

NET LEASE BROADWAY DOLLAR GENERAL

173 W Lee Street, Broadway, VA 22815

RETAIL PROPERTY FOR SALE **\$995,000**



OFFERING SUMMARY

Lot Size:	0.65 Acres
Building Size:	9,100 SF
Year Built/Renovated	2004/2014
CAP Rate	6.6%
Expiration Of Lease	4/2030
Renewals	2- 5 Year
Parking	38 Stalls
Traffic Counts:	12,000

IN A SENTENCE

NN lease Dollar General in a growing market, and on a corridor as the first option for many users.

AT A GLANCE

- Tenant executed a 6 year extension renewing their commitment to be at the site for the future.
- Situated on a corridor that sees 12,000 daily cars a day, and connects West Virginia to Harrisonburg
- Fundamentally low base rent of \$7.54/SF
- Strong sales over \$1.4M
- New HVAC installed in October 2024

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Executive Summary



Sale Price **\$995,000**

PROPERTY SPECIFICATIONS

Building Size: 9,100
Lot Size: 0.65 Acres
Price / SF: \$109
Utilities: Public Water/Sewer, Electric, Gas
Zoning: Town

TENANT HIGHLIGHTS

- * Dollar General has an investment grade credit rating of BBB (S&P)
- * Dollar General has a market cap of +/- \$30 billion
- * Dollar General has +/- 19,600 store locations and plans to continue their expansion in the near future

INVESTMENT HIGHLIGHTS

Built in 2004 to suit Dollar General construction specifics, this building has brick front facade and metal exterior.

Corporately Guaranteed Lease, with reported sales north of \$1.4M

2- 5 year renewal each with large increases

DR Horton is developing and building homes less than 2 miles from the property.

For More Information:

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Additional Photos



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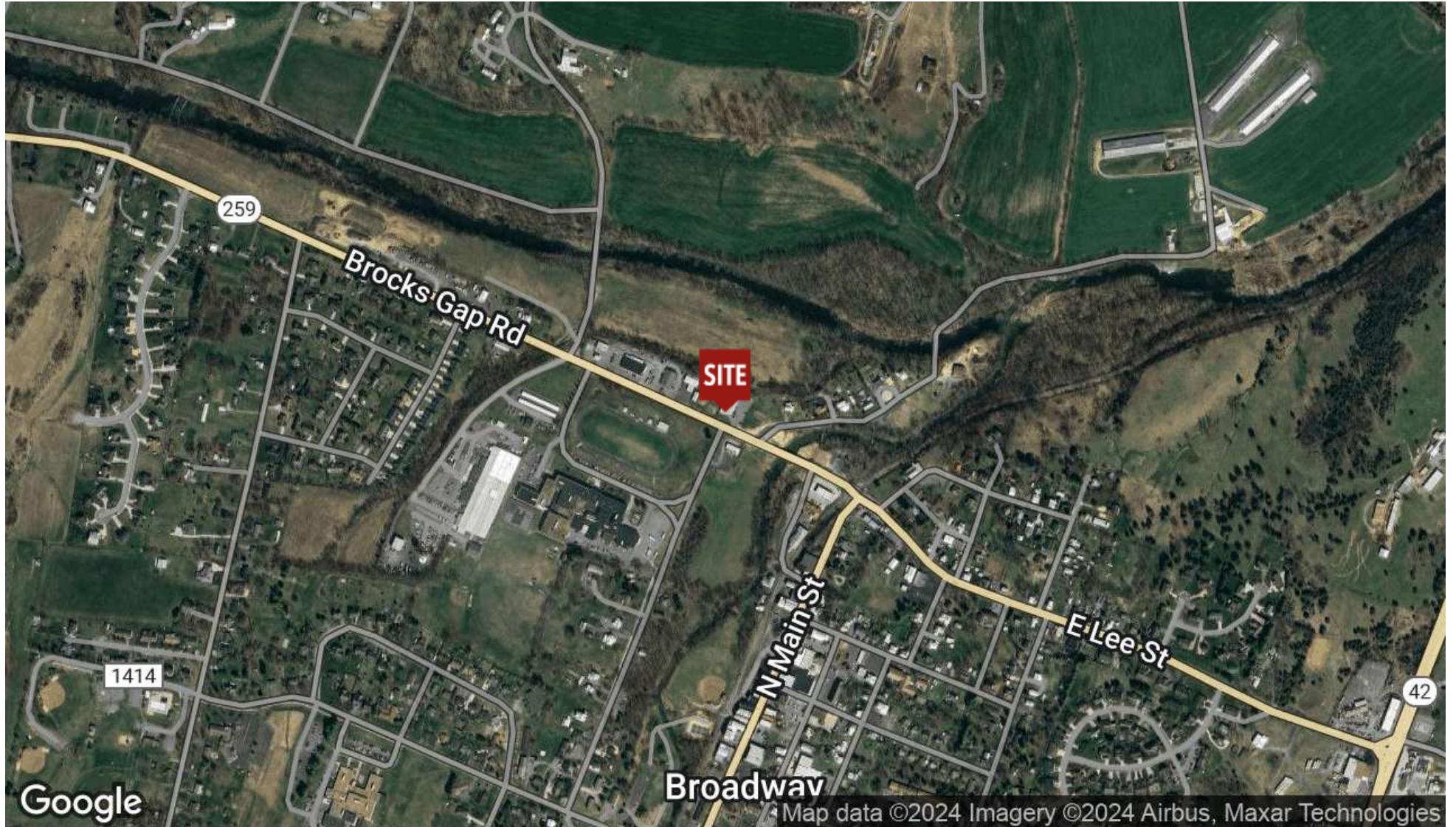
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Location Map



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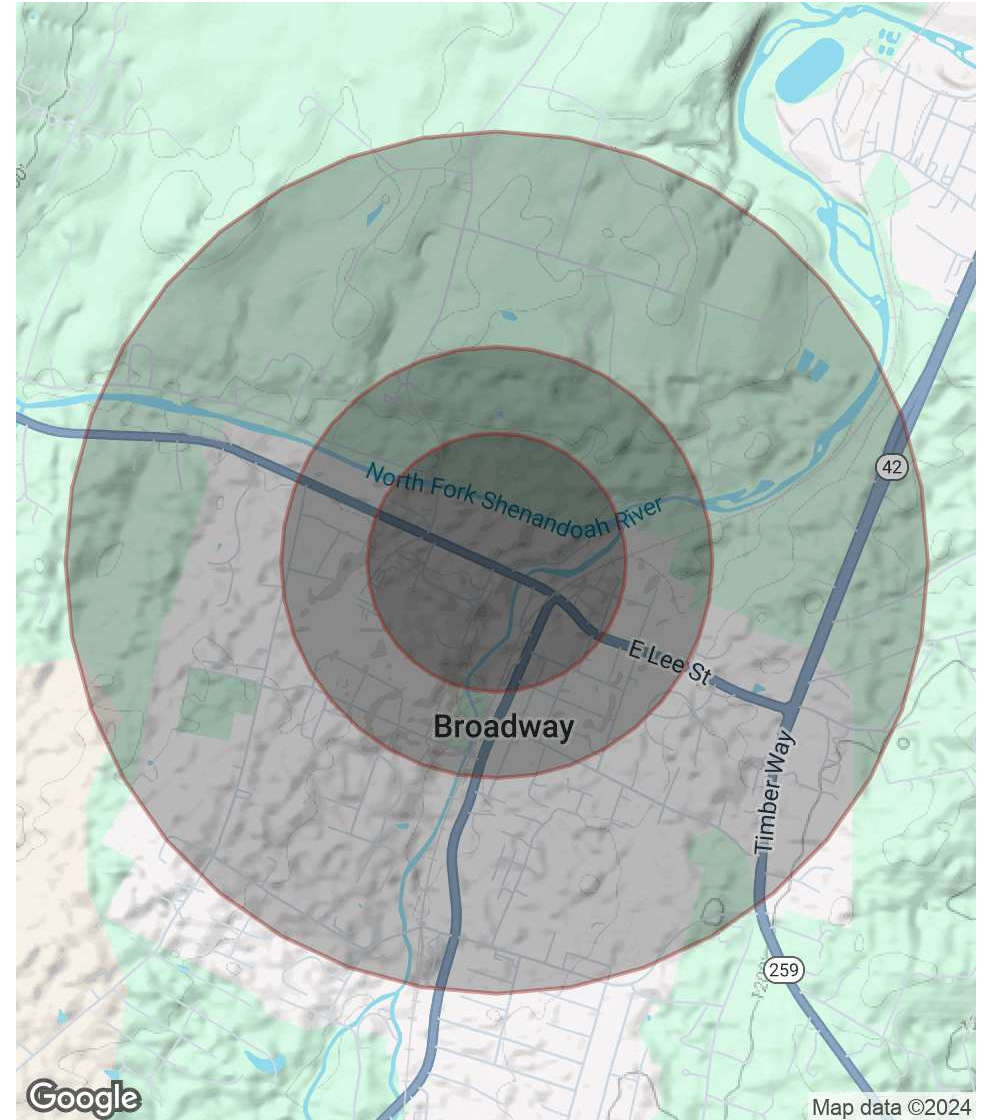
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	153	937	3,065
Average Age	42	41	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	370	1,215
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,949	\$88,124	\$90,648
Average House Value	\$297,242	\$289,860	\$293,157

Demographics data derived from AlphaMap



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