

DOLLAR GENERAL

\$1,155,000

8.11%CAP RATE

259 N MAIN ST

WEBSTER SPRINGS, WV 26288



Freestanding Dollar General | High Visibility North Main Street (WV-20) | Prime Webster Springs, WV
Community | Absolute NNN Lease With 10% Increases And Zero Landlord Responsibilities
Leading National Discount Retailer | Essential Goods Investment Opportunity | Corporate Guaranteed

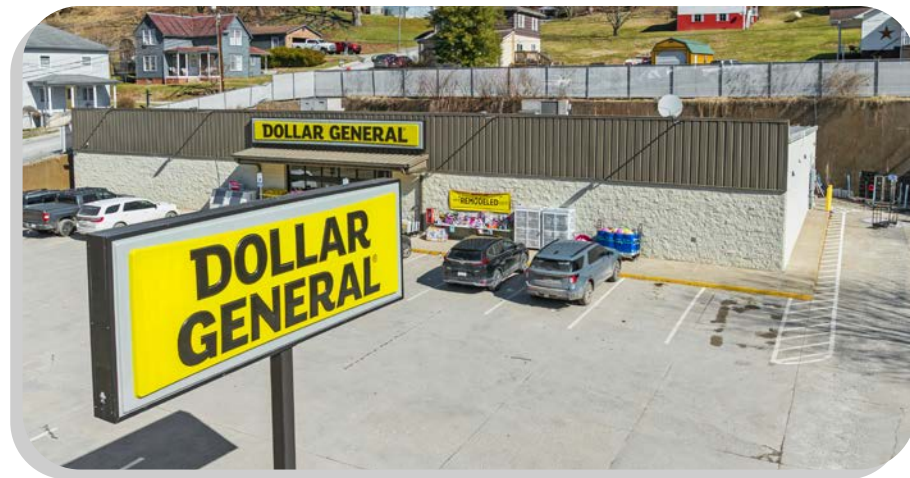
Marcus & Millichap

WHY INVEST?



FREESTANDING DOLLAR GENERAL | PRIME WEBSTER SPRINGS, WV COMMUNITY

- **Strategically Positioned Along North Main Street** (WV Route 20) — A Primary North–South Corridor Through Webster Springs Connecting Local Residential Areas With Regional Routes, Capturing Daily Community And Commuter Traffic
- **Freestanding Dollar General Store** — Highly Visible Retail Site With Direct Access And Efficient Parking, Purpose-Built To Serve Everyday Convenience And Value-Oriented Shopping For The Surrounding Community
- **Community-Serving Retail Anchor** — Located Within Webster Springs' Primary Commercial Area, Generating Consistent Traffic From Local Residents And Nearby Rural Communities
- **Established Neighborhood Retail Corridor** — Surrounded By Local Businesses, Service Providers, And Community Institutions, Reinforcing North Main Street As The Town's Core Commercial Node



ABSOLUTE NNN LEASE | 10% INCREASES DURING OPTION PERIODS | ZERO LANDLORD RESPONSIBILITIES | CORPORATE GUARANTEED PASSIVE, STABLE INCOME SECURITY

- **Absolute Triple-Net (NNN) Lease Structure**, With Zero Landlord Responsibilities, Providing Passive And Predictable Cash Flow
- **Established Lease Commenced In 2017 With Approximately 6.25 Years Remaining**, Providing Stable Near-Term Income Security
- **Scheduled 10% Rental Increases During Option Periods**, Offering Built-In Income Growth And Inflation Protection
- **Five (5) Five-Year Renewal Options**, Allowing For Up To 25 Additional Years Of Occupancy And Extended Income Potential
- **Corporate Lease Backed By Dollar General Corporation**, Enhancing Credit Strength And Long-Term Investment Security



NATIONAL DISCOUNT RETAIL LEADER ESSENTIAL GOODS INVESTMENT OPPORTUNITY

- **Corporate Lease Guaranteed By Dollar General Corporation**, A Leading National Discount Retailer, Providing Strong Financial Backing And Credit Support For The Lease Obligations
- **Leading National Discount Retailer** — Dollar General Is One Of The Largest Small-Box Retail Chains In The United States, With A Broad And Continually Expanding Nationwide Footprint
- **Widely Recognized For Its Value-Oriented Pricing**, Convenient Neighborhood Locations, And Essential Goods Offering, Supporting Strong Customer Loyalty, High Visit Frequency, And Consistent Store-Level Performance



INVESTMENT
SUMMARY

Address:	GOOGLE MAPS 259 N Main St, Webster Springs, WV 26288
Concept:	Dollar General
Guarantor:	Corporate
Price:	\$1,155,000
Cap Rate:	8.11%
NOI:	\$93,691
Building Size (SF):	±9,100 SF
Lot Size (AC):	±0.77 Acres
Year Built:	2017

LEASE
TERMS

Lease Commencement:	9/22/2017
Lease Term Expiration:	9/30/2032
Term Remaining:	±6.25 Years
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Monthly Rent:	\$7,808
Annual Base Rent:	\$93,691
Rental Increases:	10% (Options)
Renewal Options:	5 x 5 Years

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$1,155,000

LISTING PRICE

8.11%

CAP RATE

±6.25 YEARS

LEASE TERM

\$93,691

NOI

ABS NNN

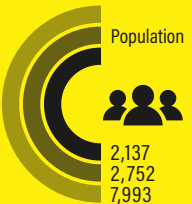
LEASE TYPE

2017

YEAR BUILT



2026 DEMOGRAPHICS



- 3-mile
- 5-mile
- Webster County



WEBSTER COUNTY

Located in central West Virginia, the Webster Springs area serves as a rural community hub within Webster County, positioned along West Virginia Route 20, a key north-south corridor connecting local towns to larger regional markets such as Summersville and Interstate 79. The local economy is supported by a mix of healthcare services, public sector employment, education, small business activity, and outdoor tourism tied to the region’s Appalachian landscape. Webster County Memorial Hospital, the Webster County School system, and various government and service-oriented employers provide consistent employment that helps sustain year-round consumer demand for local retailers, restaurants, and convenience-based businesses.

Webster Springs functions as an important neighborhood-serving commercial center for surrounding rural communities, capturing daily needs-based spending and commuter traffic from nearby towns and unincorporated areas. Retail and service uses are primarily concentrated along Route 20 and within the town center, where convenience retail, quick-service dining, and essential services benefit from limited local competition and strong community reliance. While modest in population, the broader trade area extends throughout Webster County and neighboring rural markets, supporting steady visitation patterns and providing a stable consumer base for drive-thru and convenience-oriented operators.

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
7,993	\$61,642	5,577

SOURCE: SITESUSA, 2026



BECKLEY MSA

**75 miles south
of Subject Site**

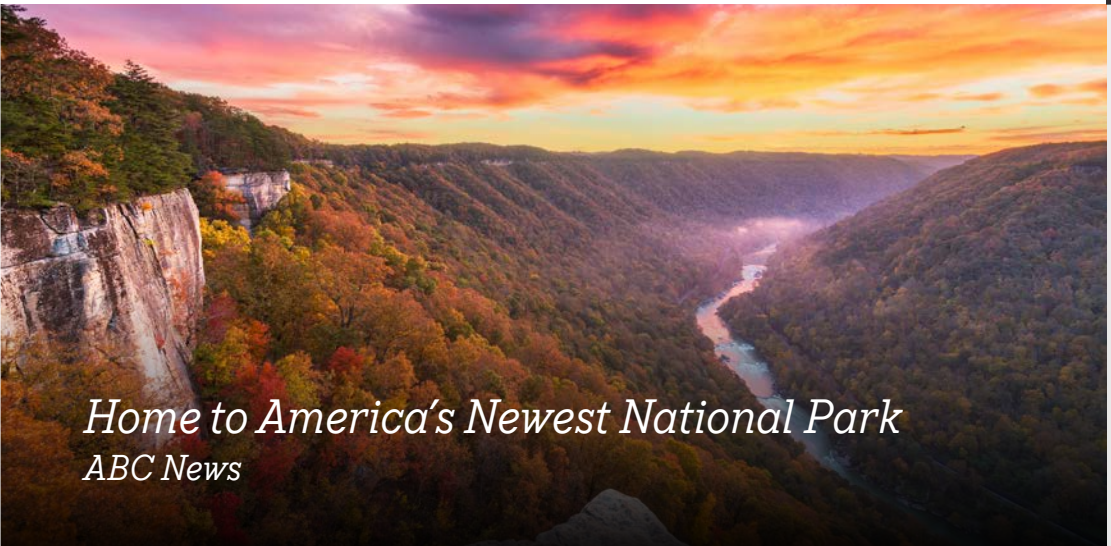
Located in southern West Virginia along the Appalachian corridor, the Beckley Metropolitan Statistical Area serves as a primary economic, healthcare, and retail hub for the surrounding mountain region. Anchored by the city of Beckley, the MSA blends a strong Appalachian heritage with modern regional commerce. With a metropolitan population of approximately 115,000 residents, the Beckley MSA functions as a central service hub for surrounding rural counties across southern West Virginia.

The regional economy is supported by a diverse employment base including healthcare, education, tourism, retail, and regional services. Major institutions such as Raleigh General Hospital, Beckley Appalachian Regional Hospital, and the West Virginia University Institute of Technology anchor the healthcare and education sectors while providing significant employment drivers for the region. Its strategic position at the intersection of Interstate 77 and Interstate 64 reinforces its role as a key transportation corridor linking southern West Virginia with regional markets.



West Virginia University

Culturally, the Beckley Metropolitan Statistical Area reflects a blend of Appalachian heritage, outdoor recreation, and regional commerce. Beckley serves as a gateway to southern West Virginia tourism, with attractions such as the Beckley Exhibition Coal Mine and nearby New River Gorge National Park and Preserve drawing visitors throughout the year. Continued investment in healthcare, tourism, and neighborhood retail corridors supports the region’s long-term economic stability and reinforces the Beckley MSA as a dependable market for national and regional operators. The area also benefits from steady visitation driven by outdoor recreation.



Home to America’s Newest National Park
ABC News



*Ensuring the success
of your investment...*

Founded in 1939 in Scottsville, Kentucky, Dollar General has built more than eight decades of brand recognition as one of the nation’s leading discount retail chains. Known for its commitment to convenience, value, and everyday essentials, Dollar General offers a broad assortment of household goods, packaged foods, cleaning supplies, health and beauty products, seasonal merchandise, and basic apparel. The brand’s emphasis on low prices, convenient neighborhood locations, and quick in-and-out shopping has helped Dollar General establish a loyal customer base and a strong presence within the competitive discount retail sector.

Dollar General has grown into one of the largest small-box retailers in the United States, with more than 19,000 stores operating nationwide and continued expansion across both rural and suburban markets. Its compact store format, efficient merchandising strategy, and focus on underserved communities position the brand to capture consistent daily consumer traffic. This scalable model has made Dollar General particularly well-suited for neighborhood, commuter-oriented, and rural retail locations.

Dollar General continues to expand and evolve while remaining rooted in its core values of value, convenience, and community accessibility. Ongoing private-label expansion, seasonal merchandising, and strategic store growth help maintain strong customer demand and repeat visitation. Combined with disciplined expansion, operational efficiency, and a proven neighborhood retail model, Dollar General has solidified its position as a resilient leader within the national discount retail landscape.

2025 REVENUE	LOCATIONS	EMPLOYEES	NASDAQ
\$40.6B	20K+	194K+	DG

SOURCE: 2025, STATISTA



IN THE NEWS



DOLLAR GENERAL POISED TO WIN BUDGET SECTOR AFTER THESE KEY MOVES

March 10, 2026 | *The Street*

In an increasingly crowded market, one budget retailer stands head and shoulders above the rest: Dollar General. Dollar General saw a 4.9% increase in same-store visits in January 2026 compared to the same period last year, according to data from Placer.ai. Some 25% of those shoppers are making frequent (defined as 4+ visits per month) trips to their preferred location, and an average trip lasts at least 20 minutes. For starters, Dollar General (DG) has drastically increased its grocery offerings over...

DOLLAR GENERAL NAMED MASS MARKET RETAILER’S 2026 MASS RETAILER OF THE YEAR

January 21, 2026 | *Mass Market Retailers*

Dollar General is honored to announce Mass Market Retailers (MMR) recently named the Company as its 2026 Mass Retailer of the Year by. The recognition reflects how DG’s purpose-driven strategy provides value and convenience to customers, career growth opportunities to employees and meaningful, positive impact to communities, all while delivering financial results and remaining committed to its mission of Serving Others. The award recognizes the Company’s “Back to Basics” strategy and renewed...



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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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