

DOLLAR GENERAL

1747 Park Avenue Northwest, Norton, VA 24273

Retail Property For Sale



Exclusively Listed By:

GRANT KALLEVIG

952.230.7202

Senior Director

gkallevig@encorereis.com

BRIAN BROCKMAN

513.898.1551

State Broker of Record

Brian@bangrealty.com

DOLLAR GENERAL

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1747 Park Avenue Northwest, Norton, VA 24273



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE

\$774,000

CAP RATE

8.0%

INVESTMENT SUMMARY

NOI:	\$61,920
Price / SF:	\$85.05
Rent / SF:	\$6.80
Building Size:	9,100 SF
Land Acreage:	1.17 Acres
Year Built:	2003

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Tenant Responsible
Roof / Structure:	Landlord Responsible
Original Lease Term:	10 Years
Term Remaining:	3 Years
Commencement Date:	4/9/2003
Term Expiration:	7/31/2028
Options:	1 - 5 Year Option
Increases:	10% In Options
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- New HVAC Unit in 2023, HVAC Compressor Replacement 2021
- CAM Reimbursed at \$.65/sf or actual cost, whichever is less
- Tenant pays direct for insurance & reimburses for taxes
- Lessee responsible to maintain HVAC maintenance contract
- 4,300 Daily traffic counts along Park Avenue | 14,000 along US Hwy 58
- Dollar General has extended the lease 3 times with increases
- Pitched metal roof construction, asphalt parking lot
- Located directly adjacent to the Norton Community Hospital (Ballad Health, 286 locations)

DEBT QUOTE

DATE OF QUOTE: 4/2/2025

DOLLAR GENERAL

Down Payment / LTV:	\$274,000
Loan Amount:	\$500,000
Amortization:	30 Yrs
Cash On Cash:	8.76
Pre Pay Penalty:	TBD

Contact: Garryn B. Laws | 714.655.3720 | glaws@convoy-cap.com

**This debt quote is not guaranteed. The quote above is an approximation of the debt a qualified borrower could expect as of the date of this quote, and dependent on their financial strength.*



CLICK HERE FOR A FINANCING QUOTE

Garryn B. Laws | Capital Advisor
(Direct) 714.655.3720 | glaws@convoy-cap.com

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LEASE ABSTRACT

ANNUALIZED OPERATING DATA

LEASE TERM

Tenant	Square Feet	Lease Start	Lease End	Options	Increase
Dollar General	9,100 SF	4/9/2003	7/31/2028	1 - 5 Year	10% In Options

TENANT SUMMARY

Tenant:	Dollar General
Ownership Type:	Fee Simple
Lease Guarantor:	Corporate
Lease Type:	NN
Original Lease Term (Years):	10 Years
Rent Commencement Date:	4/9/2003
Lease Expiration Date:	7/31/2028
Increases:	10% In Options
Options:	1 - 5 Year Option

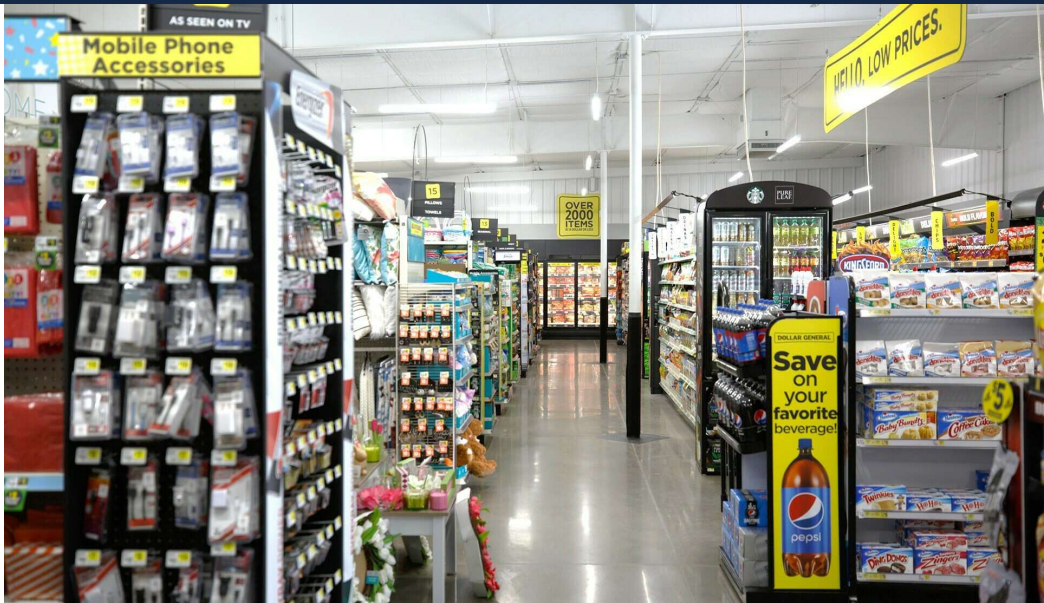
RENTAL RATES

Date	Annually	PSF
Current - 7/31/2028	\$61,920	\$6.80
Option 1 8/1/2028 - 7/31/2033	\$68,244	\$7.50

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TENANT PROFILE | DOLLAR GENERAL



OVERVIEW

Company:	Dollar General
Founded:	1939
Locations:	20,000+
Total Revenue:	\$40.612 Billion (TTM)
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- NYSE: DG | S&P 500 Component | BBB Rated by Standard & Poor's
- Over 20K+ Locations Throughout the US and Mexico
- The Nation's Largest Discount Retailer - Ranked 108 on the Fortune 500 List in 2023

TENANT OVERVIEW

Dollar General Corporation is a discount retailer, headquartered in Goodlettsville, Tennessee. The stores provide various merchandise products in the southern, southwestern, Midwestern, and eastern United States. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$38 billion in 2024. As of January 2024, Dollar General operates more than 20,000 stores in the continental United States and Mexico.

Dollar General offers both name-brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars.

BalladHealth
Norton Community
Hospital

BalladHealth
Ballad Health Medical
Associates

 **Little Caesars**

CAPTAIN D'S
SCAFFOLD KITCHEN

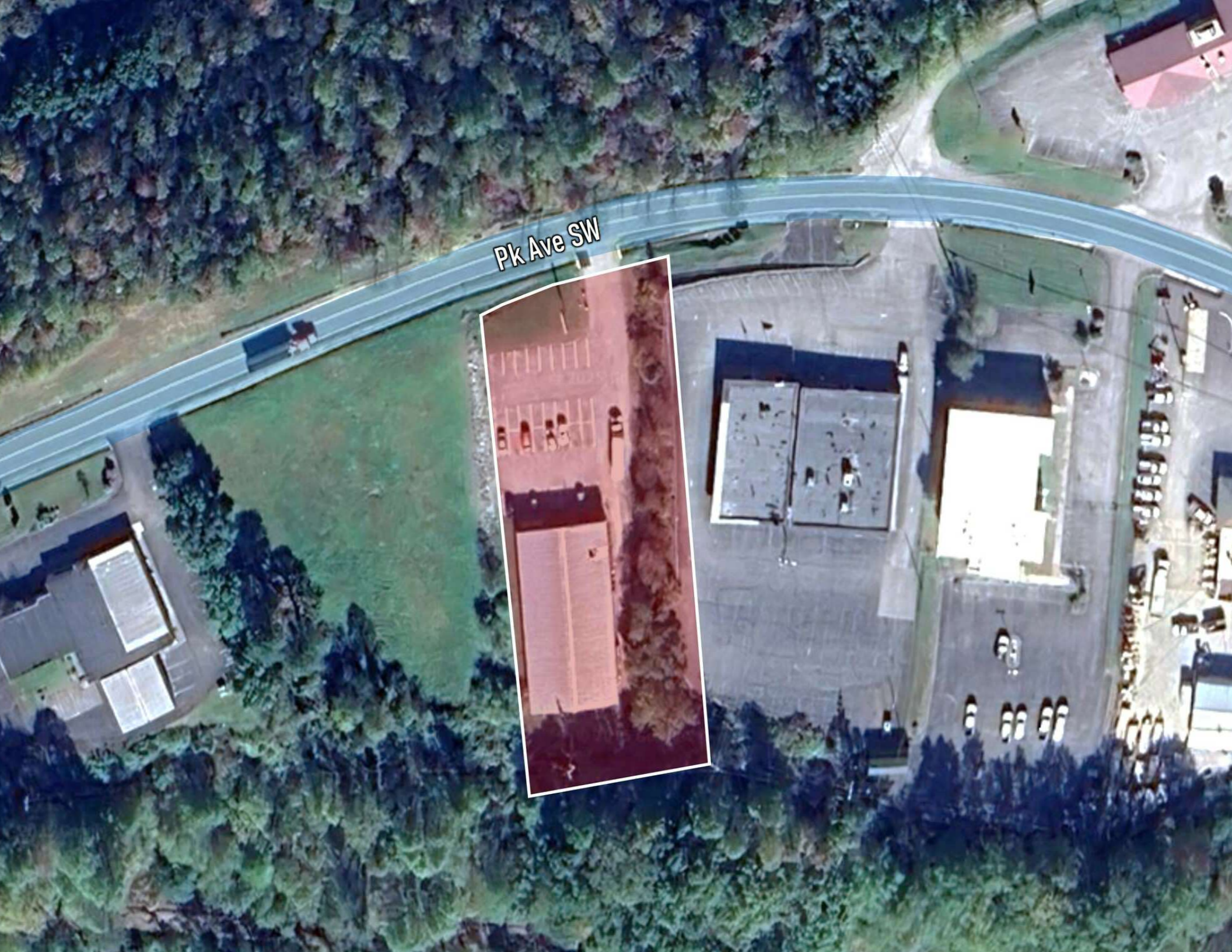
M
MARATHON

**Subject
Property**



Pk Ave SW

15th St NW



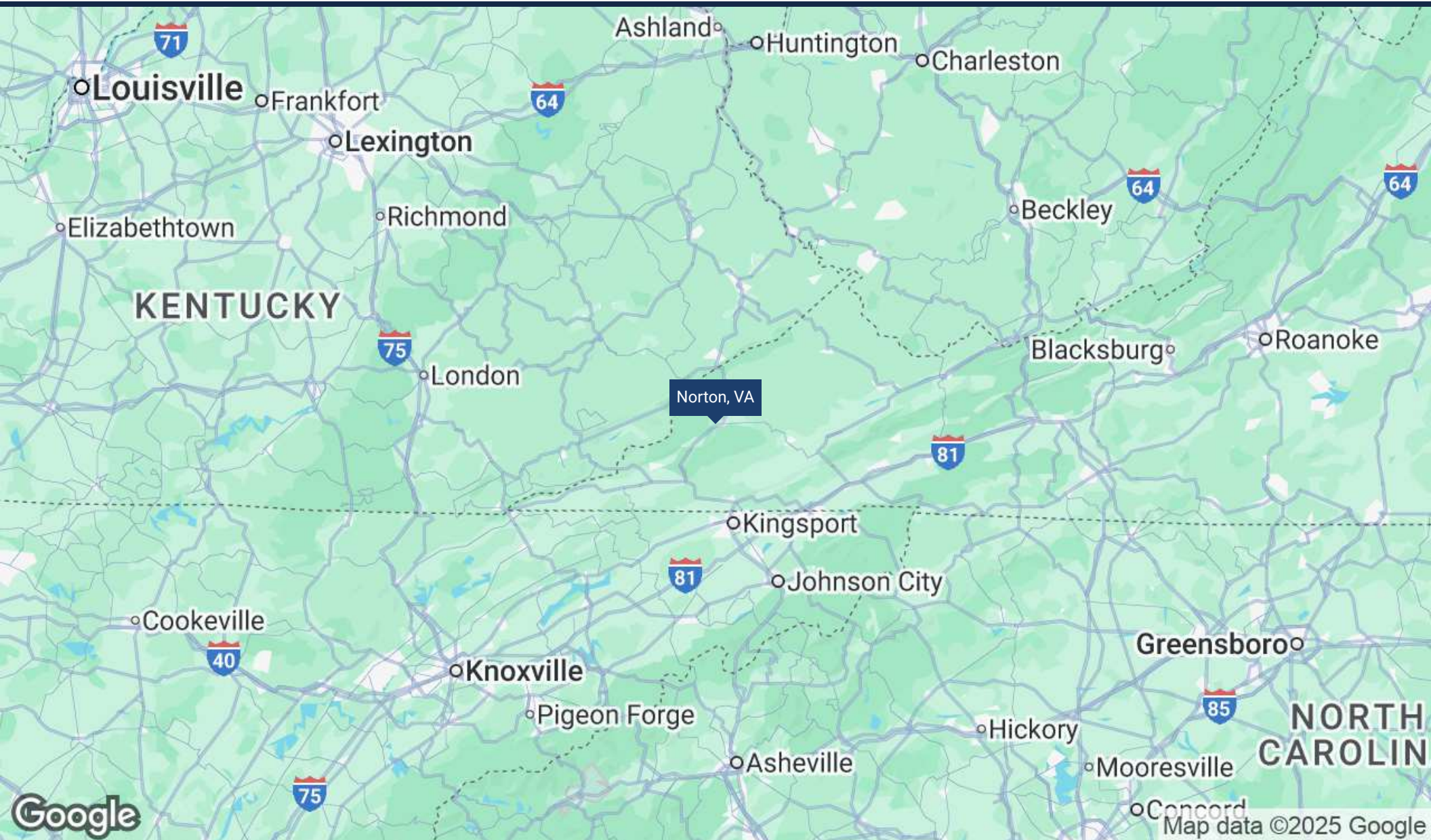
Pk Ave SW



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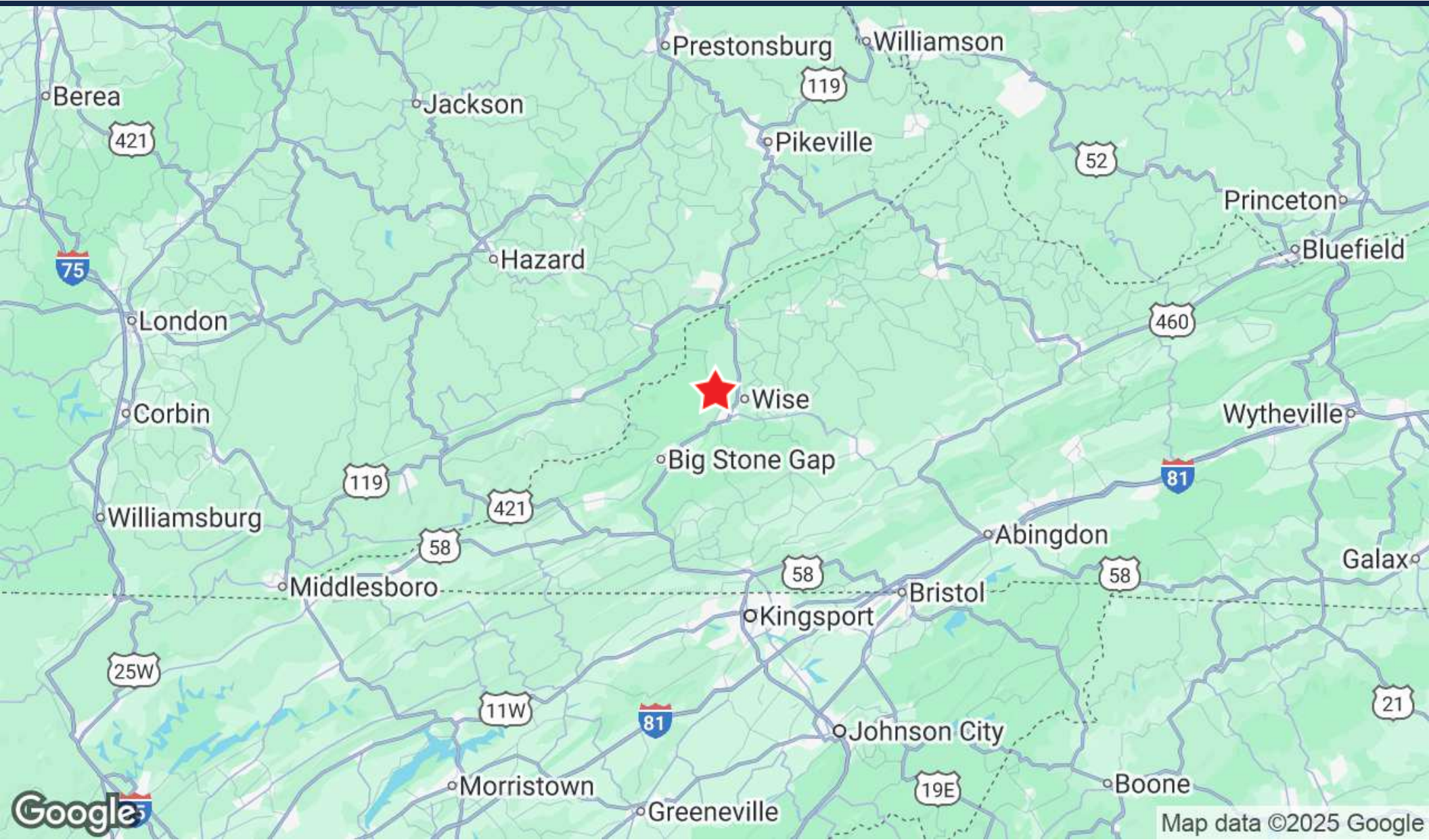
REGIONAL MAP



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LOCATION MAP



DOLLAR GENERAL

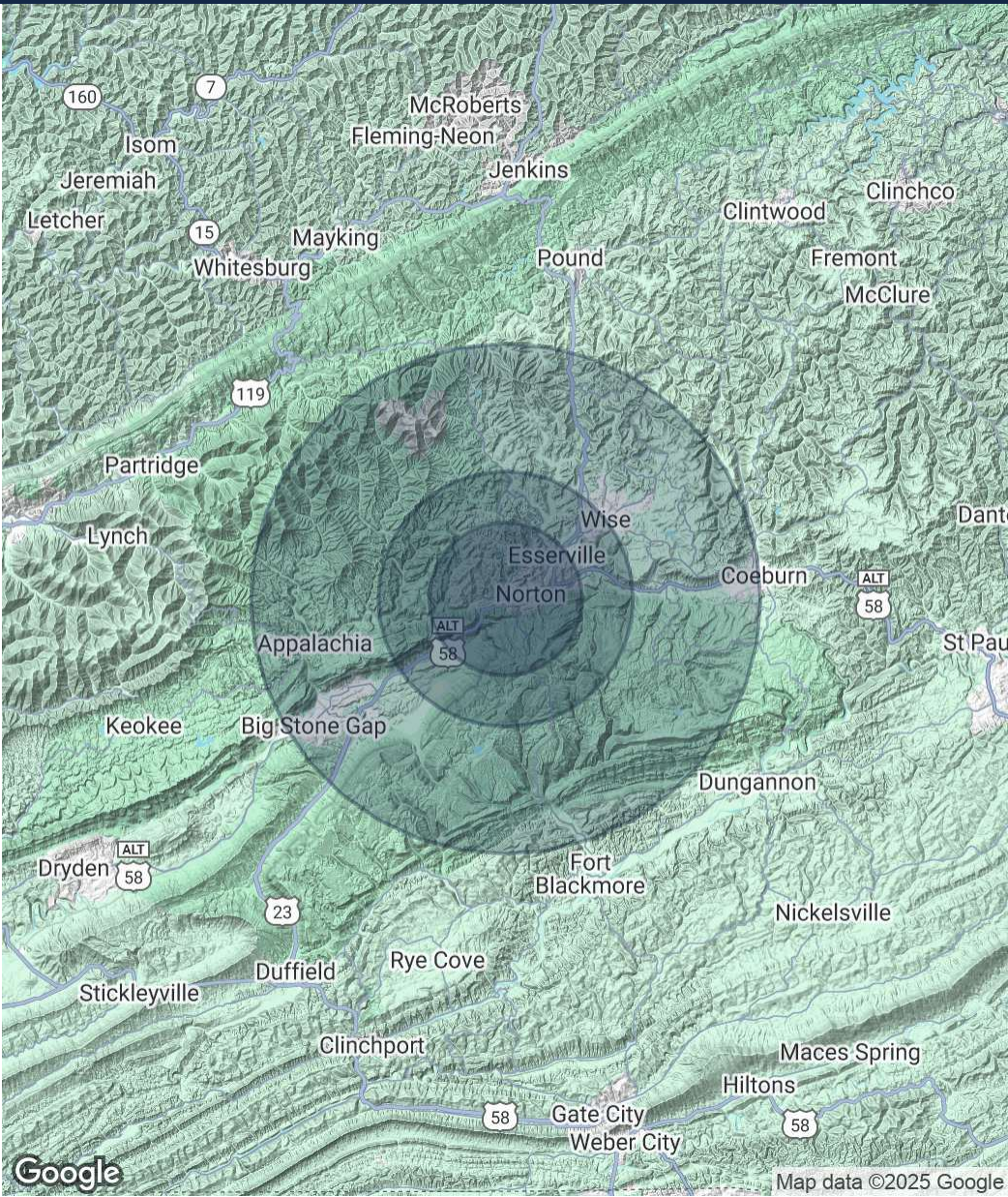
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,720	8,347	26,012
Average Age	43	44	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,135	3,669	10,975
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$66,908	\$68,470	\$66,397
Average House Value	\$158,025	\$160,671	\$172,922

Demographics data derived from AlphaMap



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