Stable Net-Leased Dollar General Investment

1055 E. VALLEY DRIVE, BRISTOL, VIRGINIA

Investment

Highlights

Offering Price
$1,127,714

CAP Rate
7.00%

Lease Expiration
6/30/2031

Building Area
± 9,123 SF

Land Area
± 136,778 SF
(±3.14 AC) SF

Built:
2016

Download Offering Memorandum

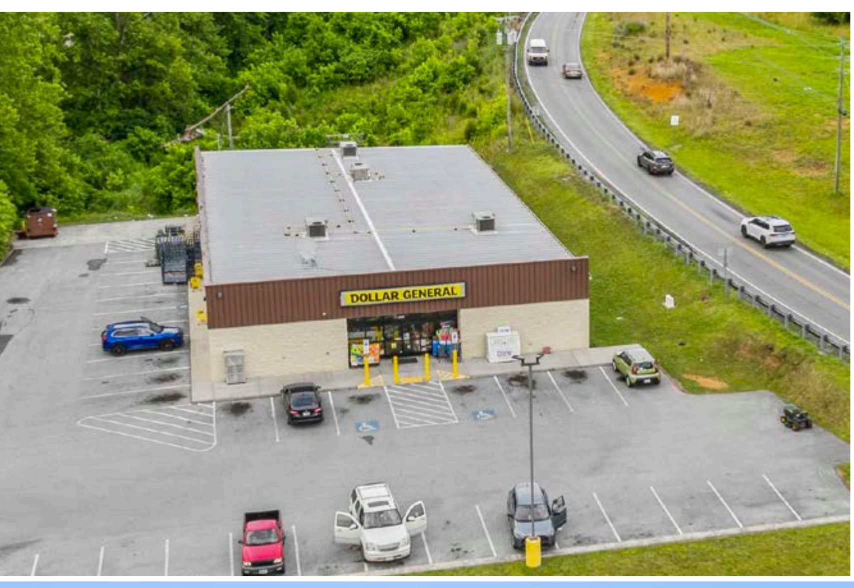
Absolute NNN Lease – Passive Income Tenant responsible for all expenses, delivering predictable, hands-off cash flow.

Long-Term Lease with Built-In Growth Secured through June 2031 with five renewal options featuring 10% rent increases.

Corporate Dollar General Guaranty Backed by a nationally recognized retailer with strong credit and a proven track record.

2016 Construction in Strategic Retail Corridor – Modern prototype on a signalized intersection serving a steady, convenience-driven trade area.

3.14-Acre Parcel with Strong Access & Visibility – Large, functional site with ample parking and efficient ingress/egress.



CBRE