



Actual Property

DOLLAR GENERAL

12604 Maccorkle Ave, Chesapeake, WV 25315

\$944,445 | 9.0% CAP

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INVESTMENT SUMMARY

**DOLLAR
GENERAL**

HIGHLIGHTS

- + 9% CAP NN+ Dollar General - No HVAC Responsibility for Landlord
- + Current Lease Expires 4/30/2029 - 3 Years Remaining
- + All Brick Construction With Great Visibility/Frontage Along Main Road Through Chesapeake
- + Just 15 Miles From Downtown Charleston, 2nd Largest MSA in West Virginia
- + Landlord Friendly Lease - DG Fully Reimburses for CAM Expenses
- + 10% Increases in Option Periods

EXCLUSIVELY MARKETED BY



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PRICE

\$944,445

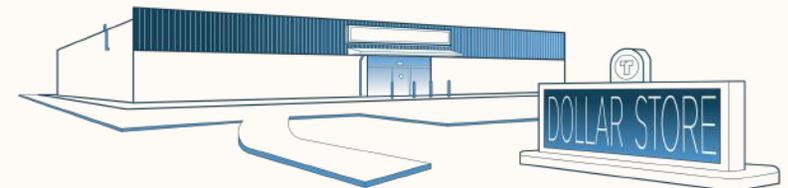


CAP RATE

9.0%

PROPERTY DETAILS

Address	12604 Maccorkle Ave
City, ST	Chesapeake, WV
Sale Price	\$944,445
Land Area	0.76 Acres
Year Built/Renovated	1969
Guarantor	Dollar General Corporation
Building Area	11,692 SF
Price (PSF)	\$80.78
MSA	Charleston



LEASE OVERVIEW

Tenant	Dollar General
Rent Commencement	4/18/2019
Lease Expiration Date	4/30/2029
Lease Term Remaining	3+ Years
Lease Type	NN
Type of Ownership	Fee Simple
Base Rent	\$85,000
Rent Effective	4/18/2019
Rent Increases	In Option Periods
Renewal Options	Three (3), 5-Year; 10%

Paid By

Taxes	Reimbursed by Tenant	Tenant shall reimburse Landlord for property taxes.
Insurance	Paid by Tenant	Tenant agrees to maintain and pay for a "special cause of loss" policy insuring all improvements on the Demised Premises (the "Property Insurance").
HVAC	Paid by Tenant	Tenant shall be responsible for maintaining, repairing, and replacing the HVAC system at their own expense.
Parking Lot	Paid by Landlord/Tenant	Tenant shall fully reimburse Landlord for the actual, reasonable costs of the maintenance and repair of Parking Areas but Landlord shall be responsible for replacement of Parking Lot. Tenant's reimbursement of parking lot expenses shall be paid in equal monthly installments, in addition to base rent.
Roof & Structure	Paid by Landlord	Landlord shall keep the roof and building structure in good repair and condition, replacing them if needed.

ANNUAL OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term (Current)	4/18/2019-4/30/2029	\$85,000	\$7.27	9.00%
Three (3), 5-Year Options 10% Increase	5/1/2029-4/30/2034	\$93,500	\$8.00	9.90%
	5/1/2034-4/30/2039	\$102,850	\$8.80	10.89%
	5/1/2039-4/30/2044	\$113,135	\$9.68	11.98%

DEMOGRAPHICS



CHESAPEAKE

Chesapeake is a small town in Kanawha County, West Virginia, situated along the scenic Kanawha River. Just 13 miles southeast of Charleston, it offers convenient access with a quick 15-minute drive to the state's capital.

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	2,959	7,312	13,077
2025 ESTIMATED	2,558	6,130	10,974
2030 PROJECTED	2,512	6,014	10,770

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$61,930	\$58,748	\$58,277
Average	\$70,532	\$72,875	\$72,705

AREA OVERVIEW



CHARLESTON, WV

Set at the meeting point of the Elk and Kanawha rivers, this capital hub anchors West Virginia's cultural and economic life. It's home to the Charleston Dirty Birds baseball team, the long-running Charleston Distance Run, and key institutions like Yeager Airport and the University of Charleston. The area also benefits from nearby campuses of West Virginia State University, West Virginia University, and Marshall University, creating a strong educational presence.

ECONOMY

Anchored by major employers like United Bankshares, City National Bank, and AMFM, the region benefits from a strong mix of financial, healthcare, and educational institutions. Charleston's economy is further supported by companies such as Appalachian Power, Gestamp, and Tudor's Biscuit World, along with the University of Charleston and nearby universities.

CULTURE

From festivals like the Sternwheel Regatta to traditions such as the Vandalia Gathering and the Kanawha County Majorette and Band Festival, the city's cultural calendar stays full year-round. Charleston highlights its artistic energy through the West Virginia Dance Festival, Symphony Sunday, and the NPR program Mountain Stage, all showcasing its creative spirit.

ATTRACTIONS

Charleston's top attractions include Haddad Riverfront Park, the Clay Center for the Arts & Sciences, the Capitol Market, the West Virginia State Capitol and its grounds, and the long-running live-music institution Mountain Stage, all offering a blend of culture, recreation, and community energy.


CHARLESTON REGATTA
ECONOMIC IMPACT

\$40.1M



TOTAL POPULATION

45,403



AVERAGE HOUSEHOLD INCOME

\$86,000

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus,

RETAIL MAP



Actual Property

RETAIL MAP



PROPERTY PHOTO



Actual Property

PROPERTY PHOTO



Actual Property

TENANT OVERVIEW

DOLLAR GENERAL Known as America's neighborhood store, Dollar General is one of the nation's largest discount retailers. The stores offer products from food, health and beauty, houseware, and more from popular brands at everyday low prices. The store is also known for their convenient locations, often catering to customers in rural or suburban areas. The company has been committed to its mission of Serving Others since 1939, as it continues to prioritize value and convenience.

Dollar General proudly boasts a strong commitment to community engagement, fostering robust connections with the areas it operates in. Through consistent support for local initiatives and charities, Dollar General endeavors to make a meaningful, positive impact in the neighborhoods surrounding its stores. This dedication to being a responsible corporate entity underscores Dollar General's philosophy of being more than just a retail establishment - it is about being an active and caring participant in the communities that have warmly embraced the brand. As Dollar General continues to grow and expand, this commitment remains at the core, affirming that being a good neighbor is an intrinsic part of their business model, just as much as offering quality products at unbeatable prices.

IN THE NEWS

So far this year, people are spending more at Dollar General — enough that sales jumped 2.4% from February through April compared to the same quarter last year, the company reported. In part, that's thanks to shoppers trading down from more expensive stores.



YEARS OF SUCCESS

86



OWNERSHIP

Public



S&P CREDIT RATING

BBB



ANNUAL REVENUE

\$40.61B



NO. OF EMPLOYEES

194,200



NO. OF LOCATIONS

20,582

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For More Information



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