

SINGLE TENANT NNN

Investment Opportunity

DOLLAR GENERAL®

Corporate Guaranty | 60,000 + Residents | 2 (5-Year) Options to Extend



835 Seventh Street

PARKERSBURG WEST VIRGINIA

ACTUAL SITE

PRESENTED BY

DG

BRIAN BROCKMAN

Bang Realty, Inc

brian@bangrealty.com

M: 513.898.1551

2939 Vernon Place

Cincinnati, OH 45219

WV License No. WVB200300608



OFFERING SUMMARY

DG

OFFERING

Pricing	\$735,000
Net Operating Income	\$58,800
Cap Rate	8.00%

PROPERTY SPECIFICATIONS

Property Address	835 Seventh Street Parkersburg, West Virginia 26101
Rentable Area	8,125 SF
Land Area	0.5 AC
Year Built	2004
Tenant	Dollar General
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	Roof , Structure, & HVAC
Lease Term Remaining	2+ Years
Increases	\$3K Rent Increase
Options	1 (5-Year)
Rent Commencement	May, 1 2004
Lease Expiration	April 30, 2029
ROFO/ROFR	No



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2026 Population	39,929	60,393	90,291
2026 Households	18,300	27,465	39,866
2026 Average Household Income	\$66,346	\$72,150	\$81,084
2026 Median Age	43.3	43.9	44.6
2026 Total Businesses	2,108	2,741	3,273
2026 Total Employees	25,886	32,546	39,289

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	8,125	May 1, 2004	Apr. 30, 2029	Current	-	\$4,900	\$58,800	1 (5-Year)
(Corporate Guaranty)					\$250/Month	\$5,150	\$61,800	

22-Year Operating History | 2+ Years Remaining | Corporate Guaranteed

- Dollar General has operated at this location for 22 years and has more than 2 years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with 21,055 location as of May 2026

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to Roof, Structure, and HVAC
- Ideal, low-management investment for a passive investor

Fronting Seventh Street | Near US-50 | Surrounding Retailers | Excellent Visibility & Access

- Dollar General is strategically fronting Seventh Street (12,800 VPD)
- Located 1 mile off Route 50 (16,200 VPD), providing direct on/off ramp access for travelers, residents, & commuters alike
- The immediate trade area is supported by surrounding retailers such as Subway, KFC, Sheetz, Wendy's, Arby's, and more
- The asset has excellent visibility via street frontage providing ease and convenience for customers

Local Demographics In 5-mile Trade Area

- More than 60,000 residents and 35,000 employees support the trade area
- \$72,150 average household income





DOLLAR GENERAL

BURKE STREET

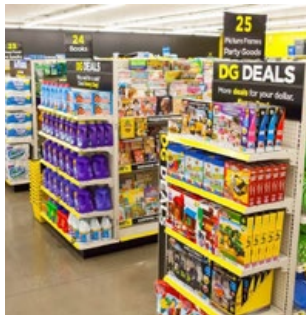
WILLIAMS STREET

Pylon Sign

618 14

SEVENTH STREET 12,800 VPD





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 21,055+

Credit Rating: S&P: BBB

2026 Employees: 194,000

2026 Revenue: \$42.72 Billion

2026 Net Income: \$1.51 Billion

2026 Assets: \$30.96 Billion

2026 Equity: \$8.51 Billion

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 May 1, 2026, the Company's 21,055 Dollar General, DG Market, DGX and pOps shelf 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.

Source: investor.dollargeneral.com, finance.yahoo.com

