



ABS. NNN DOLLAR GENERAL MARKET | RENT BUMPS

ACTUAL STORE WITH SUPERIMPOSED SIGN

70 RITCHIE CENTER DR., PENNSBORO, WV 26415

BRIAN BROCKMAN, Broker, License #WVB200300608

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DOLLAR GENERAL PLUS WITH RENT BUMPS

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INVESTMENT SUMMARY

List Price:	\$2,011,911
Current NOI:	\$135,804.00
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.186
Year Built	2025
Building Size:	10,640 SF
Price PSF:	\$189.09
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.09%

INVESTMENT OFFERING

We are pleased to present this new 10,640 SF. Dollar General **Plus** store located in Pennsboro, West Virginia. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rent increases every 5 years** including at each of the 5 (5 year) options to renew! The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store completed construction and successfully opened for business in June 2025.

This Dollar General Plus is highly visible as it is strategically positioned on Richie Center Drive & Northwest Turnpike (Highway 50) which sees **9,336 cars per day**. It sits on a main thoroughfare connecting cities. It sits only 2.5 miles from the historic & active Pennsboro Speedway Race Track. The 10 mile population from the site is 9,041 and the 3 mile average household income is \$71,998 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 6.75% cap rate based on NOI of \$135,804.



PRICE \$2,011,911



CAP RATE 6.75%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2025 BTS Plus Size Construction | NOW OPEN!**
- **5% PRIMARY TERM RENT INCREASES EVERY 5 YEARS!**
- 5 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$71,998
- Ten Mile Population 9,041
- **9,336 VPD on Northwest Turnpike (Highway 50)**
- **Corner Site | Off of a Main Thoroughfare**
- **2.5 Miles to Pennsboro Speedway Race Track**
- Investment Grade Dollar Store With "BBB" Credit Rating

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$135,804.00	\$12.76
Gross Income	\$135,804.00	\$12.76
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$135,804.00	\$12.76

PROPERTY SUMMARY

Year Built:	2025
Lot Size:	+/- 1.186 Acres
Building Size:	10,640 SF
Roof Type:	Standing Seam
Zoning:	Commercial
Traffic Count:	9,336 VPD
Construction Style:	Market Prototype
Parking Lot:	Asphalt
# of Parking Spaces	31
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$135,804.00
Rent PSF:	\$12.76
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2025
Lease Expiration Date:	6/30/2040
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including 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



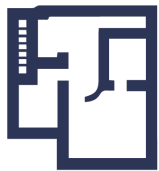
S&P:
BBB

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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	10,640	6/15/2025	6/30/2040	\$135,804.00	100.0		\$12.76
				\$142,596.00		7/1/2030	\$13.40
				\$149,724.00		7/1/2035	\$14.07
			Option 1	\$157,212.00		7/1/2040	\$14.78
			Option 2	\$165,072.00		7/1/2045	\$15.51
			Option 3	\$173,328.00		7/1/2050	\$16.29
			Option 4	\$181,992.00		7/1/2055	\$17.10
			Option 5	\$191,088.00		7/1/2060	\$19.96
Averages	10,640			\$142,708.00			\$13.41



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$135,804.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.41



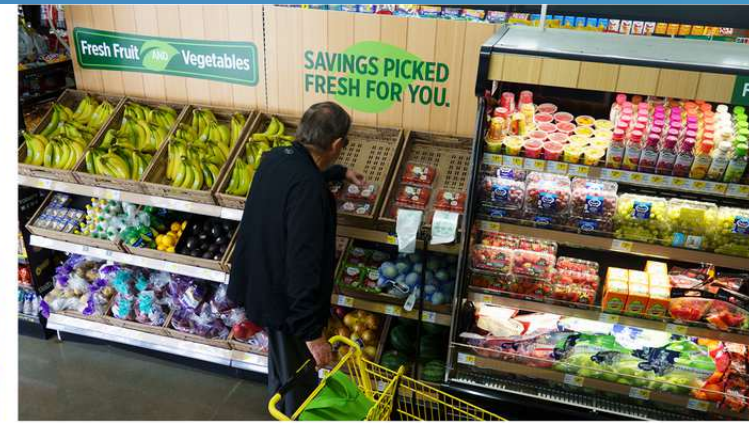
NUMBER OF TENANTS
1



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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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PROXIMITY TO LOCAL ATTRACTIONS



29 Miles
Mid-Ohio
Valley Regional
Airport



33 Miles
Parkersburg,
WV



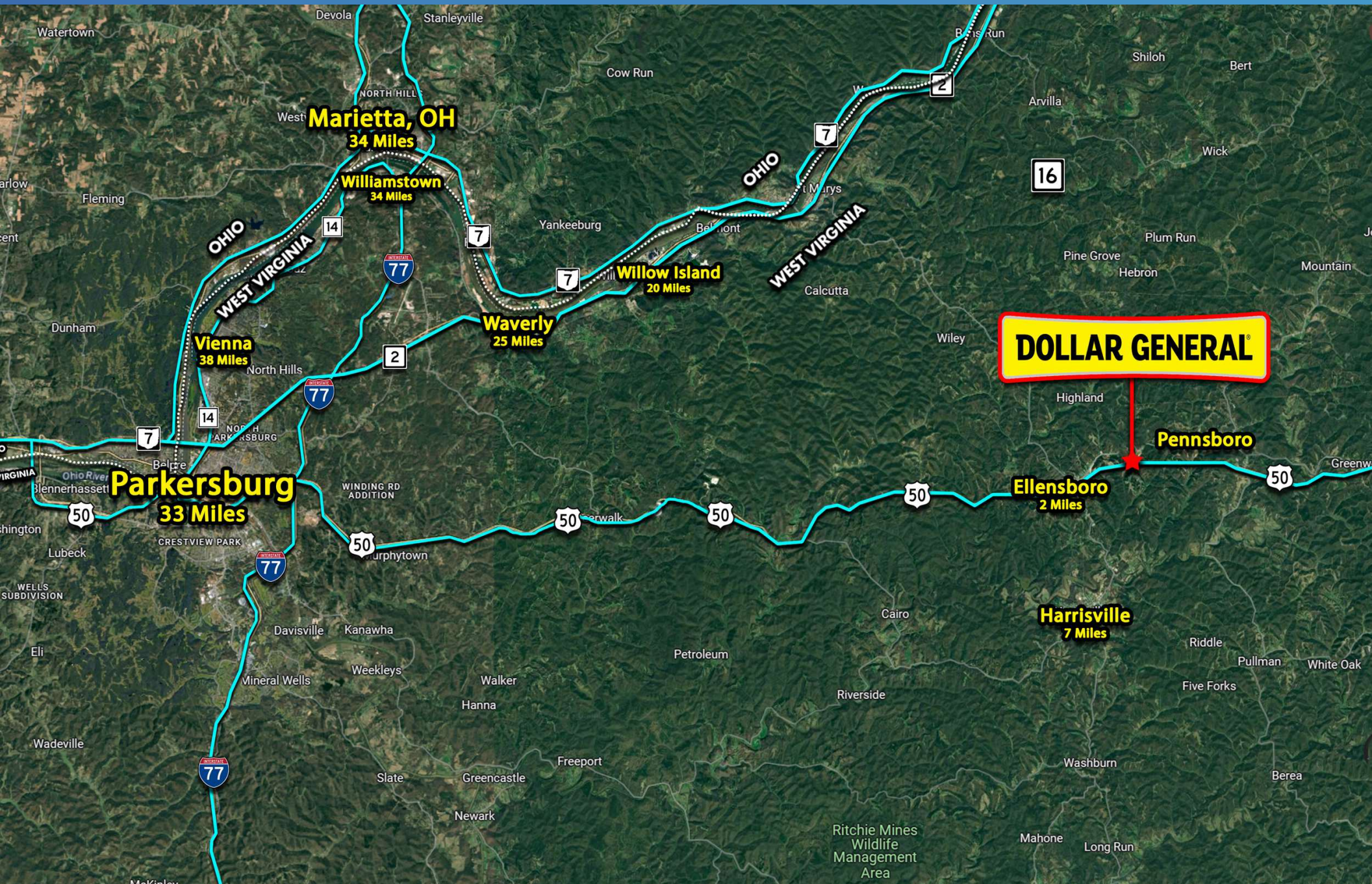
40 Miles
Clarksburg,
WV



30 Miles
WVU
Parkersburg
Campus

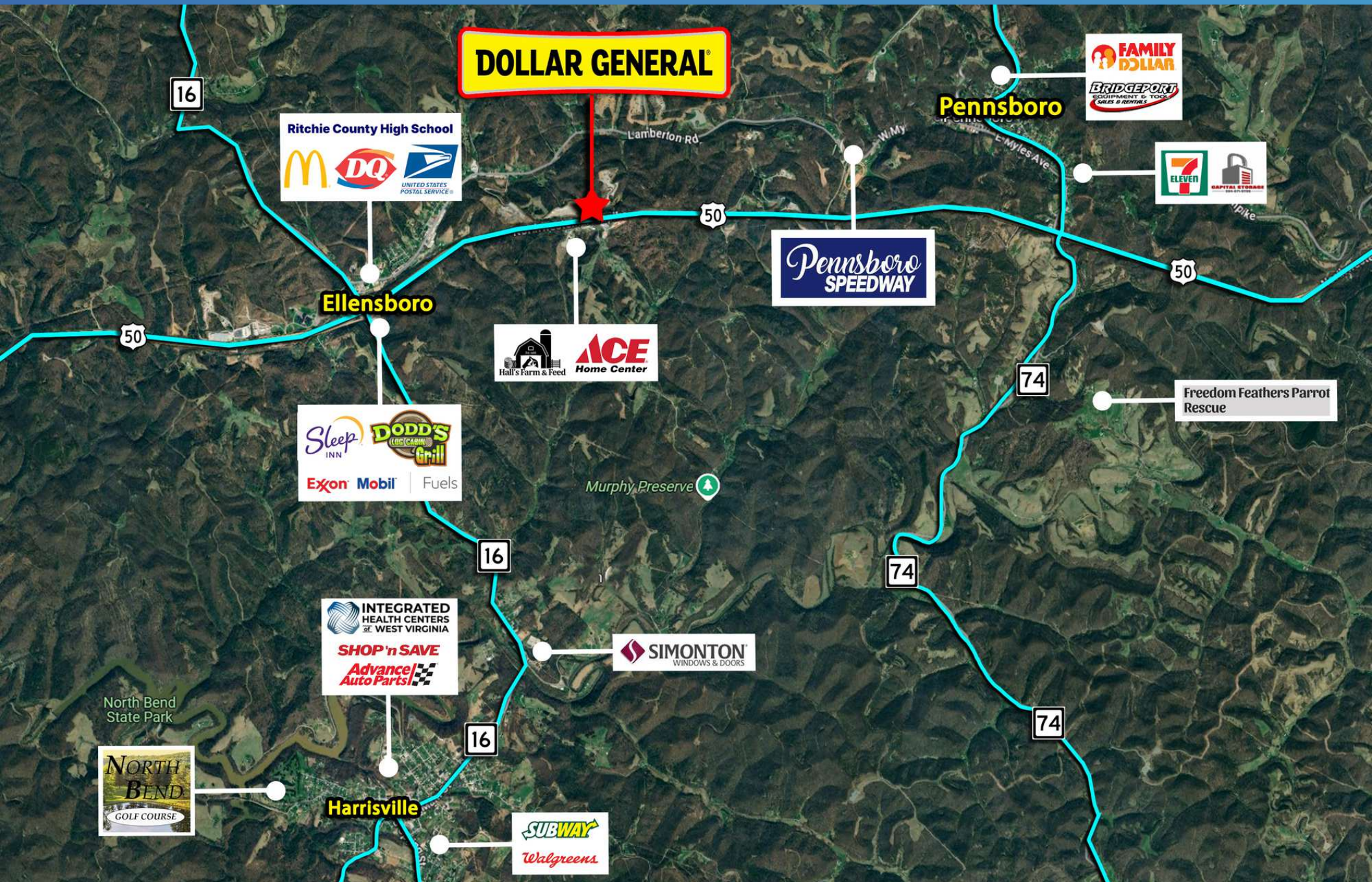
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Pennsboro is a small city nestled in the rolling hills of Ritchie County in northwestern West Virginia. Located at the junction of U.S. Route 50 and West Virginia Route 74, it serves as a quiet yet accessible hub between Parkersburg and Clarksburg. The city is also traversed by the North Bend Rail Trail, a 72-mile scenic path popular among hikers and cyclists.

Founded around 1820 by Charles Penn, for whom it is named, Pennsboro was officially incorporated in 1885. As of the 2020 census, the population stood at 1,050, reflecting a rural, close-knit community. The city spans approximately 2.7 square miles and sits at an elevation of 866 feet.

Pennsboro offers a blend of historical charm and outdoor recreation. Visitors can explore the historic B&O Railroad Depot or enjoy fishing and picnicking at nearby spots like the Pennsboro Reservoir and Tracy Lake. The city also hosts the legendary Pennsboro Speedway, a nod to its motorsport heritage.

With its friendly atmosphere and scenic surroundings, Pennsboro embodies the essence of small-town West Virginia life.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	983	3,916	9,041
Median Age	46.5	47.0	46.1
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	414	1,660	3,619
Average HH Income	\$71,998	\$73,827	\$72,994
Median House Value	\$121,250	\$108,057	\$107,837
Consumer Spending	\$12.1 M	\$47.8 M	\$105.1 M





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