



2024 BTS DOLLAR GENERAL PLUS | LIMITED COMPETITION AREA

ACTUAL STORE

1838 LESTER HIGHWAY, LESTER, WV 25865

BRIAN BROCKMAN, Broker, License #WVB200300608

BANG REALTY

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DOLLAR GENERAL PLUS WITH RENT BUMPS

1838 LESTER HIGHWAY, LESTER, WV 25865



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INVESTMENT SUMMARY

List Price:	\$1,927,007
Current NOI:	\$132,000.00
Initial Cap Rate:	6.85%
Land Acreage:	+/- 1.59
Year Built	2024
Building Size:	10,640 SF
Price PSF:	\$181.11
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.20%

INVESTMENT OFFERING

We are pleased to present this 2024 BTS, 10,640 SF. Dollar General **plus** store located in Lester, West Virginia. The property offers a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rent increases every 5 years**, including at each of the 4 (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 & successfully opened for business in January 2024.

This Dollar General is highly visible as it is strategically positioned on Lester Highway seeing 2,964 cars per day and surrounded by residential homes. **This is the only dollar store serving the community!** The ten mile population from the site is 51,481 and the three mile average household income \$42,540 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 6.85% cap rate based on NOI of \$132,000.



PRICE \$1,927,007



CAP RATE 6.85%



LEASE TYPE Absolute NNN



TERM REMAINING 13 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | Zero Landlord Responsibilities
- **2024 BTS Construction | Plus Size Footprint**
- **5% RENT INCREASES EVERY 5 YEARS!**
- **Only 9 Miles to Beckley, WV**
- **On Main Thoroughfare | 2,964 Cars Per Day**
- 4 (5 Year) Options | 5% Increases At Each Option
- Three Mile Household Income \$42,540
- **Ten Mile Population 51,481**
- Investment Grade Dollar Store | BBB Credit Rating
- **Dollar General Corporate Guaranty**
- DG Reported 32 Consecutive Years of Same Store Sales Growth
- **The Only Dollar Store Serving the Community!**

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FINANCIAL SUMMARY

INCOME	PER SF
Rent	\$132,000.00
Gross Income	\$132,000.00
	\$12.41
EXPENSE	PER SF
Expenses	\$0
Gross Expenses	\$0
	\$0.00
NET OPERATING INCOME	\$132,000.00
	\$12.41

PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 1.59 Acres
Building Size:	10,640 SF
Traffic Count:	2,964
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	35
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$132,000.00
Rent PSF:	\$12.41
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	1/30/2024
Lease Expiration Date:	1/31/2039
Lease Term Remaining:	13 Years
Rent Bumps:	5% Every 5 Years & at Each Option
Renewal Options:	Four (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	1/30/2024	1/31/2039	\$132,000.00 \$138,600.00 \$145,530.00	100.0	- 2/1/2029 2/1/2034	\$12.41 \$13.03 \$13.68
			Option 1	\$152,806.50		2/1/2039	\$14.36
			Option 2	\$160,446.83		2/1/2044	\$15.08
			Option 3	\$168,469.17		2/1/2049	\$15.83
			Option 4	\$176,892.62		2/1/2054	\$16.63
Averages	10,640			\$138,710.00			\$13.04



TOTAL SF
10,640



TOTAL ANNUAL RENT
\$132,000.00



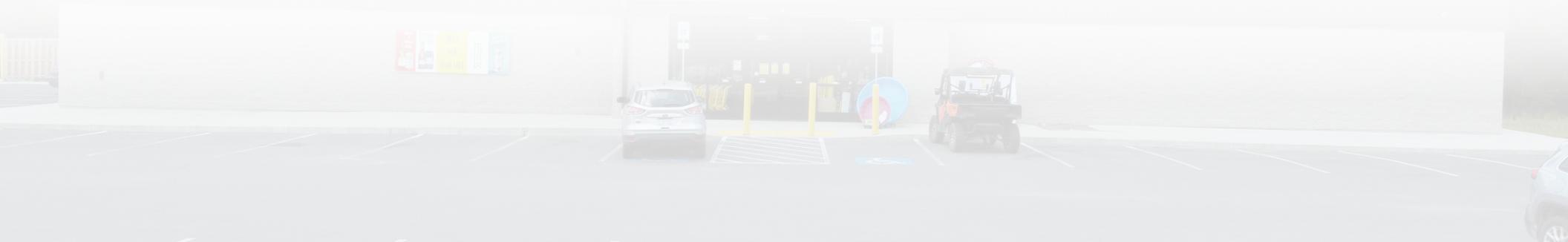
OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.04



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



16 Miles
Raleigh County
Memorial
Airport



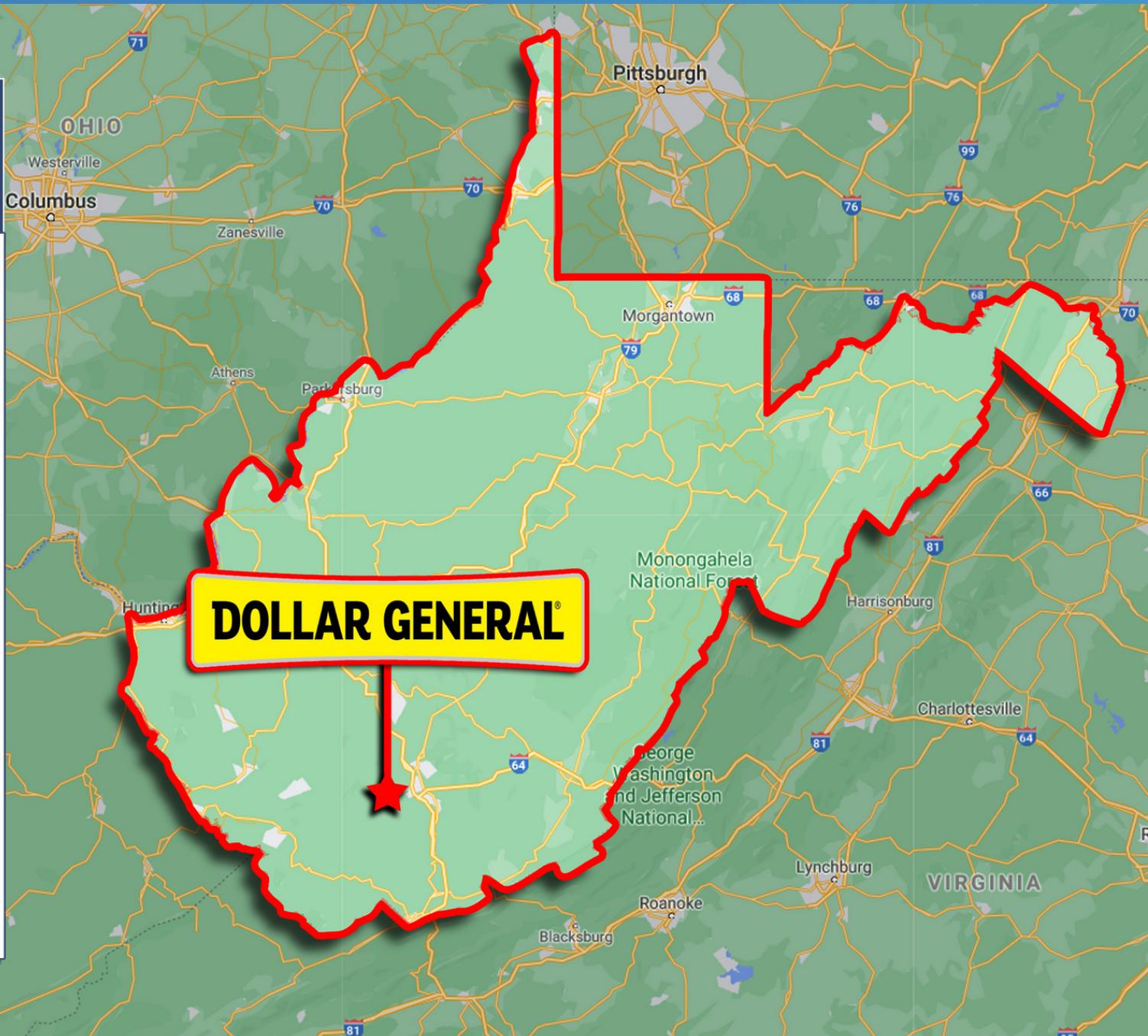
9 Miles
Beckley,
WV



42 Miles
Princeton,
WV



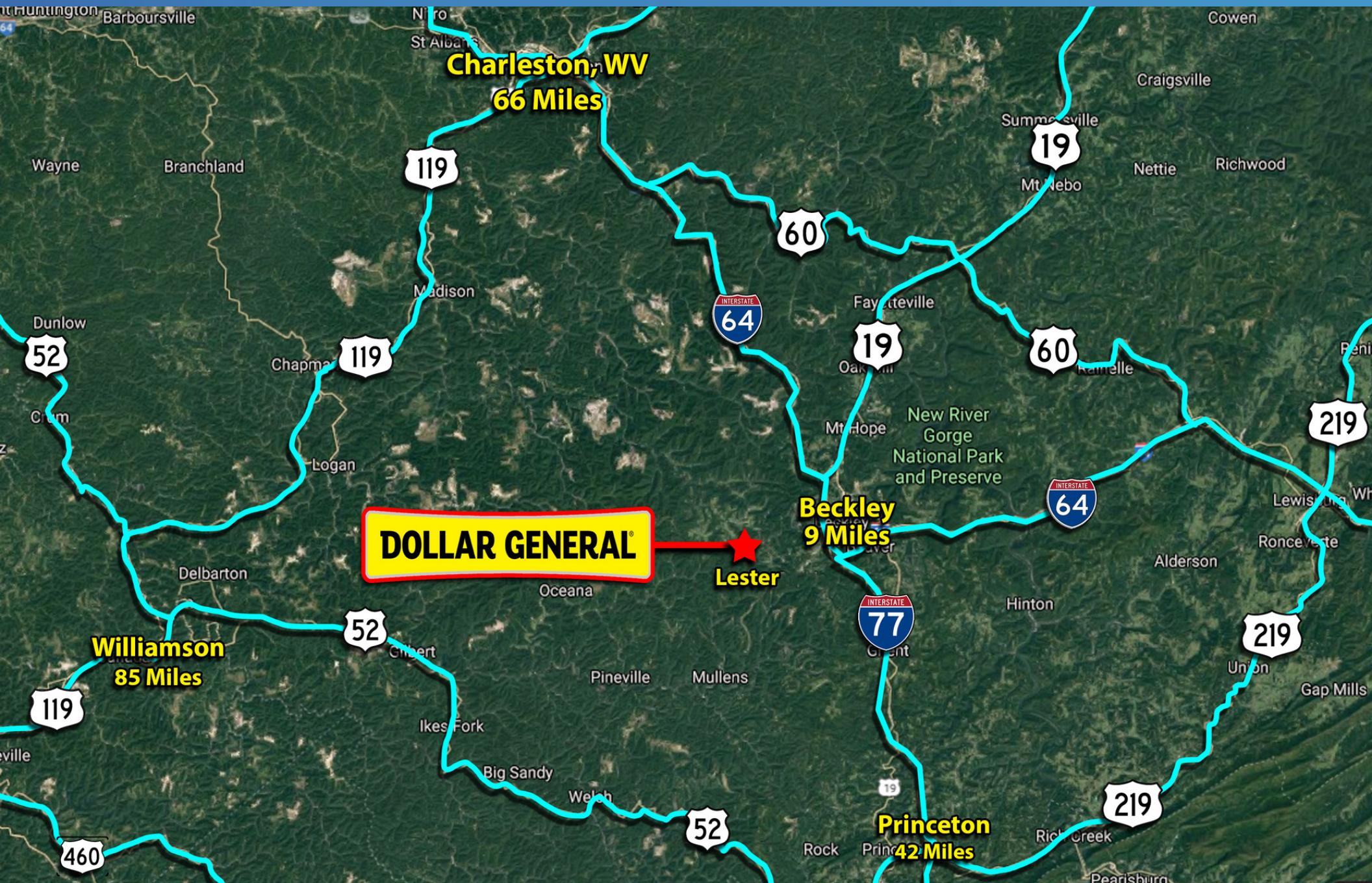
10 Miles
University of
Charleston -
Beckley



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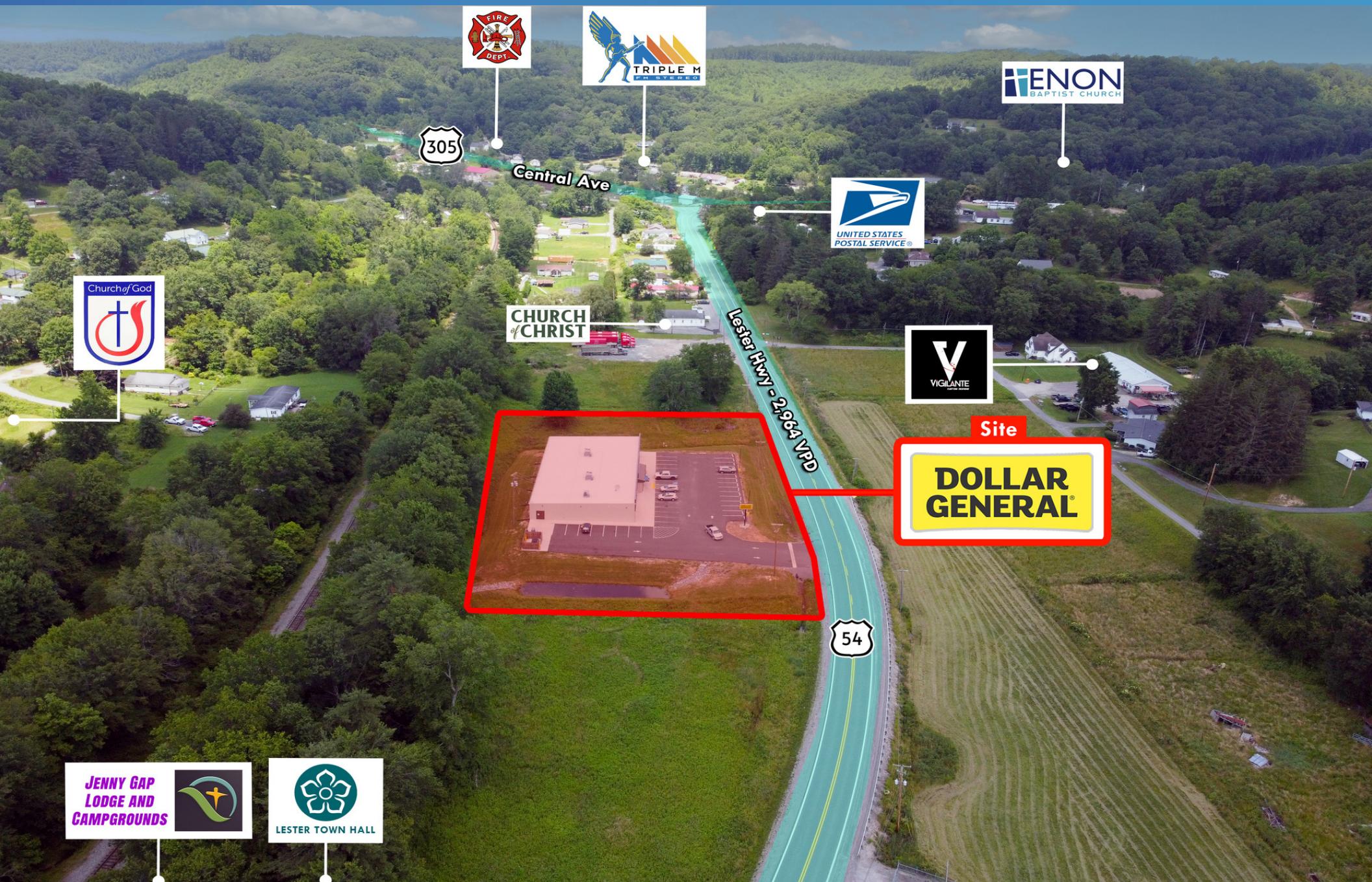
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TOWN OF LESTER

Nestled deep within the picturesque Appalachian Mountains, Lester, West Virginia, is a hidden gem waiting to be discovered. This small, unincorporated community is a testament to the timeless beauty of rural America. With its serene landscapes, rich history, and welcoming community, Lester offers a unique and unforgettable experience for those who venture into its embrace.

Lester has a rich history that dates back to the early 20th century when it was a thriving coal mining town. The remnants of this past can be seen in the well-preserved historic buildings and artifacts scattered throughout the area. Take a stroll through town and you'll encounter quaint cottages, a classic red-brick schoolhouse, and other remnants of a bygone era, all of which tell the story of the community's resilience and heritage.

Lester's location near the New River Gorge National River provides a wealth of recreational opportunities. Whitewater rafting, rock climbing, and zip-lining are just a few of the thrilling activities available to adventure seekers. For a more relaxed experience, fishing, birdwatching, and picnicking by the riverbanks are popular pastimes.

Lester, West Virginia, offers a refreshing escape from the fast pace of modern life. Whether you're an outdoor adventurer, a history enthusiast, or simply seeking tranquility in a stunning natural setting, Lester has something to offer everyone. Come and discover the allure of this charming Appalachian haven and leave with memories that will last a lifetime.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	1,784	9,973	51,481
Median Age	44.0	44.4	42.9
# Of Persons Per HH	2.4	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	719	4,172	21,946
Average HH Income	\$42,540	\$55,894	\$57,643
Median House Value	\$90,223	\$134,346	\$127,139
Consumer Spending	\$17.6 M	\$109.5 M	\$551.2 M





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