



# Dollar General Plus

**\$1,718,871 | 7.00% CAP**

237 Cass Road, Slaty Fork, WV 26291

- ✓ Brand New 2023 Construction
- ✓ Corporate Guarantee
- ✓ Large 1.97 Acre Lot
- ✓ 15 Year Absolute NNN Lease
- ✓ Dollar General has an S&P BBB Rating and is Ranked on the Fortune 500 List.

**Dollar General Corp.** engages in retailing of **merchandise**, including **consumable items, seasonal items**, home products and apparel. Its **brands** include Clorox, Energizer, Procter & Gamble, Hanes, **Coca-Cola, Mars**, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and **PepsiCo**.



# INVESTMENT OVERVIEW

DOLLAR GENERAL PLUS SLATY FORK, WV

Subject Property



## CONTACT FOR DETAILS

**Brian Brockman**

(513) 898-1551

brian@bangrealty.com

WV License #: WVB200300608

# \$1,718,871

## 7.00% CAP

NOI

\$120,321

Building Area

±10,640 SF

Land Area

±1.97 AC

Year Built

2023

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Brand New 2023 Construction** - Large Format Store, 10,640 Square Feet, on a 1.97 Acre Lot
- ✓ **Corporate Guarantee** - 15 Year Absolute NNN Lease with 3 (5) Year Options and 10% Rental Increases Every 5 Years
- ✓ **Subject Property is Located Along Seneca Trail / U.S. Highway 219**, a major north-south route connecting New York to Virginia.
- ✓ **This Site is 2 Miles from Snowshoe Mountain Resort** - Home to 40 trails and 1,500 feet of descending, Snowshoe Bike Park is world renowned for biking and off-roading. They also offer access to Shaver Lake for paddleboarding and canoeing. In the Winter, you can take advantage of their three unique mountain areas, 60+ trails and glades, four terrain parks, night skiing, and activities like snowmobiling, tubing, swimming, and backcountry adventuring.
- ✓ **Snowshoe is an Unincorporated Community in Pocahontas County, West Virginia**, centered around the Snowshoe Mountain ski resort. About 480,000 skiers visit the area each year, primarily from West Virginia and the larger cities of the Mid-Atlantic and Southeast.
- ✓ **Dollar General has an S&P BBB Rating and is Ranked on the Fortune 500 List.** Dollar General has shown exceptional growth, with \$38.7 billion in sales in fiscal year 2023.
- ✓ **E-Commerce Resistant Retailer Experiencing Explosive Growth** - One month after opening its 20,000th store, Dollar General said that it plans to open 800 more new stores, remodel 1,500 locations and relocate 85 stores this year – 2,385 real estate projects overall. This year's store openings will include 30 Popshelf-format locations and up to 15 stores in Mexico.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# TENANT OVERVIEW

DOLLAR GENERAL PLUS SLATY FORK, WV

## Dollar General

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store.

REVENUE

**\$37.885 B**

CREDIT RATING

**BBB**

STOCK TICKER

**DG**

LOCATIONS

**20,022**

**DOLLAR GENERAL**

[dollargeneral.com](https://www.dollargeneral.com)

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 **March 1, 2024**, the Company's **20,022** Dollar General, DG Market, DGX and pOpshelf 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.

### STRATEGY

Dollar General sells similar products as wholesale retailers **Wal-Mart (WMT) and Target (TGT)**, but typically at **lower prices**. Because of this, during harsh economic conditions, many consumers may make the change to shopping at Dollar General instead of a regular wholesale retailer. Dollar General's (DG) business strategy revolves around driving **profitable top-line growth** while enhancing its low-cost operator position and capturing **new growth opportunities**. The company attempts to drive profitable top-line growth through strategies like **improving the in-stock position** of its stores and continuously **offering products at competitive prices**.



## IN THE NEWS

DOLLAR GENERAL PLUS SLATY FORK, WV

# Dollar General Opens 20,000th Store

FEBRUARY 24, 2024 (NEWS CENTER)

**From our first general store to today's 20,000th store opening, our mission to serve others and help customers stretch their budget remains strong.**

We believe each store provides a positive impact in our hometowns through convenient access to affordable essentials, career growth opportunities for employees, and the ability for local nonprofits, schools and libraries to advance through Dollar General Literacy Foundation grants.

**Today marks an incredible milestone in Dollar General's history," said Steve Deckard, Dollar General's executive vice president of store operations and development.**

On behalf of the DG leadership team, I would like to share **my gratitude** to the entire DG family for its ongoing commitment to our customers and communities in **helping** us reach this milestone."

### Celebrations in Alice, Texas

The milestone grand opening celebrations began at 9 a.m. this morning with senior leaders and vendors. After the official ribbon cutting, customers received a complimentary tote bag with product samples from numerous vendors, as well as **refreshments** from one of **DG's private brands**, Clover Valley.

Dollar General also awarded \$20,000 to support educational and tutoring programs through a \$10,000 donation each to Alicia Salinas Public Library and to the Boys & Girls Club of Alice. The Company also provided new books to Saenz Elementary School in Alice to help instill a love of reading in students.

EXPLORE ARTICLE



# Dollar General Surpasses Milestone of 5,000 Stores Nationwide Offering Fresh Produce

JANUARY 30, 2024 (BUSINESSWIRE)

**More than 5,000 Dollar General stores carry the top 20 produce items typically sold in traditional grocery stores, which cover approximately 80 percent of the produce categories most grocery stores traditionally provide.**

Dollar General (NYSE: DG) has surpassed its **latest milestone**, now offering fresh produce options in more than **5,000 stores** across the country. With this achievement, the retailer has more individual points of **produce distribution** than any other U.S. mass retailer or grocer. DG stores that carry produce provide consumers with a **curated assortment** of fresh fruits and vegetables, including tomatoes, onions, apples, strawberries, potatoes, sweet potatoes, lemons, limes, salad mixes, and more.

**With more individual points of produce distribution than any other U.S. mass retailer or grocer, the Company provides access to fresh fruits and vegetables in thousands of communities**

First announced in the Company's Q4 2022 earnings last March, DG has continued to make strides toward reaching this milestone and now, more than **5,000 DG stores** also carry the top **20 items typically** sold in traditional grocery stores which cover approximately **80 percent** of the produce categories most grocery stores traditionally provide.

"We are constantly looking for ways to better serve our customers and one of our top priorities is to ensure the communities we call **home have access** to fresh, affordable, and convenient food options," said Emily Taylor, executive vice president and chief merchandising officer at Dollar General.

EXPLORE ARTICLE



# LEASE OVERVIEW

**DOLLAR GENERAL PLUS SLATY FORK, WV**

Initial Lease Term	15 Years
Projected Rent Commencement	February 2023
Projected Lease Expiration	February 2038
Lease Type	Absolute NNN
Rent Increases	Flat
Annual Rent YRS 1-15	\$120,321
Options	3 * 5 Year Options, 10% Increases



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SENECA TRAIL  
±1,198 VPD



219 55



**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
237 CASS RD.



FASSIFERN FLDS ROAD

Hideaway

SNOWSHOE FARMS

66

CASS ROAD  
±1,467 VPD

RAVEN GOLF CLUB



POWDERIDGE LIFT

SHAVERS LAKE

ELEVATION  
Vacation Rentals & Property Management



SPLITROCK POOLS

SNOWSHOE MOUNTAIN RESORT




## SITE OVERVIEW

**DOLLAR GENERAL PLUS** SLATY FORK, WV

 Year Built | 2023

 Building Area |  $\pm 10,640$  SF

 Land Area |  $\pm 1.97$  AC

### NEIGHBORING RETAILERS

- Subway
- Starbucks
- Exxon
- Hunt brothers pizza
- Snowshoe
- Green Home Solutions
- SnowCreek Mountains Sports
- Snowshoe Farms
- The Escapes
- The Ski Barn

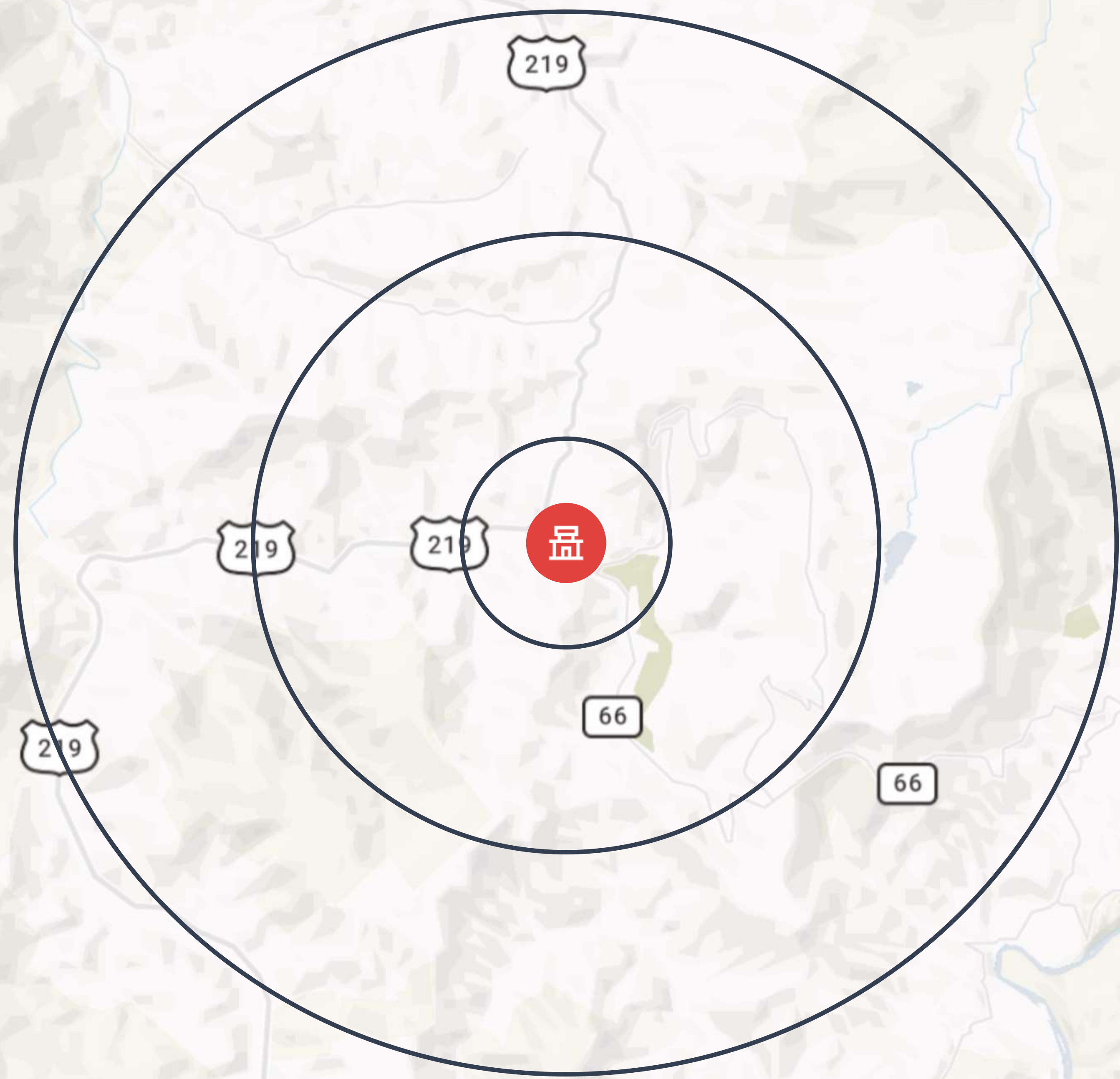


File Photo



# LOCATION OVERVIEW

DOLLAR GENERAL PLUS SLATY FORK, WV



Demographics	1 Mile	3 Mile	5 Mile
Population	10	1,084	1,288
Households	5	506	601
Average Household Income	\$62,651	\$69,353	\$67,200
Total Household Expenditure	\$138.13 K	\$14.96 MM	\$18.23 MM

## WEST VIRGINIA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


- 1. Local Government
- 2. State Government
- 3. Federal Government
- 4. WVU Medicine
- 5. Wal-Mart & Associates, Inc.
- 6. Charleston Area Medical Center
- 7. Mountain Heath Network
- 8. Kroger
- 9. Lowe’s Home Centers, Inc.
- 10. Contura Energy
- 11. Mon Health
- 12. American Consolidated Nr
- 13. Mylan Pharmaceuticals

# LOCATION OVERVIEW

DOLLAR GENERAL PLUS SLATY FORK, WV

## Snowshoe

West Virginia (Pocahontas County)

 7,940  
Population

 \$41,680  
Median Household Income



West Virginia Is Within a  
Day's Drive Of

HALF THE U.S. POPULATION AND  
1/3 OF THE CANADIAN MARKET

West Virginia Serves as  
an Energy Hub

FOR NATIONAL AND GLOBAL  
ECONOMIES

**Snowshoe is an unincorporated community in Pocahontas County, West Virginia, United States, centering on the Snowshoe Mountain ski resort.**

It is situated in the Allegheny Mountains at a bowl shaped convergence of two high mountain ridges — Cheat and Back Allegheny Mountains — at the head of the Shavers Fork of the Cheat River.

**About 480,000 skiers visit the area each year, primarily from West Virginia and the larger cities of the Mid-Atlantic and Southeast.**

Snowshoe is site of the second highest point in the state and the peak elevation for

Cheat Mountain, at Thorny Flat, which reaches 4,848 feet above sea level. Snowshoe has several commercial areas, with the most prominent being The Village at Snowshoe, located at the summit of the mountain (rather than at its base). While the area is still best known for winter activities, today the resort has extensive mountain biking trails, a popular golf course, wedding and convention areas, a number of summer outdoor activities, and also hosts a Grand National Cross Country racing event. Snowshoe Mountain's large property includes several developed resort areas, a conservation area, and expansive backcountry that covers 10,950 acres in total. Ski slopes make up 244 acres of the resort, which include the Snowshoe Basin, Western Territory, and Silver Creek areas.

## IN THE NEWS

DOLLAR GENERAL PLUS SLATY FORK, WV

# Gov. Justice announces \$373 million investment from seven new and existing companies in West Virginia

JANUARY 16, 2024 (GOVERNOR)

“The economic development momentum and investment we’re seeing is another indicator of the prosperity we are creating here in our great state,” Gov. Justice said. “I want to thank these companies for believing in West Virginia as much as I do, and I’m excited to help them be successful in their business any way we can.”

**WATT Fuel** Cell develops and manufactures Solid Oxide Fuel Cell systems that operate on common, readily available fuels such as **natural gas** and **propane**. The company has committed to invest **\$64,000,000** in Monongalia County.

Investment will impact more than 1,900 high-paying jobs in West Virginia across seven West Virginia companies

### Investment by existing companies:

#### Alcon

Alcon is a fabricator of intraocular lenses and delivery systems used for the treatment of cataracts. The company has committed to invest **\$70,000,000** in Cabell County.

#### Clean Seas

Clean-Seas is an innovative plastics recycling and manufacturing subsidiary of Clean Vision Corporation. The company has committed to invest **\$50,000,000** in Kanawha County.

#### Gestamp

Gestamp is an international group dedicated to the design, development and manufacture of metal automotive components. The company has committed to invest \$70,000,000 in Kanawha County.

EXPLORE ARTICLE



# LG To Invest \$700 Million In West Virginia

BRIANA HEANEY, JANUARY 03, 2024 (WV PUBLIC BROADCASTING)

The money is part of the LG NOVA West Virginia Investment Fund. LG NOVA collaborates with startups and partners as a venture fund that focuses on business that will have a positive impact on people and the planet.

Sokwoo Rhee, the head of **LG NOVA**, said this investment is an **opportunity to build** and partner with hospitals, energy companies, local government and universities in the Mountain State. “We know LG is a **big company**. But there are a **lot of things** that LG cannot do by ourselves,” Rhee said. “West Virginia is a great state but obviously there are a lot of things that LG can make a difference in. So that’s why we started discussing it.”

LG Electronics is planning to invest in new business ventures in West Virginia. The company plans to invest \$700 million in projects over the next five years and will bring 275 skilled jobs to the state.

Sens. Joe Manchin and Shelley Moore Capito and Gov. Jim Justice attended the event. All commented on the growing trend of **multinational companies** coming to West Virginia to do business.

Justice said he is **grateful** for the investment in West Virginia, but that the state will in return have a **lot to offer** the tech company with its **natural resources** and proximity to **large cities**. “We had been shoved to the side. We had a lot of tough jokes told about us. They aren’t telling them anymore. Absolutely. We’re rising like you can’t imagine,” Justice said. West Virginia House of Delegates Speaker Roger Hanshaw said the investment will help diversify **West Virginia’s economy**.

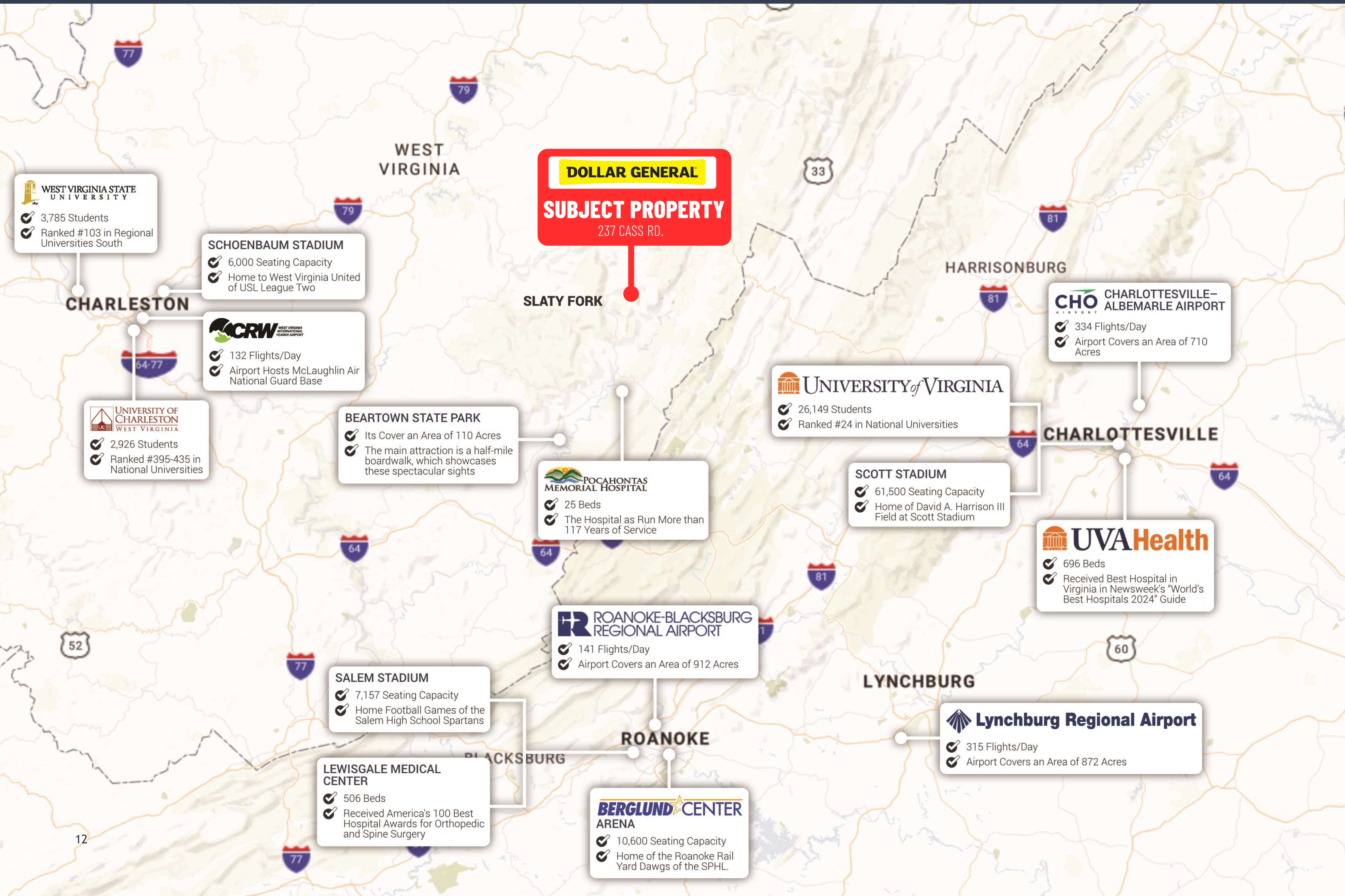
This investment extends beyond West Virginia through collaboration to promote economic investments in communities across the **Appalachian region** with business leaders and public-sector innovators.

EXPLORE ARTICLE



# METRO AREA

## DOLLAR GENERAL PLUS SLATY FORK, WV



**DOLLAR GENERAL**  
**SUBJECT PROPERTY**  
 237 CASS RD.

**WEST VIRGINIA STATE UNIVERSITY**  
 3,785 Students  
 Ranked #103 in Regional Universities South

**SCHOENBAUM STADIUM**  
 6,000 Seating Capacity  
 Home to West Virginia United of USL League Two

**CRW WEST VIRGINIA INTERNATIONAL TRADER AIRPORT**  
 132 Flights/Day  
 Airport Hosts McLaughlin Air National Guard Base

**UNIVERSITY OF CHARLESTON WEST VIRGINIA**  
 2,926 Students  
 Ranked #395-435 in National Universities

**BEARTOWN STATE PARK**  
 Its Cover an Area of 110 Acres  
 The main attraction is a half-mile boardwalk, which showcases these spectacular sights

**POCAHONTAS MEMORIAL HOSPITAL**  
 25 Beds  
 The Hospital as Run More than 117 Years of Service

**UNIVERSITY of VIRGINIA**  
 26,149 Students  
 Ranked #24 in National Universities

**CHO CHARLOTTEVILLE-ALBEMARLE AIRPORT**  
 334 Flights/Day  
 Airport Covers an Area of 710 Acres

**SCOTT STADIUM**  
 61,500 Seating Capacity  
 Home of David A. Harrison III Field at Scott Stadium

**UVAHealth**  
 696 Beds  
 Received Best Hospital in Virginia in Newsweek's "World's Best Hospitals 2024" Guide

**ROANOKE-BLACKSBURG REGIONAL AIRPORT**  
 141 Flights/Day  
 Airport Covers an Area of 912 Acres

**SALEM STADIUM**  
 7,157 Seating Capacity  
 Home Football Games of the Salem High School Spartans

**LEWISGALE MEDICAL CENTER**  
 506 Beds  
 Received America's 100 Best Hospital Awards for Orthopedic and Spine Surgery

**BERGLUND CENTER ARENA**  
 10,600 Seating Capacity  
 Home of the Roanoke Rail Yard Dawgs of the SPHL.

**Lynchburg Regional Airport**  
 315 Flights/Day  
 Airport Covers an Area of 872 Acres



**CALL FOR ADDITIONAL INFORMATION**

Brian Brockman

(513) 898-1551

[brian@bangrealty.com](mailto:brian@bangrealty.com)

WV license #: WVB200300608

205 Capital St. Suite 202, Charleston, WV 25301