



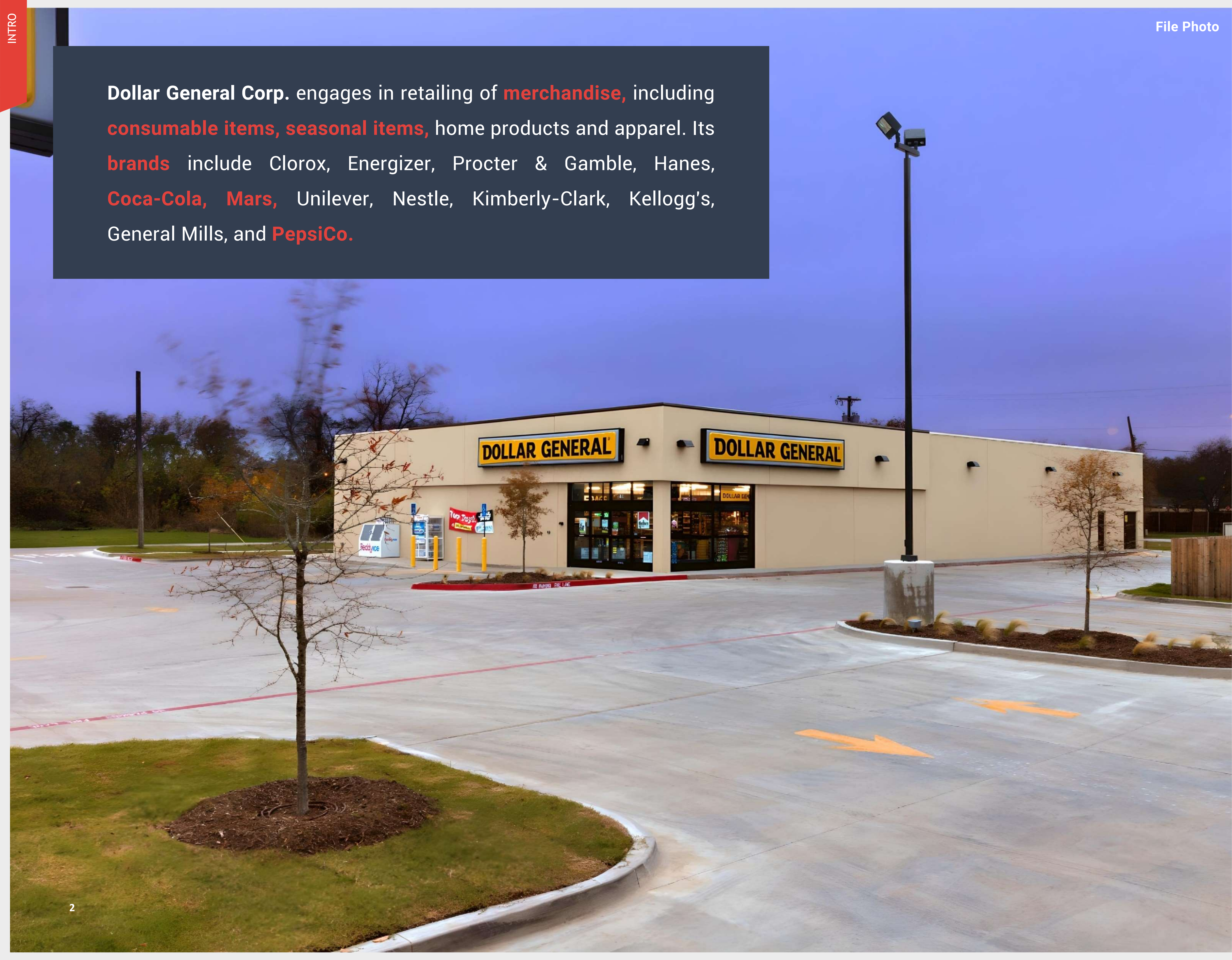
Dollar General Plus

\$1,509,014 | 7.00% CAP

7958 Seneca Trail, Hillsboro, WV 24946

- ✓ Complete NNN Lease w/ Zero LL Responsibilities
- ✓ Year Built 2023 – 14+ Years Remaining
- ✓ Strong Corporate Credit
- ✓ Limited Competition in the Trade Area
- ✓ Located Along Seneca Trail / U.S. Highway 219, a Major North-South Route Connecting New York to Virginia.

Dollar General Corp. engages in retailing of **merchandise**, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



INVESTMENT OVERVIEW

DOLLAR GENERAL PLUS HILLSBORO, WV

File Photo



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\$1,509,014

7.00% CAP

NOI

\$105,631

✓ Complete NNN Lease w/ zero LL responsibilities

✓ Year Built 2023 – 14+ years remaining

Building Area

±10,640 SF

✓ Strong Corporate Credit

✓ Limited Competition in the Trade Area

Land Area

±1.21 AC

✓ Located Along Seneca Trail / U.S. Highway 219, a major north-south route connecting New York to Virginia.

Year Built

2023

✓ E-commerce Resistant Retailer Experiencing Explosive Growth – Dollar General has an S&P BBB rating and is ranked on the Fortune 500 list. Dollar General has shown exceptional growth, with \$38.7 billion in sales in fiscal year 2023.

Lease Type

Complete NNN

✓ West Virginia's Cost of Doing Business Is Among the Lowest in the Country, ranked #10 for best business climate in business facilities 2021 state rankings report. With a 12% lower cost of living than the US average.

Occupancy

100%

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TENANT OVERVIEW

DOLLAR GENERAL PLUS HILLSBORO, WV

Dollar General

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store.

REVENUE

\$37.885 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

19,643

DOLLAR GENERAL

dollargeneral.com

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 **March 1, 2024**, the Company's **20,022** 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.

STRATEGY

Dollar General sells similar products as wholesale retailers **Wal-Mart (WMT) and Target (TGT)**, but typically at **lower prices**. Because of this, during harsh economic conditions, many consumers may make the change to shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving **profitable top-line growth** while enhancing its low-cost operator position and capturing **new growth opportunities**. The company attempts to drive profitable top-line growth through strategies like **improving the in-stock position** of its stores and continuously **offering products at competitive prices**.



IN THE NEWS

DOLLAR GENERAL PLUS HILLSBORO, WV

Dollar General Says It's on Track To Open Roughly 800 Stores This Year

LINDA MOSS, MARCH 15, 2024 (COSTAR)

Dollar General, based in Goodlettsville, Tennessee, reiterated its plans Thursday to execute 2,385 real estate projects in fiscal 2024, including the opening of 800 stores, remodeling 1,500 and relocating 85 stores.

The retailer hit the **20,000-store** mark late last month, when it celebrated the grand opening of its location at **2115 W. Front St.** in Alice, Texas. The firm is expanding its capital spending from **\$1.3 billion to \$1.4 billion** this year.

Dollar General's discussion of its aggressive expansion strategy was in contrast to the plans that its competitor, Chesapeake, Virginia-based Dollar Tree, laid out on Wednesday. Dollar Tree said it would shut **1,000 stores**, nearly all of them Family Dollar locations with just a few dozen of its namesake locations on the list. The first **600** of those store closings are slated for this year, with the rest coming as store leases expire.

Expansion Plans Come a Day After Rival Dollar Tree Says It'll Close 1,000 Family Dollar Locations

Dollar General and Dollar Tree have a lot in common, facing similar problems with theft and shoppers pulling back on discretionary spending on nonconsumables, which have affected the retailers' financial results.

Last year, Dollar General opened **987 new stores**, remodeled **2,007** and relocated **129**. This year's store openings will include 30 Popshelf-format locations and up to **15 stores in Mexico**, according to Vasos. Popshelf offers mostly nonconsumable goods, "and as such, is more heavily impacted by a softer discretionary sales environment," he said.

Dollar General is bigger than Dollar Tree, which had **16,774 stores** as of Feb. 3. On an earnings call on Wednesday, Dollar Tree CEO Rick Dreiling said the company will continue to **open stores** this year, most of them Dollar Trees not Family Dollar, but did not provide details beyond that.

EXPLORE ARTICLE



Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce

JANUARY 30, 2024 (BUSINESSWIRE)

More than 5,000 Dollar General stores carry the top 20 produce items typically sold in traditional grocery stores, which cover approximately 80 percent of the produce categories most grocery stores traditionally provide.

Dollar General (NYSE: DG) has surpassed its **latest milestone**, now offering fresh produce options in more than **5,000 stores** across the country. With this achievement, the retailer has more individual points of **produce distribution** than any other U.S. mass retailer or grocer. DG stores that carry produce provide consumers with a **curated assortment** of fresh fruits and vegetables, including tomatoes, onions, apples, strawberries, potatoes, sweet potatoes, lemons, limes, salad mixes, and more.

With more individual points of produce distribution than any other U.S. mass retailer or grocer, the Company provides access to fresh fruits and vegetables in thousands of communities

First announced in the Company's Q4 2022 earnings last March, DG has continued to make strides toward reaching this milestone and now, more than **5,000 DG stores** also carry the top **20 items typically** sold in traditional grocery stores which cover approximately **80 percent** of the produce categories most grocery stores traditionally provide.

"We are constantly looking for ways to better serve our customers and one of our top priorities is to ensure the communities we call **home have access** to fresh, affordable, and convenient food options," said Emily Taylor, executive vice president and chief merchandising officer at Dollar General.

EXPLORE ARTICLE



LEASE OVERVIEW

DOLLAR GENERAL PLUS HILLSBORO, WV

Lease Term Remaining	14 Years
Rent Commencement	May 2023
Lease Expiration	May 2038
Lease Type	NNN
Rent Increases	Flat Lease
Annual Rent YRS 1-15	\$105,631.00
Options	4 & 5 Year Options, 10% Increases In Options



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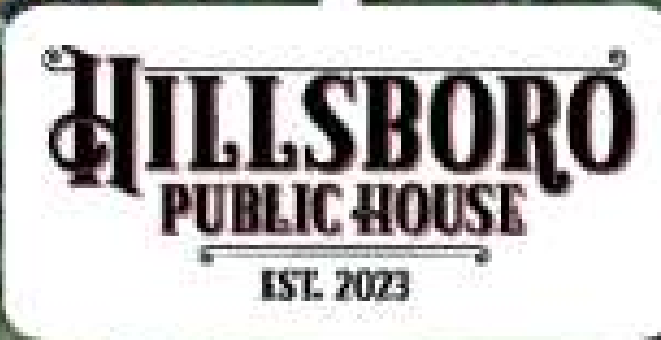
SEEBERT LANE
COLORED SCHOOL



DOLLAR GENERAL
SUBJECT PROPERTY
7958 SENECA TRL.




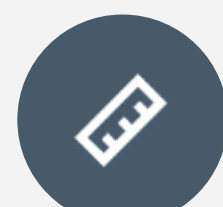
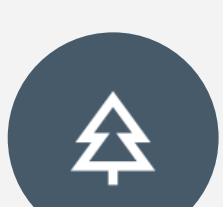
HILLSBORO
ELEMENTARY/MIDDLE
SCHOOL
(81 STUDENTS)

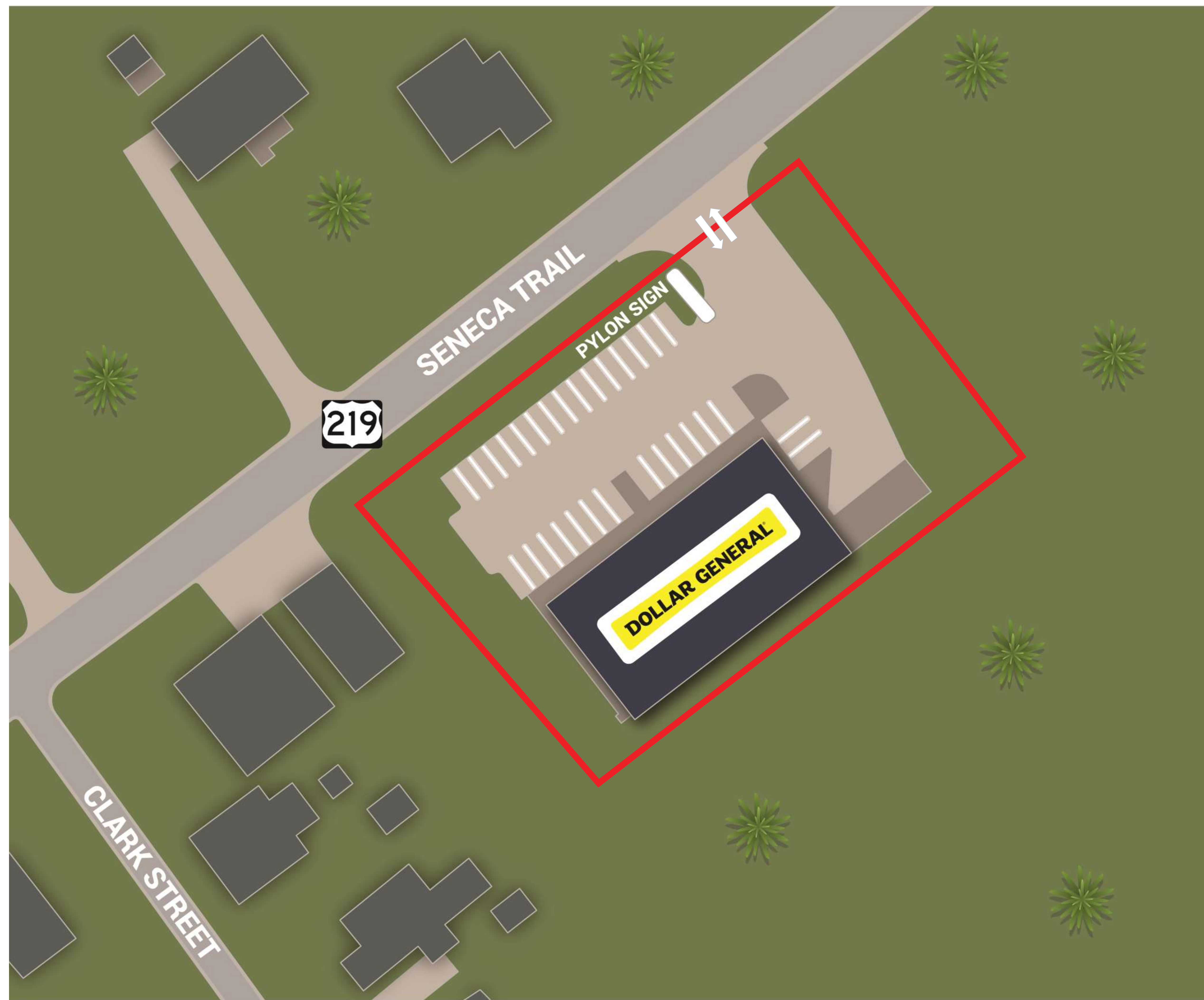


SENECA TRAIL
±1,671 VPD

SITE OVERVIEW

DOLLAR GENERAL PLUS HILLSBORO, WV

	Year Built		2023
	Building Area		±10,640 SF
	Land Area		±1.21 AC



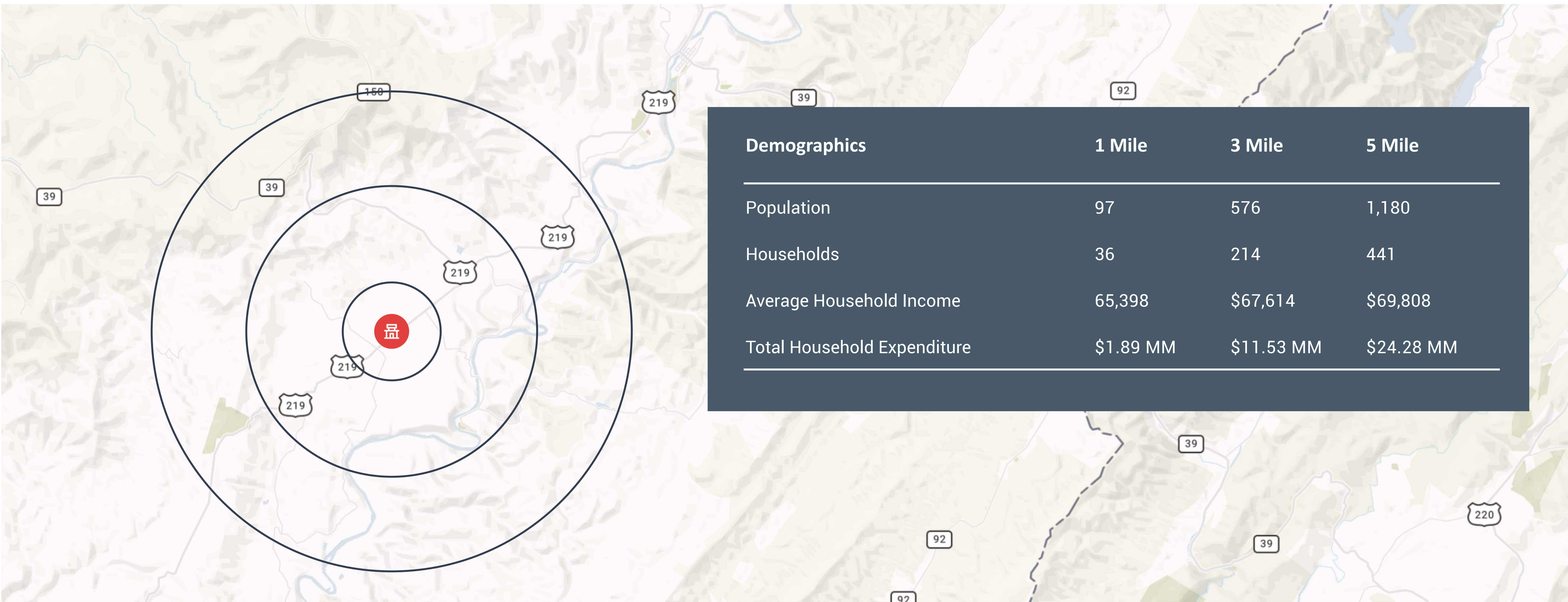
NEIGHBORING RETAILERS

- United States Postal Service
- Marathon Gas
- Rose's Excavating
- Red Oak Realty
- Hillsboro Public House
- Pocahontas County library
- Pearl S Buck Birthplace Museum



LOCATION OVERVIEW

DOLLAR GENERAL PLUS HILLSBORO, WV



ECONOMIC DRIVERS


1. Local Government
2. State Government
3. Federal Government
4. WVU Medicine
5. Wal-mart & Associates, Inc.
6. Charleston Area Medical Center
7. Mountain Heath Network
8. Kroger
9. Lowe's Home Centers, Inc.
10. Contura Energy
11. Mon Health
12. American Consolidated Nr
13. Mylan Pharmaceuticals

LOCATION OVERVIEW

DOLLAR GENERAL PLUS HILLSBORO, WV

Hillsboro

West Virginia

 7,940
Population

 \$41,680
Median Household Income



West Virginia Is Within a
Day's Drive Of

HALF THE U.S. POPULATION
AND 1/3 OF THE CANADIAN
MARKET

West Virginia Serves as
an Energy Hub

FOR NATIONAL AND GLOBAL
ECONOMIES

"Hillsboro incorporated in 1886, and was the first town in Pocahontas County to do so. Hillsboro is located in the Little Levels: a broad, level plain west of the Greenbrier River.

The region is among the finest limestone farming areas in West Virginia and is a popular retirement and second-home area.

Hillsboro attracts many tourists with its restaurants and country markets, but is probably best known as the birthplace of author Pearl S. Buck

Many scenic farms extend outward from the town, across the levels, and into the surrounding mountains of the Monongahela National Forest.

Hillsboro attracts many tourists with its restaurants and country markets, but is probably best known as the birthplace of author Pearl S. Buck. Buck won the Pulitzer Prize for Fiction with her novel *The Good Earth* in 1932, and in 1938 won the Nobel Prize for Literature after writing biographies of her parents, *The Exile* and *The Fighting Angel*.

Beartown State Park and historical Droop Mountain Battlefield State Park are located a few miles south of Hillsboro. Watoga State Park and the Greenbrier River Trail are also located near the town and help bolster its growing tourism economy."

IN THE NEWS

DOLLAR GENERAL PLUS HILLSBORO, WV

Gov. Justice announces \$373 million investment from seven new and existing companies in West Virginia

JANUARY 16, 2024 (GOVERNOR)

“The economic development momentum and investment we’re seeing is another indicator of the prosperity we are creating here in our great state,” Gov. Justice said. “I want to thank these companies for believing in West Virginia as much as I do, and I’m excited to help them be successful in their business any way we can.”

WATT Fuel Cell develops and manufactures Solid Oxide Fuel Cell systems that operate on common, readily available fuels such as **natural gas** and **propane**. The company has committed to invest **\$64,000,000** in Monongalia County.

Investment will impact more than 1,900 high-paying jobs in West Virginia across seven West Virginia companies

Alcon

Alcon is a fabricator of intraocular lenses and delivery systems used for the treatment of cataracts. The company has committed to invest **\$70,000,000** in Cabell County.

Clean Seas

Clean-Seas is an innovative plastics recycling and manufacturing subsidiary of Clean Vision Corporation. The company has committed to invest **\$50,000,000** in Kanawha County.

Gestamp

Gestamp is an international group dedicated to the design, development and manufacture of metal automotive components. The company has committed to invest \$70,000,000 in Kanawha County.

EXPLORE ARTICLE



LG To Invest \$700 Million In West Virginia

BRIANA HEANEY, JANUARY 03, 2024 (WVPUBLIC BROADCASTING)

The money is part of the LG NOVA West Virginia Investment Fund. LG NOVA collaborates with startups and partners as a venture fund that focuses on business that will have a positive impact on people and the planet.

“We know LG is a **big company**. But there are a lot of things that LG cannot do by ourselves,” Rhee said. “West Virginia is a **great state** but obviously there are a lot of things that LG can make a difference in. So that’s why we started discussing it.”

LG Electronics is planning to invest in new business ventures in West Virginia. The company plans to invest \$700 million in projects over the next five years and will bring 275 skilled jobs to the state.

Sens. Joe Manchin and Shelley Moore Capito and Gov. Jim Justice attended the event. All commented on the growing trend of **multinational companies** coming to West Virginia to do business.

Justice said he is **grateful** for the investment in West Virginia, but that the state will in return have a **lot to offer** the tech company with its **natural resources** and proximity to **large cities**.

“We are **proud today** to say that energy is not just our past, it’s also our future,” Hanshaw said. “But it’s a **21st Century** future. Now, we’re proud to say that we have become a **21st Century economy**, that we are no longer bound to any particular segment of industry as our economic future.”

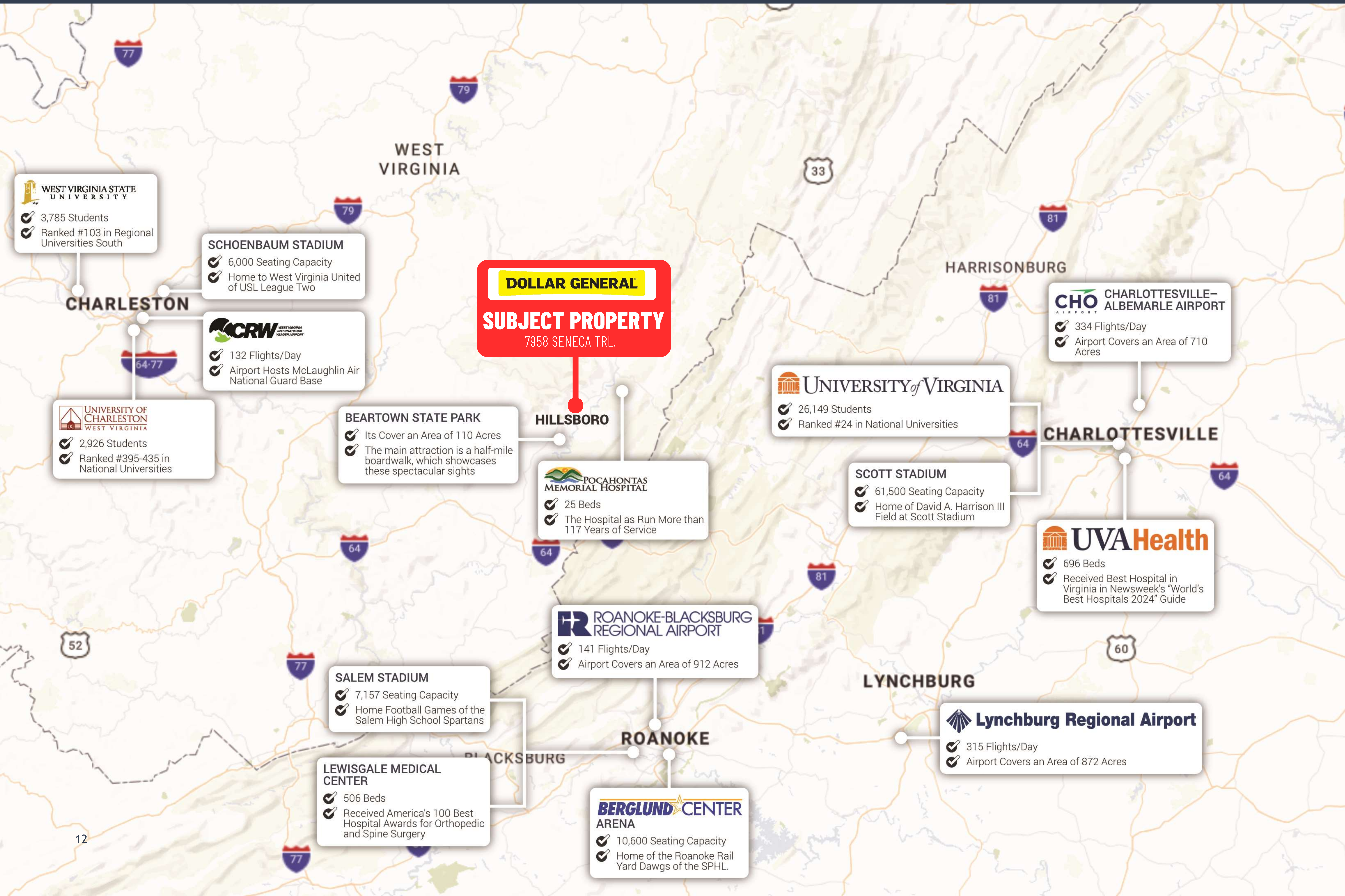
This investment extends beyond West Virginia through collaboration to promote economic investments in communities across the Appalachian region with business leaders and **public-sector innovators**.

EXPLORE ARTICLE



METRO AREA

DOLLAR GENERAL PLUS HILLSBORO, WV





CALL FOR ADDITIONAL INFORMATION

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