

DOLLAR GENERAL

8143 BUCKLEY HALL ROAD
HUDGINS | VIRGINIA 23076

****RARE AFFLUENT
DEMOGRAPHICS****

Brick Construction



ACTUAL SITE

ADVISORY TEAM

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2025 AVERAGE HOUSEHOLD INCOME (3-MI)

\$113,665

DOLLAR GENERAL

PRICE	CAP RATE	NOI
\$1,579,000	7.35%	\$116,085

DG POINTS OF INTEREST

Hudgins is an unincorporated community in northern Mathews County. It lies north of the community of Mathews (county seat of Mathews County). The community of Hudgins hosts **United States Coast Guard Station Milford Haven** and **United States Coast Guard Aids to Navigation Team Milford Haven** (less than 2 miles from subject property).

Hudgins is about 4 miles from **Chesapeake Bay**. With shallow waters and 100+ miles of water trails, sandy beaches, and limited boaters. It stands as the largest estuary in the United States, embodying ecological richness, economic vitality, and historical significance. Its diverse ecosystem supports abundant marine life and sustains a thriving seafood industry. Despite facing environmental challenges such as pollution and habitat degradation, ongoing restoration efforts aim to preserve its ecological integrity. Chesapeake Bay also offers ample recreational opportunities, attracting visitors for boating, fishing, and birdwatching while serving as a cultural symbol deeply ingrained in Virginia’s history and identity.

DG CORPORATE GUARANTEED LEASE

7+ years remaining on 15-year Absolute NNN lease (flat during initial lease term) with an attractive 10% rental escalations every 5 years in renewal options!

DG CORPORATE TENANT

Dollar General Corporation (NYSE: DG | S&P BBB Rating | Baa2 Moody’s Rating) operated 20,901 Dollar General, DG Market, DGX & pOpshelf stores in 48 states and Mi Super Dollar General stores in Mexico as of October 31, 2025

DG LARGE PARCEL | TRAFFIC COUNTS

Positioned on a Large ±4.02-acre lot with great visibility/access on Buckley Hall Rd with traffic counts exceed 6,456 CPD!

DG VIRTUALLY ZERO COMPETITION

Closest dollar store competition is over 13 miles away

DG RECENT REMODEL

Interior remodel in 2025 illustrating Tenant’s commitment to the location!

DG VERY AFFLUENT DEMOGRAPHICS | UPGRADED BRICK CONSTRUCTION

RARE brick (all four sides) construction!

Population	5,613
Households	2,537
Average Household Income	\$110,460

Financial Analysis

SITE ADDRESS	8143 Buckley Hall Road Hudgins, Virginia 23076
TENANT	Dollar General Corporation
ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±9,026 SF
LOT SIZE	±4.02 acres
YEAR BUILT	2018
CONSTRUCTION	Brick
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	7+ years remaining
RENTAL INCREASES	Flat during initial term - 10% every 5 years in renewal options
RENT COMMENCEMENT DATE	January 18, 2018
EXPIRATION DATE	January 31, 2033
OPTIONS	Five 5-year renewal options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow



ACTUAL SITE

Rent Roll

TERM		ANNUAL RENT	CAP RATE
Years 1-15	01/18/18 to 01/31/33	\$116,085	7.35%
RENEWAL OPTIONS			
1st Option	02/01/33 to 01/31/38	\$127,693	
2nd Option	02/01/38 to 01/31/43	\$140,463	
3rd Option	02/01/43 to 01/31/48	\$154,509	
4th Option	02/01/48 to 01/31/53	\$169,960	
5th Option	02/01/53 to 01/31/58	\$186,956	

Tenant Profile

DOLLAR GENERAL

TYPE	Public
TRADED AS	NYSE: DG
S&P CREDIT RATING	BBB Stable (09/10/25)
MOODY'S RATING	Baa3 Stable (03/28/25)
INDUSTRY	Retail: General Merchandise
MARKET CAP	27.72B (12/09/25)
# OF LOCATIONS	20,901 locations



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 October 31, 2025, the Company’s 20,901 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 their 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.

DOLLAR GENERAL BY THE NUMBERS.

~40%


Of store managers started as part-time associates.

195k+

Employees

30+

Traditional, fresh, and combination Distribution Centers



20k+

Dollar General locations in the U.S.

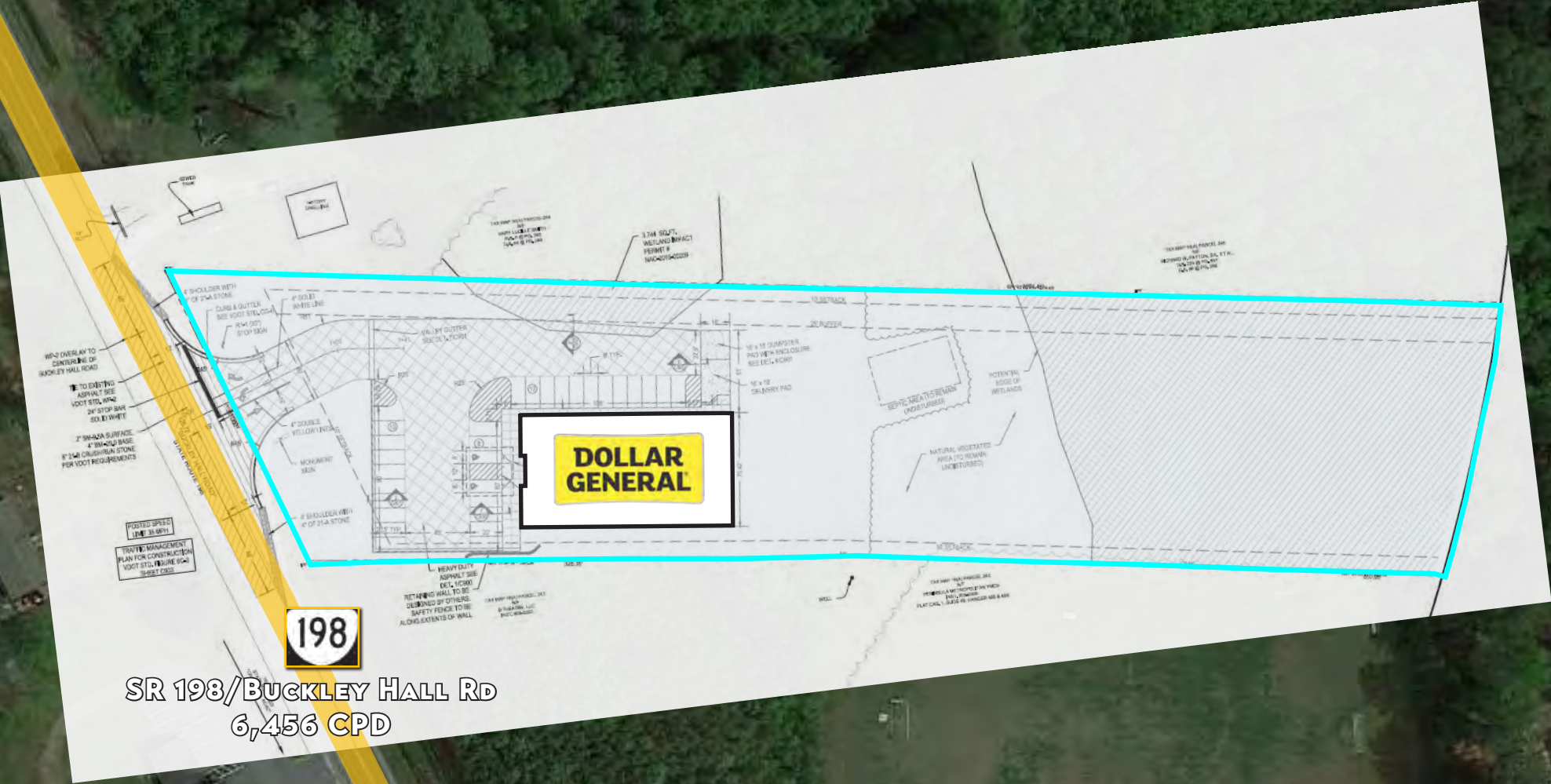
\$27M+

In charitable donations and grants.

85+

Years of *Serving Others*

Site Plan



SR 198/BUCKLEY HALL RD
6,456 CPD

Property Specifications

Lot Size	±4.02 Acres
GLA	±9,026 SF



CHESAPEAKE BAY
 OVER 1 MILLION VISITORS ANNUALLY
 With shallow waters, 100+ miles of water trails, sandy beaches & limited boaters, this area makes a great destination for outdoors lovers who enjoy kayaking, wind & kite surfing, stand up paddle boarding, sailing & boat sports like water skiing, knee & wake boarding.



HOMES IN SURROUNDING AREA



MORNINGSTAR MARINAS

GWYNN'S ISLAND - CHESAPEAKE BAY

- Fully Enclosed Dry Slip Storage for Boats Up to 27' or 9,000 lbs
- Mobile Launch App Including Fuel & Ice
- Wet Slips with Direct Chesapeake Bay Access
- Work Racks for Light Services
- Fish Cleaning & Certified Weight Station
- Non Ethanol Gas (Fuel)
- On-Site Boat Wash, Bottom Paint, Detail Services
- Full Service On-Site Mechanic
- Fully Stocked Ship Store
- Closest Marina to the Hottest Fishing Locations
- On-Site Apartment Available for Nightly Rentals
- Boater Training & On-Water Tours
- Trailer & Boat-on-Trailer Storage Available
- Veteran, Professional Staff

MATHEWS YACHT CLUB

With approx. 3,000 members, this premier club is located in the coastal community of Mathews County, along the deep water of Stutts Creek, a tributary of the Chesapeake Bay. The marina provides a protected harbor for all types of boats. Members benefits include a full-service restaurant & bar; on-and off water events; a swimming pool; access to small sailboats, kayaks & larger boats, and much more.

Hudgins Synopsis

Washington D.C. is the capital city and only federal district of the United States. It is located on the east bank of the Potomac River, which forms its southwestern and southern border with the U.S. state of Virginia, and shares a land border with the U.S. state of Maryland on its remaining sides. It is one of the most visited cities in the U.S., seeing over 20 million visitors annually.

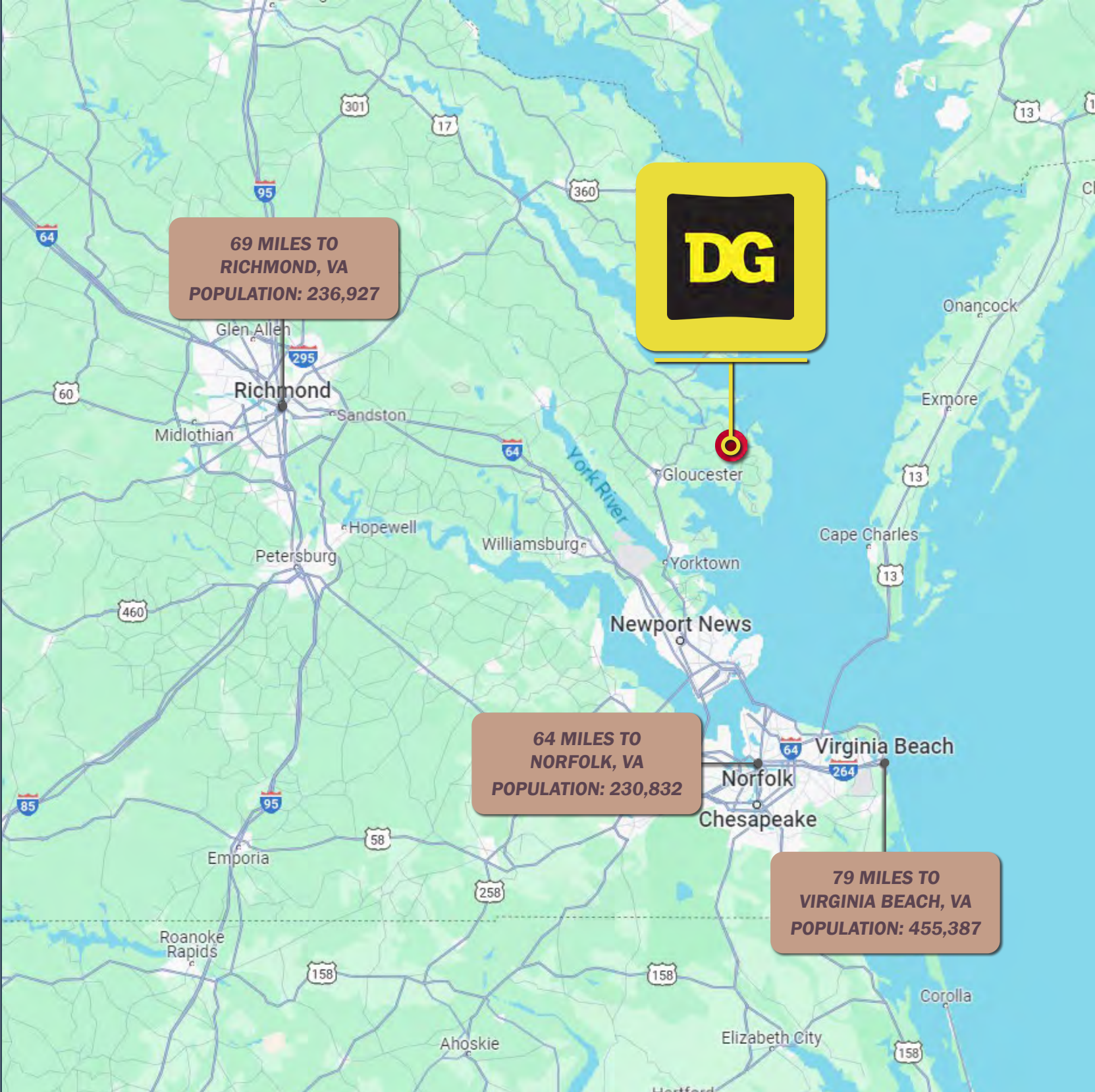
Richmond is the capital city of Virginia. Richmond’s economy is primarily driven by law, finance, and government, with federal, state, and local governmental agencies, as well as notable legal and banking firms in the downtown area. The city is home to both a U.S. Court of Appeals and a Federal Reserve Bank.

Norfolk is at the core of the metropolitan area, surrounding the Hampton Roads natural harbor at the mouth of the Chesapeake Bay. It is one of nine cities and seven counties that constitute the Hampton Roads metro area, officially known as the Virginia Beach-Norfolk-Newport News, VA-NC MSA. The city is bordered to the west by the Elizabeth River and to the north by the Chesapeake Bay. The largest naval base in the world, Naval Station Norfolk, is located in Norfolk along with one of NATO’s two Strategic Command headquarters.

Virginia Beach is an independent city located on the southeastern coast of the Commonwealth of Virginia. Although mostly suburban in character, it is the most populous city in Virginia. Virginia Beach is a resort city with miles of beaches and hundreds of hotels, motels, and restaurants along its oceanfront. It is also home to several state parks, several long-protected beach areas, military bases, a number of large corporations, Virginia Wesleyan University and Regent University.

2025 Demographics

	1-MI	3-MI	5-MI
Population	271	3,104	5,613
Households	121	1,431	2,537
Labor Population Age 16+	233	2,685	4,868
Median Age	48.1	52.2	52.4
Average Household Income	\$110,213	\$113,665	\$110,460



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