

DOLLAR GENERAL

› OFFERING
MEMORANDUM

NNN INVESTMENT OPPORTUNITY



**11811 E LYNCHBURG SALEM TURNPIKE
FOREST, VA 24551**



Accelerating success.

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Commercial Real Estate Services

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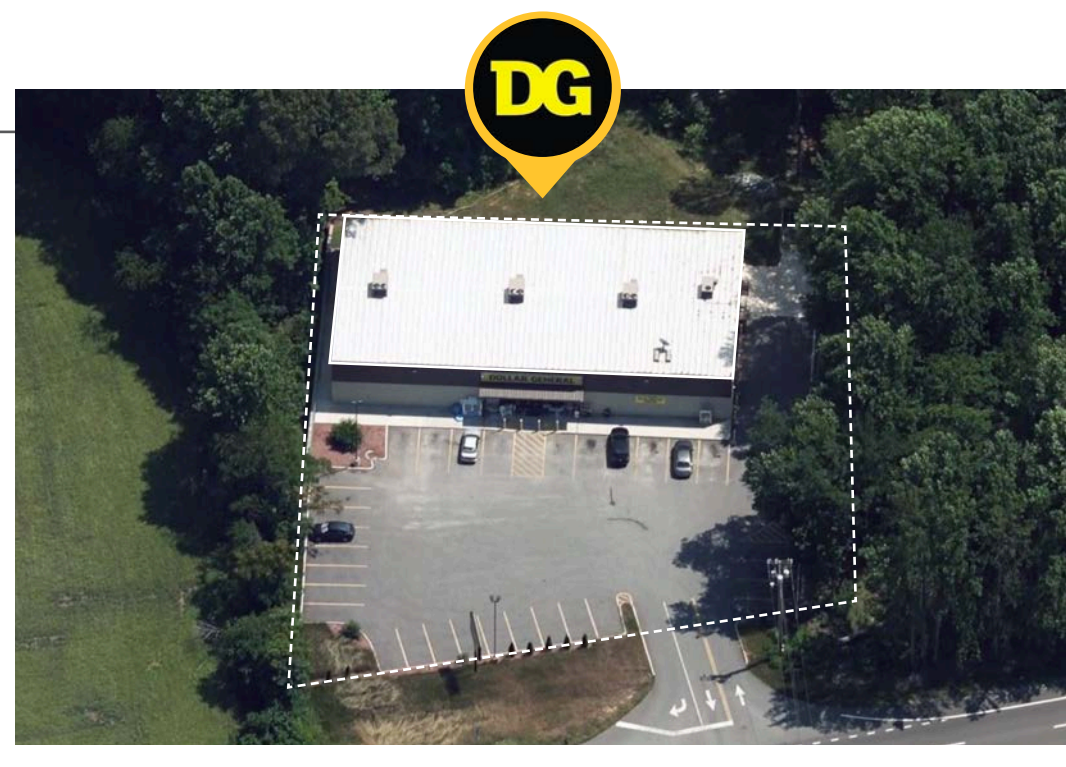
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**DOLLAR
GENERAL®**

INVESTMENT SUMMARY

The Twist Capital Team of Colliers International presents the opportunity to acquire this freestanding Dollar General located at 11811 E Lynchburg Salem Turnpike in Forest, Virginia. The property is strategically positioned on a major east-west thoroughfare. The 5 mile population exceeds 28,000 people.

TENANT	Dollar General
ADDRESS	11811 E Lynchburg Salem Turnpike, Forest, VA
ASKING PRICE	\$1,354,906
CAP RATE	6.4%
NOI	\$86,714



RENT	\$86,714
LEASE TYPE	Absolute NNN
RENT COMMENCEMENT	5/10/2015
EXPIRATION DATE	5/9/2030
OPTIONS TO RENEW	5, Five year options
RENTAL INCREASES	10% on each option
TYPE OF OWNERSHIP	Fee Simple
LEASE TERM	15 Years

AERIAL MAP



H I G H L I G H T S

- Absolute NNN Lease - No Landlord Responsibilities
- Corporate Guaranteed by Dollar General - National Retailer with Revenue Exceeding \$27 Billion Annually
- 10 Years Left on Primary Term - 10% Rental Increases in each of the Five 5-Year Options
- Essential Retailer - Open and Paying Rent
- Easy Access Location on a Major East-West Thoroughfare
- 15 Minutes from Lynchburg Regional Airport & Liberty University
- Located next to London Downs Golf club
- Excellent Demographics - Over 28,000 people in a 5-Mile Radius, with an Average Household Income of \$80,433



PROPERTY OVERVIEW

SPECIFICATIONS

ADDRESS	11811 E Lynchburg Salem Turnpike Forest, VA
BUILDING TYPE	Freestanding retail
YEAR BUILT	2015
MSA	Lynchburg, VA
PARCEL NO.	15302500
ZONING	C
STORIES	One
TOTAL RSF	9,100
LOT SIZE	1.68 Acres
FRONTAGE	186' on E Lynchburg Salem Turnpike
TENANCY	Single tenancy - Dollar General



SUBJECT PROPERTY PHOTO



BIRD'S EYE VIEW AERIAL



TENANT PROFILE

DOLLAR GENERAL®

Dollar General Corporation

NASDAQ: DG

100 Mission Ridge,
Goodlettsville, Tennessee,
United States

www.dollargeneral.com

TENANT FACTS

FOUNDED IN: 1939

LOCATIONS: ±15,000

EMPLOYEES: ±143,000

INDUSTRY: Discount Retailer

HEADQUARTERS: Goodlettsville, Tennessee,

US REVENUE: ±\$27.9 Billion



Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.

LOCATION OVERVIEW

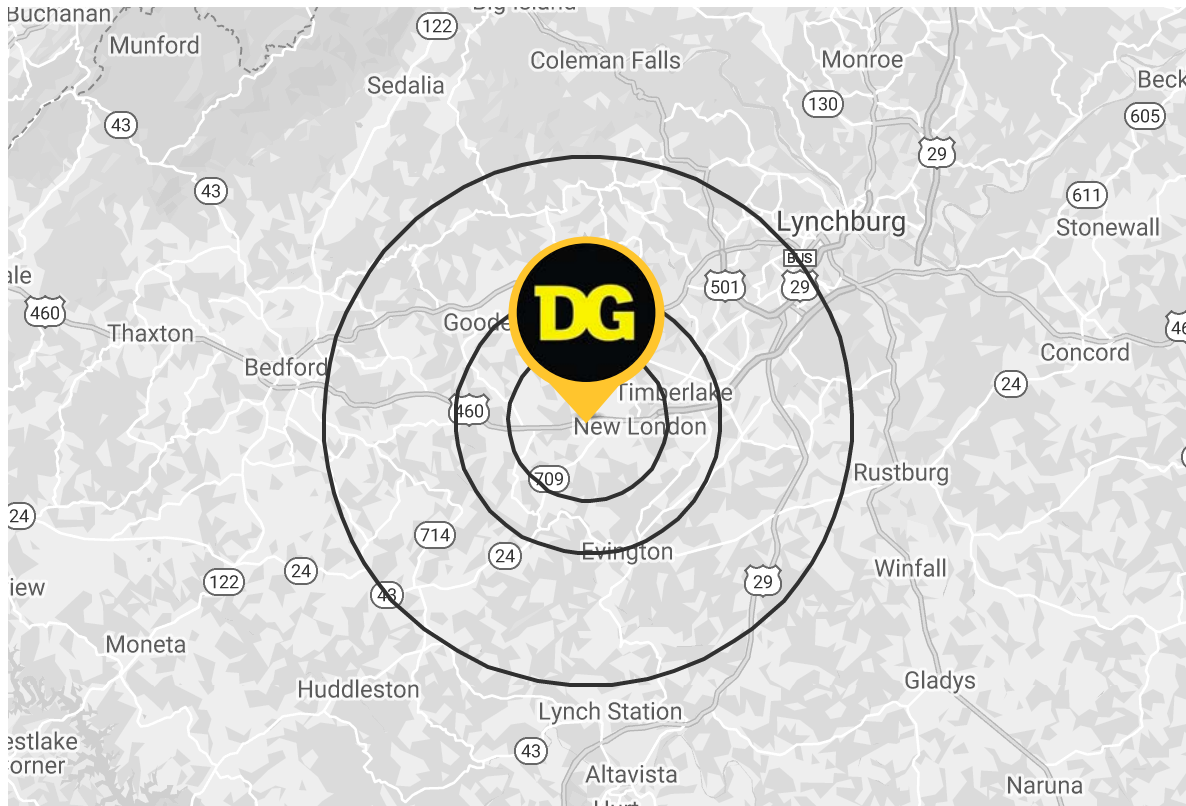
The Property is situated directly on E Lynchburg Salem Turnpike in Forest, Virginia. The asset is conveniently located on a major arterial roadway which provides easy access to surrounding cities that include Lynchburg and Richmond to the east, and Roanoke to the west. The Dollar General is located in the Lynchburg MSA and currently serves a surrounding population of approximately 28,922 within a five-mile radius.



DEMOGRAPHIC OVERVIEW

FOREST, VIRGINIA

The Population within a five-mile radius of the subject property shows 28,922 residents. The population increases substantially within a 10 mile radius to reflect a total of 107,631. The current average household income for the population within a five-mile radius of the Property is estimated at over \$80,433 per household and is expected to grow by 1.66 percent over the next five years.



DEMOGRAPHIC SNAPSHOT 5-MILE RADIUS



2020 POPULATION
28,922

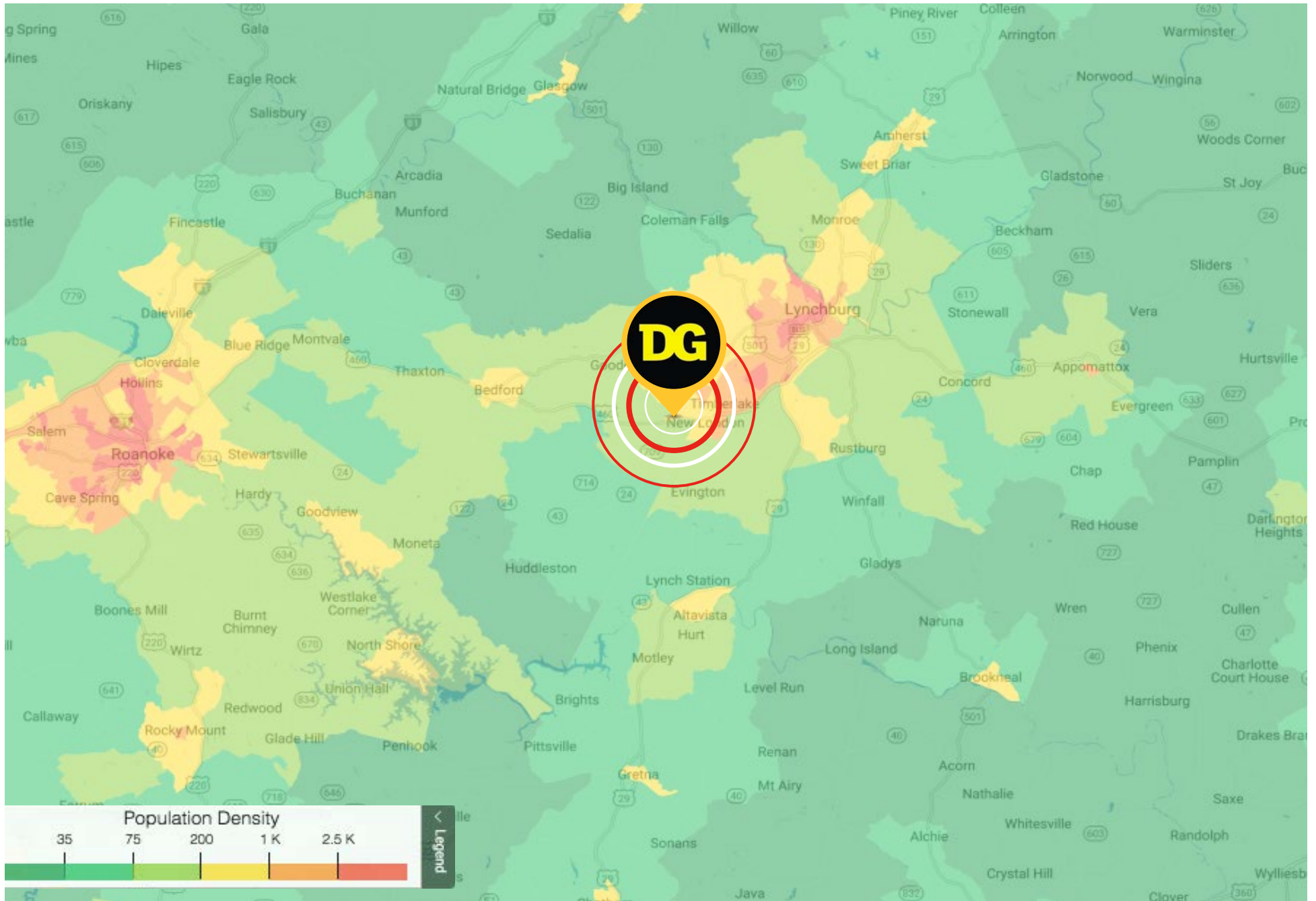


2020 AVERAGE
INCOME
\$80,433

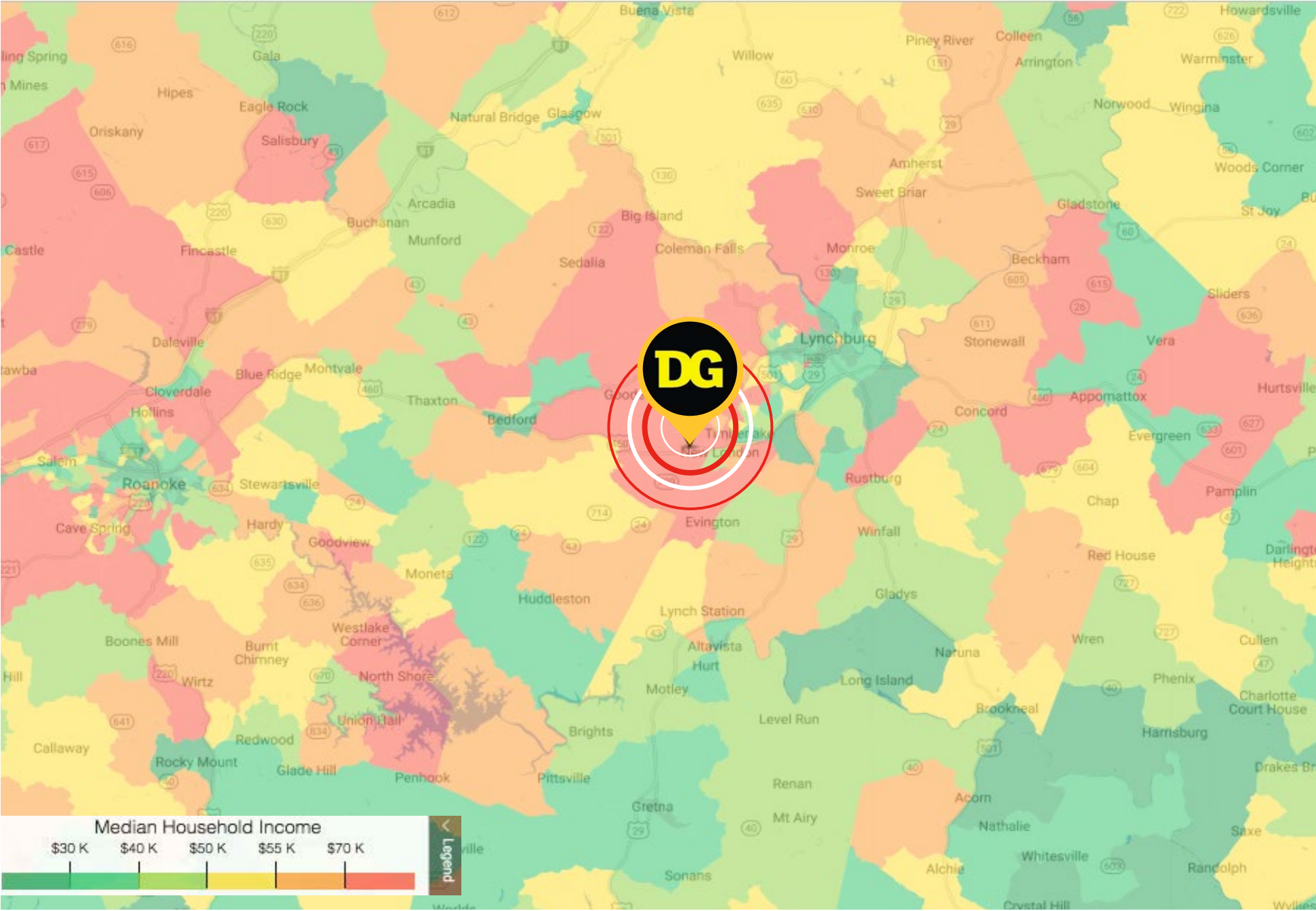


2020 TOTAL
HOUSEHOLDS
11,242

2020 POPULATION DENSITY



2020 MEDIAN HH INCOME



MARKET OVERVIEW

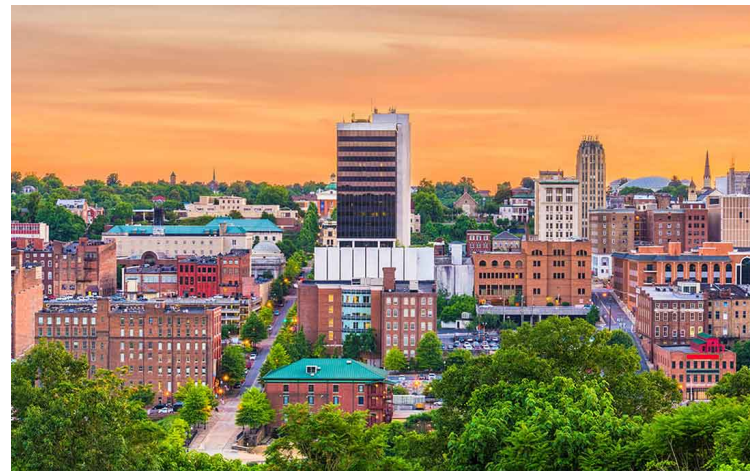
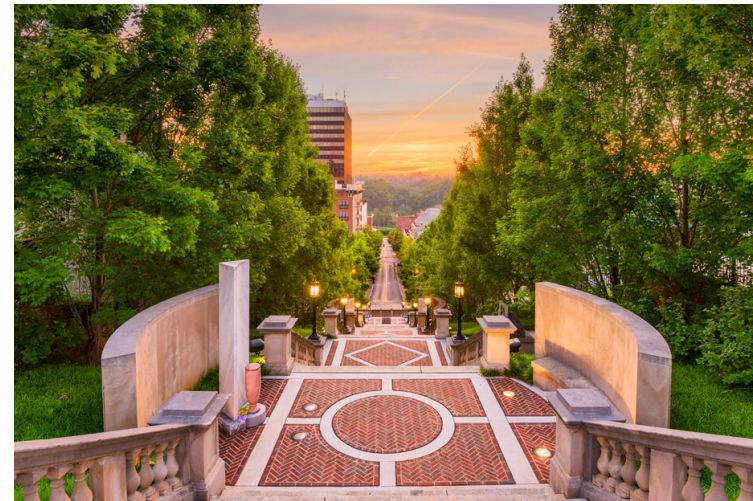
LYNCHBURG

Lynchburg lies at the center of a wider metropolitan area close to the geographic center of Virginia. It is the fifth-largest MSA in Virginia, with a population of 260,320.

Lynchburg is the site of several institutions of higher education, including Virginia University of Lynchburg, Randolph College, University of Lynchburg, Central Virginia Community College and Liberty University. Nearby cities include Roanoke, Charlottesville, and Danville.

Lynchburg offers a skilled labor force, low unemployment rate, and below average cost of living. Of Virginia's larger metro areas, Forbes Magazine ranked Lynchburg the 5th best place in Virginia for business in 2006, with Virginia being the best state in the country for business.

Industries within the Lynchburg MSA include nuclear technology, pharmaceuticals and material handling. A diversity of small businesses with the region has helped maintain a stable economy and minimized the downturns of the national economy.





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