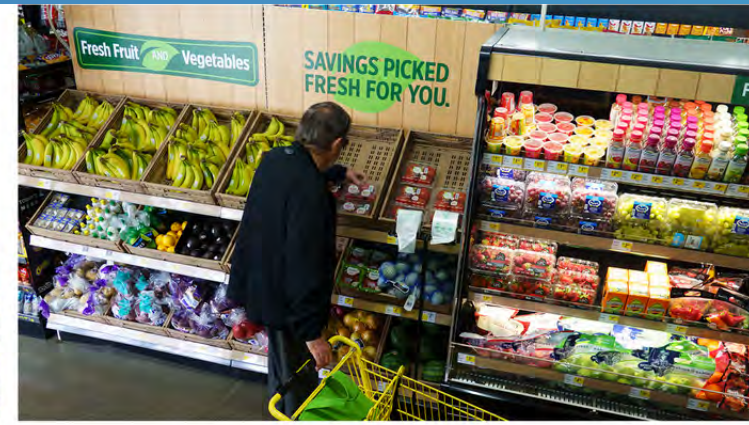


NUMBER OF TENANTS
1



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\$1.1 BILLION

2024 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$40.6 BIL

2024 NET SALES



86 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,500+ STORES ACROSS 48 STATES

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Mountainview Elementary School



HAMS HEALING

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PROXIMITY TO LOCAL ATTRACTIONS



4 Miles
Morgantown
Municipal
Airport



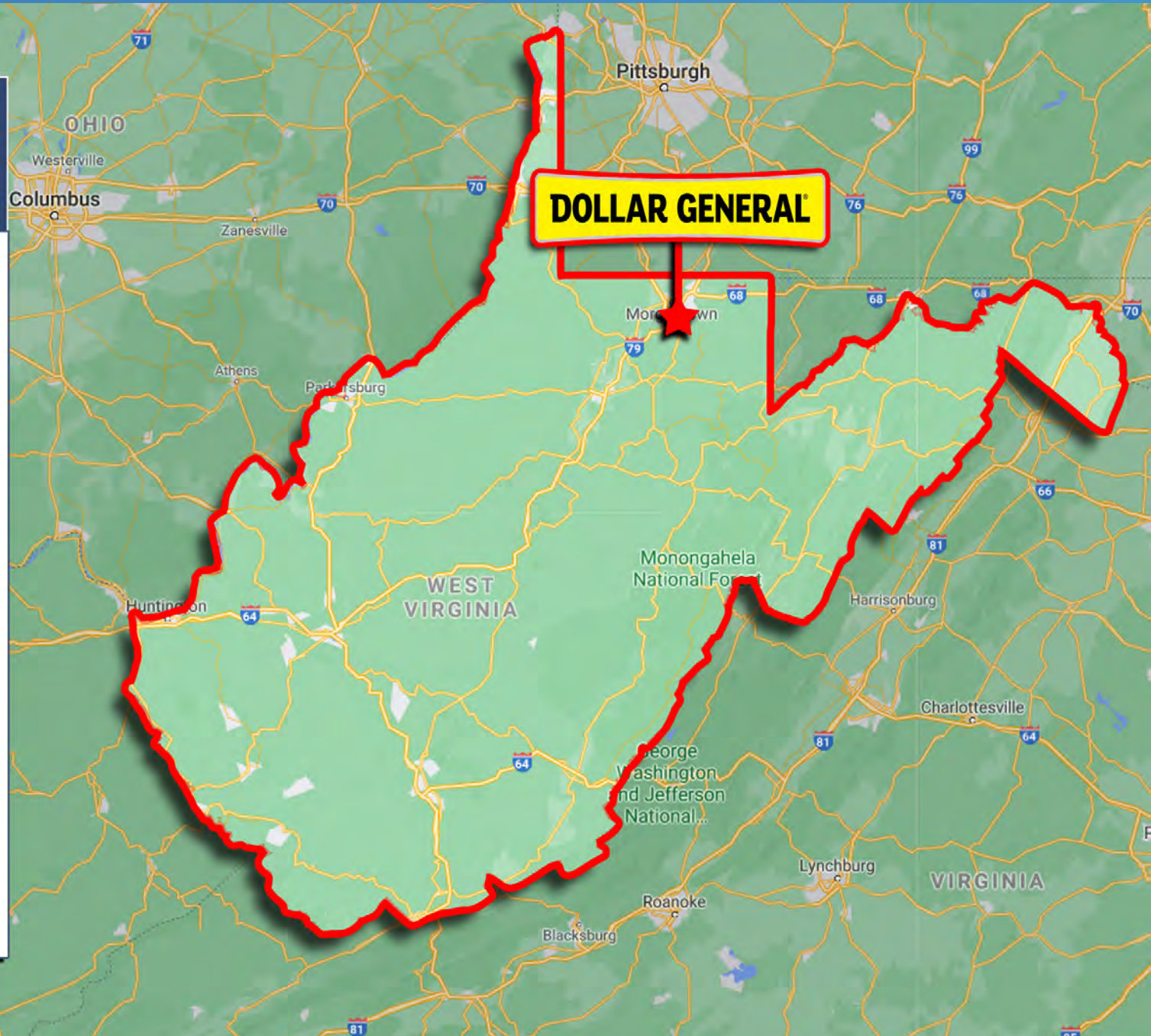
81 Miles
Pittsburgh,
Pennsylvania



18 Miles
Fairmont,
West Virginia



2.4 Miles
West
Virginia
University



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FPC MORGANTOWN
A minimum security federal prison camp



Mountainview Elementary School

SUBJECT PROPERTY
DOLLAR GENERAL



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Mountainview Elementary School



SUBJECT PROPERTY

DOLLAR GENERAL



Lucky Ln

Green Bag Rd - 10,931 NPD

Dorsey Ave



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Tucked along the winding Monongahela River in north-central West Virginia, Morgantown is a lively college town where Appalachian scenery meets youthful energy. Home to West Virginia University, the city buzzes with school spirit, walkable neighborhoods, and a steady rhythm of cultural events, music, and local dining. Rolling hills, tree-lined streets, and scenic overlooks frame the town, while nearby trails, rivers, and state parks make outdoor recreation a daily part of life. With its mix of historic charm, modern development, and a close-knit community feel, Morgantown offers the warmth of a small town with the momentum of a growing, forward-looking city.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	3,790	43,088	81,169
Total Population 2029	3,918	44,272	83,239
Population Growth Rate	3.38%	2.75%	2.55%
Median Age	38.6	29.2	30.6
Average HH Size	2.1	2.0	2.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,740	18,014	34,519
Average HH Income	\$89,369	\$66,473	\$79,144
Median House Value	\$210,692	\$207,155	\$235,401
Consumer Spending	\$51.1 M	\$451.1 M	\$956.0 M





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