

OFFERING MEMORANDUM

JUST REMODELED | RECENT LEASE EXTENSION | TOP 7% OF ALL DGS (PLACER.AI)



DOLLAR GENERAL
CHINCOTEAGUE, VIRGINIA



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty, Inc.
A Licensed Virginia Broker #0226031911



**DOLLAR
GENERAL**

DOLLAR GENERAL

EXCLUSIVELY LISTED BY:

JOE SCHUCHERT, CCIM

Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #01973172

JIM SCHUCHERT, CCIM

Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

BRIAN BROCKMAN

Bang Realty, Inc.
bor@bangrealty.com
D 513.898.1551
VA License #0226031911



INVESTMENT SUMMARY



LIST PRICE
\$1,340,000



PROPERTY ADDRESS
**4360 PENSION STREET
CHINCOTEAGUE, VA 23336**



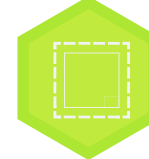
CAP RATE
7.01%



ANNUAL RENT
\$93,945.96



BUILDING SIZE
9,202 SQ. FT.



LAND AREA
1.21 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN



LEASE TERM REMAINING
7.50 YEARS



LEASE EXPIRATION
07/31/2032



RENEWAL OPTIONS
2 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
23 SPACES



YEAR BUILT
1992



PARCEL NUMBERS
030A6A000000300



TRAFFIC COUNTS
8,500 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 7.50 Years of Remaining Lease Term
- Two (2) - Five (5) Year Option Periods with 10% Rental Increases

RECENT LEASE EXTENSION:

- In November 2024 (2.5 Years Prior to Lease Expiration), Dollar General Extended The Lease for an Additional 5 Years Through July 31, 2032

NN LEASE:

- Landlord Responsibilities Limited to Roof, Parking Lot, Structure & HVAC

32+ YEAR OPERATING HISTORY - EST. 1992:

- Dollar General Has Been Operating at this Location for 30+ Years
- Since 1992, Dollar General Has Extended the Lease Eight Times

RECENT REMODEL - APRIL 2024:

- Tenant Recently Remodeled the Store at their Sole Cost & Expense

BRAND NEW ROOF:

- Complete Roof Replacement in November 2022
- 30-Year Warranty

RECENT HVAC REPLACEMENT/REPAIRS:

- New 10-Ton HVAC Unit Installed in July 2024
- Secondary HVAC Unit Rebuilt in November 2023

STRONG PLACER AI DATA - 208,000 VISITS:

- Nationwide (1,153/18,916) = Top 7%
- Statewide (7/458) = Top 2%
- 15-Mile Radius = Top Store

LIMITED COMPETITION:

- Extremely High-Barrier to Entry Market
- Only Competition is Island Foods Great Valu and Family Dollar

PROXIMITY FROM CHINCOTEAGUE, VIRGINIA:

- Ocean City, MD | 56 Miles
- Rehoboth Beach, DE | 82 Miles
- Wilmington, DE | 161 Miles
- Baltimore, MD | 169 Miles
- Washington, DC | 170 Miles
- Richmond, VA | 189 Miles
- Philadelphia, PA | 192 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 2,713 Residents | \$117,112 Average Household Income
- 3-Mile: 4,681 Residents | \$109,818 Average Household Income
- 5-Mile: 5,579 Residents | \$107,658 Average Household Income
- 7-Mile: 8,952 Residents | \$101,898 Average Household Income

INVESTMENT HIGHLIGHTS

CHINCOTEAGUE:

- Located on the Northeastern Tip of Virginia's Eastern Shore
- Nestled Between Wallops Island & Assateague Island National Seashore

CHINCOTEAGUE ISLAND PONY SWIM – EST. 1925:

- 100th Annual Pony Swim Will Take Place in July 2025
- An Annual Event the Last Wednesday of July
- Over 150+ Ponies Make the Historic Swim from Assateague to Chincoteague
- Approximately 50,000 + Visitors Attend the Event
- Purpose of the Swim is to Control the Island's Wild Pony Population

ASSATEAGUE ISLAND, NATIONAL SEASHORE (2.5 MILES FROM SUBJECT PROPERTY):

- Located on the Virginia Portion of Assateague Island
- An Official National Park Service Property Visited by Approximately 3.2 Million Visitors Each Year
- A Tourist Attraction Which Includes More Than 14,000 Acres of Beach, Dunes, Marsh & Maritime Forest

NASA WALLOPS FLIGHT FACILITY:

- NASA's Only Owned & Operated Launch Range & Research Airport
- Sent 16,000+ Missions into the Skies
- Launches More Rockets Per Year Than Any Other NASA Facility
- NASA's Primary Location for Conducting Research Utilizing Aircraft, Balloons & Suborbital Vehicles

PLACER.AI REPORT

Metrics

Dollar General

4360 Pension St, Chincot... # 506

Visits	208.8K	Visits Yo2Y	+6.7%
Visits YoY	+1.7%	Visits Yo3Y	+26.5%

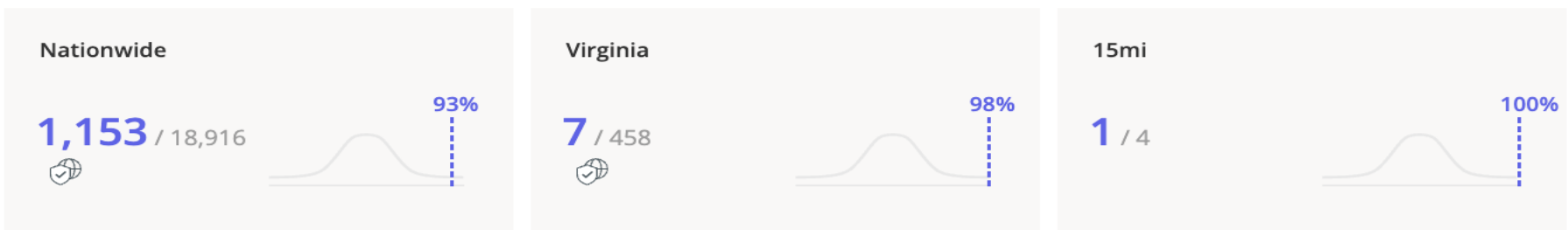
Dec 1st, 2023 - Nov 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Dollar General

4360 Pension St, Chin... # 506



Chain: Dollar General | Visits | Dec 1st, 2023 - Nov 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)





Chincoteague
INN MOTEL

IRON PONY
RESTAURANT & BAR

DG

H&H
PHARMACY & GIFT SHOP

ABC

ATLANTIC
SHORES
INN AND SUITES







CHINCOTEAGUE
ELEMENTARY SCHOOL

Chincoteague
INN MOTEL

H&H
PHARMACY & GIFT SHOP

ABC

IRON PONY
EQUESTRIAN SUPPLY

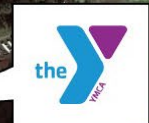
DG

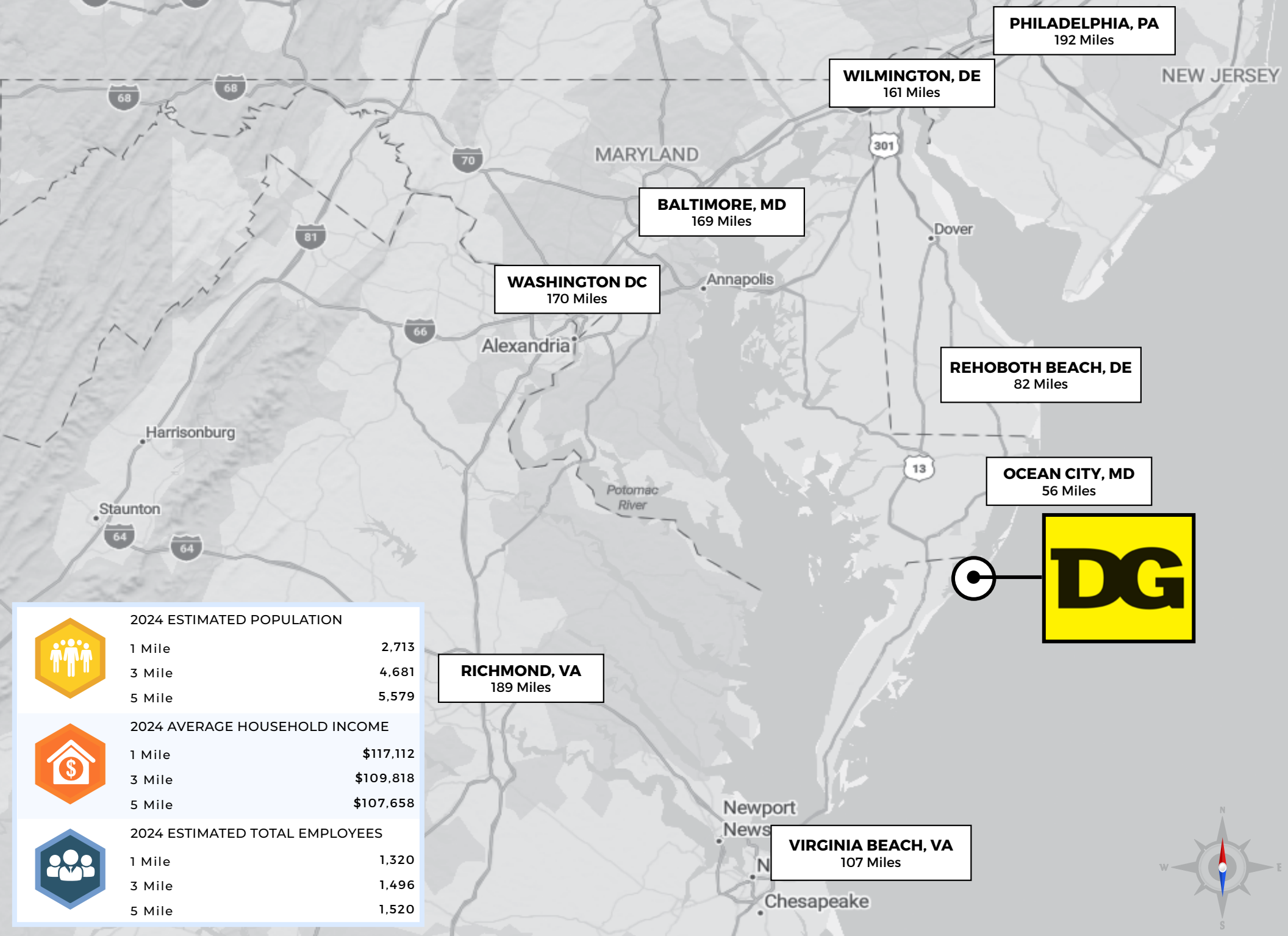












PHILADELPHIA, PA
192 Miles

WILMINGTON, DE
161 Miles

BALTIMORE, MD
169 Miles

WASHINGTON DC
170 Miles

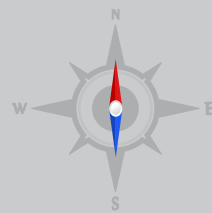
REHOBOTH BEACH, DE
82 Miles

OCEAN CITY, MD
56 Miles



RICHMOND, VA
189 Miles

VIRGINIA BEACH, VA
107 Miles



AREA OVERVIEW



CHINCOTEAGUE, VIRGINIA

Chincoteague Island, at the northeastern tip of Virginia's Eastern Shore, is part of Accomack County. It's known worldwide for wild ponies Marguerite Henry wrote about in the novel, "Misty of Chincoteague," later made into a film.

Chincoteague Island, a tiny fishing town off Virginia's Eastern Shore, is steps away from the Atlantic Ocean by bridge to Assateague Island. The famous Chincoteague ponies live in the Chincoteague National Wildlife Refuge on Assateague Island, easily reached by bike or car from town. The Chincoteague Refuge is Virginia's entrance to an undeveloped 37-mile-long beach. The National Park Service and Refuge offer ranger-led programs seasonally. Spring and fall bird migrations are popular events but the biggest event for the area is held each July when the Chincoteague Volunteer Fire Company's Pony Swim and Auction brings scores of spectators to the island town. Saltwater cowboys have been rounding up ponies and swimming them across the channel from Assateague Island to Chincoteague Island for auction since 1926.

Visitors to Chincoteague love to dig clams, watch oystermen and compete in saltwater fishing tournaments for cash prizes. "Patriot Oysters," so named when Abe Lincoln sent a Union ship to protect the island's seafood trade, are a must when dining on the island. Water lovers enjoy kayaking, charter fishing and nature cruising. The Chamber hosts events year-round and a lively art scene plays out in galleries and at the restored Island Theatre. Next door on Wallops Island you can see rockets launched into space from the NASA Wallops Visitors Center.

With its variety of old-fashioned charms, Chincoteague has been called America's #1 Beach Town; a "slam-dunk" for grandchildren and one of America's best island towns. Coastal Living Magazine voted Chincoteague Island "America's Happiest Seaside Town".



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	2,713	4,681	5,579	8,952
2029 Projected Population	2,713	4,695	5,592	8,975
2020 Census Population	2,197	3,346	3,904	6,688



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	1,357	2,354	2,797	4,394
2029 Projected Households	1,241	2,154	2,559	4,018
2020 Census Households	1,103	1,681	1,948	3,222
Average Household Size	2.00	1.99	1.99	2.03



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$117,112	\$109,818	\$107,658	\$101,898
2024 Median Household Income	\$71,782	\$63,660	\$64,980	\$66,530
2024 Per Capita Income	\$58,589	\$55,225	\$53,984	\$50,042



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	1,357	2,354	2,797	4,394
2024 Owner-Occupied Units	991	1,695	2,077	3,388
2024 Renter Occupied Housing Units	366	659	721	1,006



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	215	240	246	296
2024 Employees	1,320	1,496	1,520	2,563

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$17.26 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,523



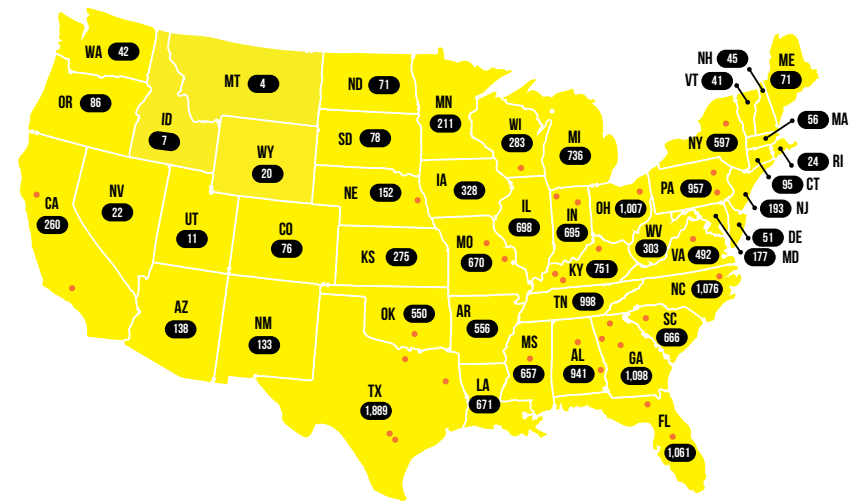
NO. EMPLOYEES
186,000

ABOUT

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 November 1, 2024, the Company's 20,523 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.

20,523 STORES | **IN 48 STATES** | AS OF 11/01/2024

- STORES
- DISTRIBUTION CENTER



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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SCHUCHERT
RETAIL GROUP



**EXCLUSIVELY
LISTED BY:**

JOE SCHUCHERT, CCIM
Co-Founder & Managing Partner

joe@schuchert.com
D 310.935.4732
M 310.971.3116
CA License #0197312

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