



Dollar General Market

\$2,333,872 | 7.05% CAP

3878 Apple Harvest Dr, Glengary, WV 25420

- ✓ **Complete NNN Lease** - Zero Landlord Responsibilities
- ✓ **New 2024 Construction** Sitting on Large 2.00 Acre Parcel
- ✓ **Strong Trade Area Growth:** Over 25k Residents within 7-Miles with Pop. Growth Projected at 2–2.5% over the Next 5 Years
- ✓ **High Demand:** With Only One Competing Grocery Store within 5 Miles, DG Market is a Vital Source for Everyday Necessities
- ✓ **Prime Retail Location:** 2 miles from Virginia, 23 miles from Maryland, and a short drive to Washington, D.C. (60 miles) and Baltimore (75 miles)

Dollar General, a **Fortune 500 Company** and One of the nation's Largest Discount Retailers, operates over **20,400 stores** across **47 states**. Recognized for its resilience and consistent growth, the company generated over **\$40.17 billion** in annual revenue by the close of 2024. Dollar General Corp. offers a **wide range of merchandise**, including everyday consumables, seasonal products, household goods, and apparel.



INVESTMENT OVERVIEW

DOLLAR GENERAL MARKET GLENGARY, WV



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\$2,333,872

7.05% CAP

NOI

\$164,538

Building Area

±12,480 SF

Land Area

±2.00 AC

Year Built

2024

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **15-Year Absolute NNN Lease - Zero Landlord Responsibilities.** (3) 5-Year Options to Renew with 10% Rental Increases in the Option Periods
- ✓ **Strategically Positioned for Growth:** With 25,000 residents within 7 miles and population expected to grow 2–2.5% in the next five years, the area offers a strong, stable customer base. Combined with limited nearby grocery options, this makes the Dollar General Market an essential retail destination for Glengary and surrounding communities.
- ✓ **Essential Retail Destination:** With only one other grocery option within a 5-mile radius, the Dollar General Market serves nearly 25,000 residents by providing convenient access to fresh produce, dairy, and everyday essentials.
- ✓ **Strategic Location & Strong Market Fundamentals:** Ongoing infrastructure improvements and proximity to major interstates boost Glengary’s connectivity, while favorable demographics and regional growth make this Dollar General location well-positioned to capture both local and regional demand and deliver long-term investment stability.
- ✓ **Glengary, WV is a peaceful community just 2 miles from the Virginia line, 23 miles from Maryland, and a short drive to major cities — 60 miles from Washington, D.C. and 75 miles from Baltimore.** Its proximity to multiple state borders and urban centers makes it ideal for retail real estate, offering access to a wide customer base, steady traffic, and the benefits of West Virginia’s lower costs and favorable business environment.
- ✓ **Investment Grade Tenant** - Dollar General’s corporate guarantee and ongoing expansion into rural areas underscore its commitment to smaller markets, making it a dependable tenant in underserved regions.
- ✓ **Dollar General, a Fortune 500 Company and One of the Largest Discount Retailers in the U.S.,** operates over 20,400 stores across 47 states. Known for resilience and steady growth, the company reported over \$40.17B in annual revenue at the end of 2024.

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 MARKET GLENGARY, WV

Dollar General

REVENUE

\$40.17 B

CREDIT RATING

BBB

STOCK TICKER

DG

LOCATIONS

20,401+

DOLLAR GENERAL

dollargeneral.com

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 **February 2025**, the Company's **20,401** 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 of 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**.



File Photo

IN THE NEWS

DOLLAR GENERAL MARKET GLENGARY, WV

Dollar General to remodel 4,250 stores, open 575 stores in 2025

MARIANNE WILSON, DECEMBER 05, 2024 (CHAIN STORE AGE)

Dollar General's third-quarter results took a hit as multiple hurricanes impacted its business, but it still managed to top sales estimates.

"We are pleased with our **team's execution** in the **third quarter**, particularly in light of multiple hurricanes that impacted our business," said Todd Vasos, CEO of Dollar General.

"While we continue to operate in an environment where our core customer is financially constrained, we delivered same-store sales near the top end of our expectations for the quarter."

Looking ahead, the discounter is planning a major increase in planned real estate projects for fiscal 2025 (ends Jan. 30, 2026), which includes opening approximately **575 new stores** in the U.S. and up to 15 new stores in Mexico. It also plans to fully remodel **approximately 2,000 stores** as well as remodel **approximately 2,250 stores** through Project Elevate and relocate approximately 45 stores. In all, the company will execute about **4,885 real-estate projects**.

"In particular, we are enthusiastic about Project Elevate, which introduces an **incremental remodel initiative** within our mature store base," said Kelly Dilts, CFO of Dollar General. "This initiative is aimed at our mature stores that are not yet old enough to be part of the full remodel pipeline. We believe we will enhance the customer experience with a lighter-touch remodel, including customer-facing physical asset updates and planogram optimizations and expansions across the store."

Net income totaled **\$196.5 million**, or \$0.89 a share, for the quarter ended Nov. 1, down from \$276.2 million, or \$1.26 a share, in the year-ago period. Analysts were expecting earnings per share of \$0.94. Net sales rose 5% to \$10.2 billion, topping estimates of \$10.1 billion. Same-store sales **rose 1.3%**.

EXPLORE ARTICLE



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

JANUARY 26, 2024 (DOLLAR GENERAL)

Dollar General has surpassed its latest milestone, now offering fresh produce options in more than 5,000 stores across the country.

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.

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

"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. "We have exceeded our goal of having **5,000 total stores** with fresh produce by **January 2024**."

DG's operational partnership with Feeding America, the nation's largest hunger-relief organization, provides in-kind food donations from stores and distribution centers across the country with a goal to contribute **up to 20 million meals** each year. To date, Dollar General has donated more than **23 million meals** and over **\$3 million** to Feeding America.

EXPLORE ARTICLE



LEASE OVERVIEW

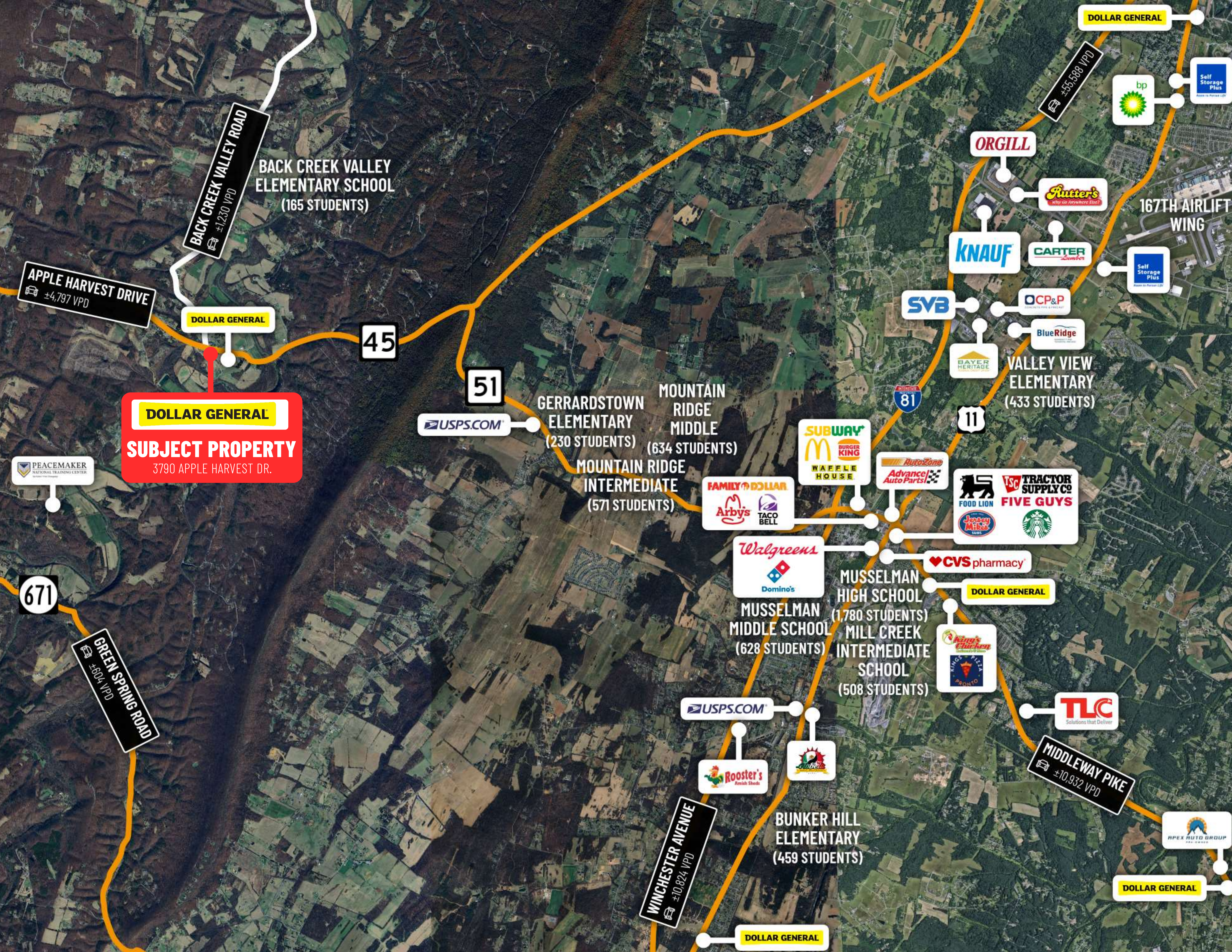
DOLLAR GENERAL MARKET GLENGARY, WV

Initial Lease Term	15 Years
Rent Commencement	October 2024
Lease Expiration	October 2039
Lease Type	Absolute NNN
Annual Rent Years 1-15	\$164,538
Options	3 * 5 Year Options (10% Increase In Each Option)

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File Photo



DOLLAR GENERAL
SUBJECT PROPERTY
3790 APPLE HARVEST DR.

BACK CREEK VALLEY ROAD
±1,230 VPD

APPLE HARVEST DRIVE
±4,797 VPD

DOLLAR GENERAL

45

51

USPS.COM

GERRARDSTOWN
ELEMENTARY
(230 STUDENTS)

MOUNTAIN
RIDGE
MIDDLE
(634 STUDENTS)

MOUNTAIN RIDGE
INTERMEDIATE
(571 STUDENTS)

FAMILY DOLLAR
Arby's
TACO BELL

SUBWAY
BURGER KING
WAFFLE HOUSE

AutoZone
Advance Auto Parts

FOOD LION
VSC TRACTOR SUPPLY CO
FIVE GUYS
Starbucks

CVS pharmacy

DOLLAR GENERAL

MUSSELMAN
HIGH SCHOOL
(1,780 STUDENTS)

MUSSELMAN
MIDDLE SCHOOL
(628 STUDENTS)

MILL CREEK
INTERMEDIATE
SCHOOL
(508 STUDENTS)

King's Chicken
PROFITO

USPS.COM

Rooster's
Finnish Theds

Arby's

BUNKER HILL
ELEMENTARY
(459 STUDENTS)

WINCHESTER AVENUE
±10,824 VPD

DOLLAR GENERAL

ORGILL

KNAUF

SVB

BAYER HERITAGE

CP&P

CARTER

Rutter's
Why Go Anywhere Else?

bp

Self Storage Plus

±55,588 VPD

167TH AIRLIFT
WING

Self Storage Plus

BlueRidge

VALLEY VIEW
ELEMENTARY
(433 STUDENTS)

11

81

671

GREEN SPRING ROAD
±804 VPD

PEACEMAKER
NATIONAL TRAINING CENTER

TLC
Solutions that Deliver

MIDDLEWAY PIKE
±10,932 VPD

APEX AUTO GROUP
FAX-DRIVE

DOLLAR GENERAL

SITE OVERVIEW

DOLLAR GENERAL MARKET GLENGARY, WV

	Year Built	2024
	Building Area	±12,480 SF
	Land Area	±2.00 AC

NEIGHBORING RETAILERS

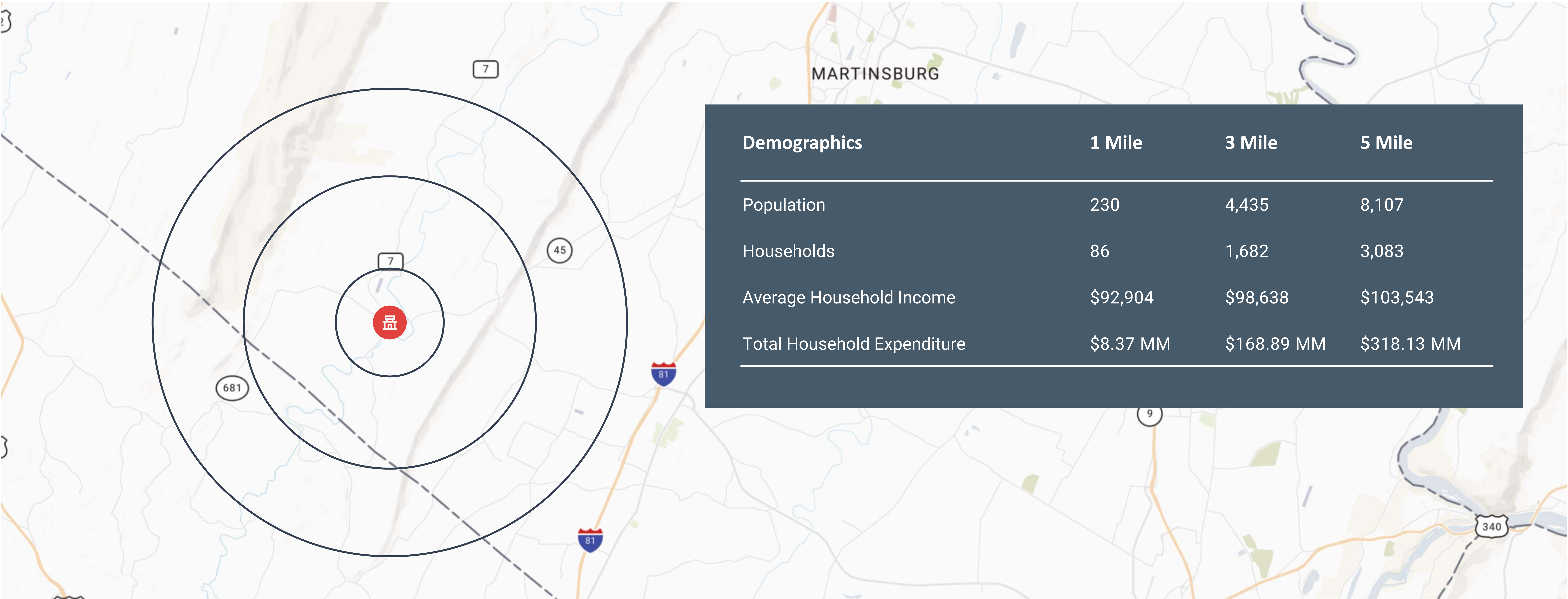
- Advance Auto Parts
- Family Dollar
- AutoZone Auto Parts
- Tractor Supply Co.
- Food Lion
- Waffle House
- CVS
- Walgreens
- Burger King
- Taco Bell



File Photo

LOCATION OVERVIEW

DOLLAR GENERAL MARKET GLENGARY, WV



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Local Government (70,000–74,999)
2.

State Government (40,000–44,999)
3.

Federal Government (25,000–29,999)
4.

WVU Medicine (>10,000)
5.

Charleston Area Medical Center, Inc. (>10,000)
6.

Wal-Mart Associates, Inc. (>10,000)
7.

Marshall Health (5,000–9,999)
8.

Kroger (2,500–4,999)
9.

Alpha Metallurgical Services, LLC (2,500–4,999)
10.

Communicare (2,500–4,999)
11.


Lowe’s Home Centers, Inc. (2,500–4,999)
12.

Toyota Motor Manufacturing (2,500–4,999)
13.

American Consolidated Natural Resources, Inc. (2,500–4,999)


LOCATION OVERVIEW

DOLLAR GENERAL MARKET GLENGARY, WV




Glengary

West Virginia (Berkeley County)




136,287+

Population (Berkeley County)



\$77,329+

Median Household Income
(Berkeley County)



Within a Day's Drive Of Half
the U.S. Population and 1/3
of Canadian Market

Central Location

West Virginia Serves as an
Energy Hub For National
and Global Economies

ENERGY HUB

Glengary is a picturesque and historic community located in the eastern panhandle of West Virginia, renowned for its rural charm and proximity to natural attractions such as the Sleepy Creek Wildlife Management Area.

Positioned near the borders of Virginia and Maryland, Glengary enjoys strategic accessibility to major metropolitan areas like Washington, D.C., Baltimore, and Winchester, Virginia, making it an appealing destination for both residents and visitors.

The positive confluence of demographic trends, regional connectivity, and market stability in West Virginia’s eastern panhandle makes Glengary a standout choice for retail development and future investment.

Economic drivers in Glengary and surrounding Berkeley County include tourism,

agriculture, retail, and recreational activities fueled by surrounding parks, lakes, and outdoor attractions. The county’s strong population growth and rising median household income—\$77,329 as of 2025—provide a robust customer base and favorable conditions for retail investment. Berkeley County, the second-largest county in West Virginia, boasts a vibrant economy supported by sustained residential development, excellent schools, expanding healthcare services, and a welcoming environment for new businesses. Its diverse population of over 136,000 residents, rapid population growth, and business-friendly climate make Berkeley County a prime spot for retail expansion, especially as families and professionals migrate to the area for its quality of life and employment opportunities. On a statewide level, West Virginia is celebrated for its scenic landscapes, thriving outdoor recreation, and increasingly dynamic communities. The state’s growing appeal for tourism, its affordable cost of living, and the presence of upward-trending economic indicators highlight West Virginia as a promising investment environment.

10

IN THE NEWS

DOLLAR GENERAL MARKET GLENGARY, WV

Commercial Metals Company to Build \$450 Million Micro Mill in Berkeley County, West Virginia

APRIL 18, 2025 (WV NEWS REPORT)

Commercial Metals Company (CMC) is bringing a major economic boost to West Virginia with the construction of a cutting-edge micro mill in Berkeley County. The \$450 million investment marks a significant expansion for the company and reinforces West Virginia’s appeal as a hub for advanced manufacturing.

The new facility is designed to produce approximately 500,000 tons of straight-length and spooled rebar each year. This state-of-the-art micro mill will support demand for steel in infrastructure, construction, and industrial sectors across key regions including the Mid-Atlantic, Northeast, and Midwest.

CMC selected West Virginia for its strategic geographic location, which provides streamlined access to several major metropolitan markets. The state’s pro-business policies, skilled labor pool, and strong infrastructure were also central to the decision, offering CMC an ideal foundation for long-term growth.

Sustainability is a key focus for the new micro mill. The facility will operate using electric energy and will rely entirely on 100% recycled steel for production. This environmentally conscious approach makes it one of the most sustainable steel manufacturing operations in the world and aligns with CMC’s broader commitment to reducing its environmental footprint.

Beyond job creation, CMC is actively engaging with the local community. The company is participating in events like the Berkeley County Independence Celebration and supporting youth initiatives, signaling its dedication to becoming a strong community partner. CMC’s investment underscores a broader movement of companies saying #YesWV and contributing to West Virginia’s ongoing economic revitalization and sustainable development.

EXPLORE ARTICLE

Three Business Projects Investing \$220M, Creating Hundreds Of Jobs In W.Va.

JACK WALKER, AUGUST 28, 2024 (PUBLIC BROADCASTING)

More than 300 jobs and \$220 million in business investments are headed to the Mountain State in the near future.

During the annual summit of the West Virginia Chamber of Commerce in Greenbrier County Wednesday, Gov. Jim Justice announced that three out-of-state companies were expanding into West Virginia. Prime 6, a manufacturer of renewable wood and charcoal fuel products, is opening a factory in Buckhannon, a city in Upshur County, with a \$35 million investment. The expansion will create 75 new jobs locally.

“We realized that the team there had a completely different approach to bringing both innovation and being pro-business to make sure that the companies are successful here in the state,” she said.

Founder and CEO Riki Franco said her company had spent more than two years searching for a home base for the facility when they landed on the Mountain State.

The new facility is set to begin operations in the next few months.

HandCraft Services, a medical linen and apparel manufacturer, is opening two new plants in Berkeley County with a \$59 million investment, creating 220 new jobs in West Virginia’s Eastern Panhandle.

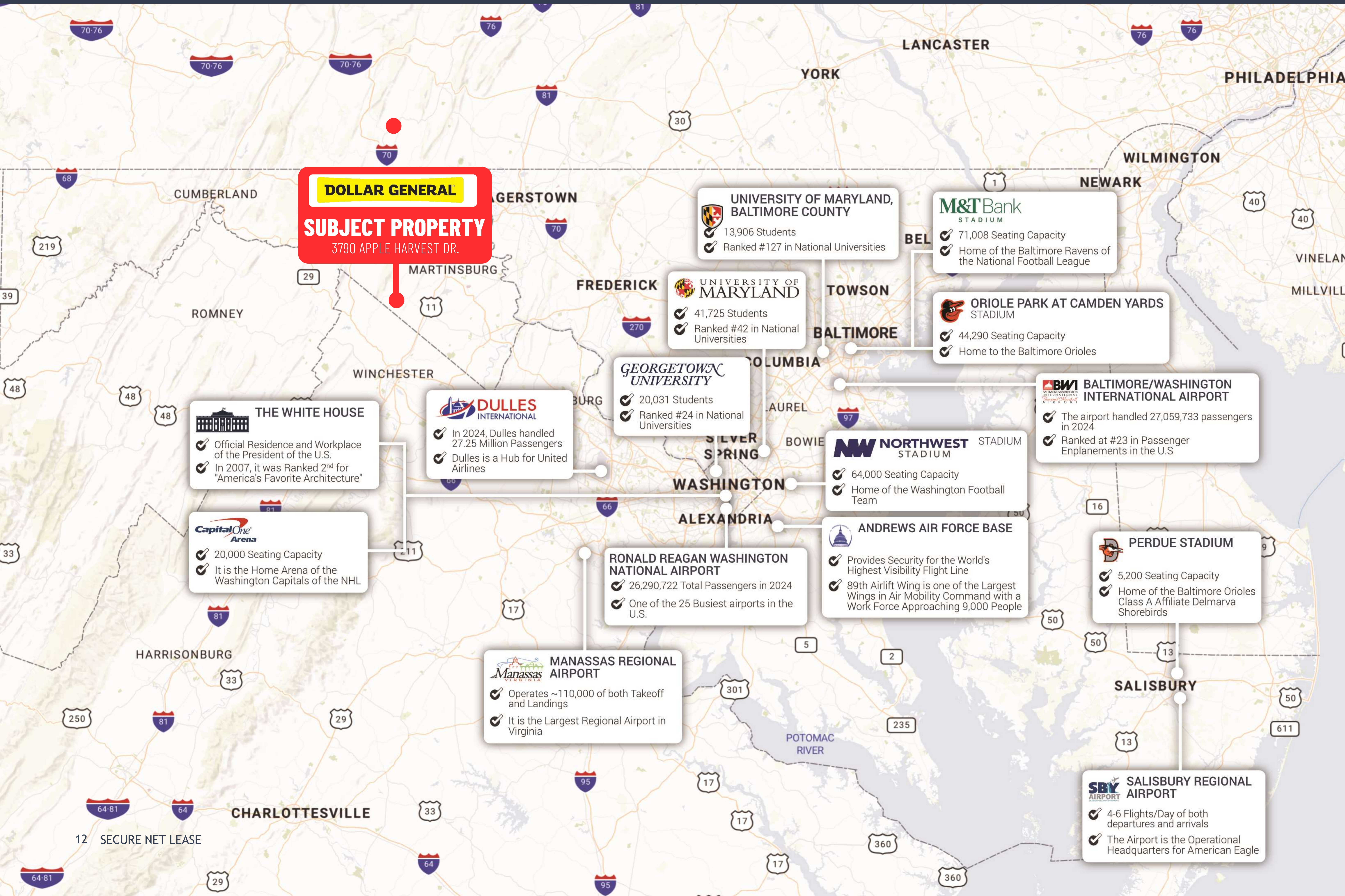
The company was founded in 1970 and today produces more than 110 million pounds of medical linen annually for 143 hospitals. Its first West Virginia plant is slated to open in 2025, and its second is planned for 2026.

The company’s “commitment to creating high-quality jobs and investing in our communities demonstrates their confidence in our workforce and business environment,” said Mitch Carmichael, secretary of the West Virginia Department of Economic Development, in a Wednesday press release.

EXPLORE ARTICLE

METRO AREA

DOLLAR GENERAL MARKET GLENGARY, WV





CALL FOR ADDITIONAL INFORMATION

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