

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
LOOKOUT, WEST VIRGINIA



**SCHUCHERT**  
RETAIL GROUP





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RETAIL GROUP

**DOLLAR GENERAL**

**EXCLUSIVELY LISTED BY:**



**JIM SCHUCHERT**

Co-Founder & Managing Partner

[jim@schuchert.com](mailto:jim@schuchert.com)

D 310.321.4020

M 310.971.3892

CA License #01969414



**JOE SCHUCHERT**

Co-Founder & Managing Partner

[joe@schuchert.com](mailto:joe@schuchert.com)

D 310.935.4732

M 310.971.3116

CA License #01973172

**GILLIAN GREENFIELD**  
**BROKER OF RECORD**

WV License #0026307







## INVESTMENT SUMMARY



LIST PRICE  
**\$1,340,000**



LOCATION  
**20 ZICKAFOOSE ROAD  
LOOKOUT, WV 25868**



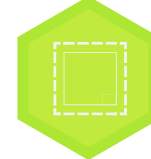
CAP RATE  
**7.00%**



ANNUAL RENT  
**\$93,800.00**



BUILDING SIZE  
**9,014 SQ. FT.**



LAND AREA  
**1.63 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



TERM REMAINING  
**11+ YEARS**



LEASE EXPIRATION  
**12/31/2032**



RENEWAL OPTIONS  
**3 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**37 SPACES**



YEAR BUILT  
**2017**



APN  
**1-52R-11**



TRAFFIC COUNTS  
**2,775 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- Approximately 11+ Years Remaining in the Initial 15 Year Lease Term
- 2017 Construction - 9,100 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases
- Wide Profile Building Type for Flexible Future Use & Universal Applications

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

## PROXIMITY TO OTHER CITIES:

- Beckley, West Virginia | 33 Miles
- Charleston, West Virginia | 57 Miles
- Roanoke, Virginia | 131 Miles
- Morgantown, West Virginia | 145 Miles

## TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 762 Residents
- 3-Mile Average Household Income = \$75,750
- 5-Mile Population = 1,701 Residents
- 5-Mile Average Household Income = \$71,888
- 7-Mile Population = 4,401 Residents
- 7-Mile Average Household Income = \$67,845

## TENANT:

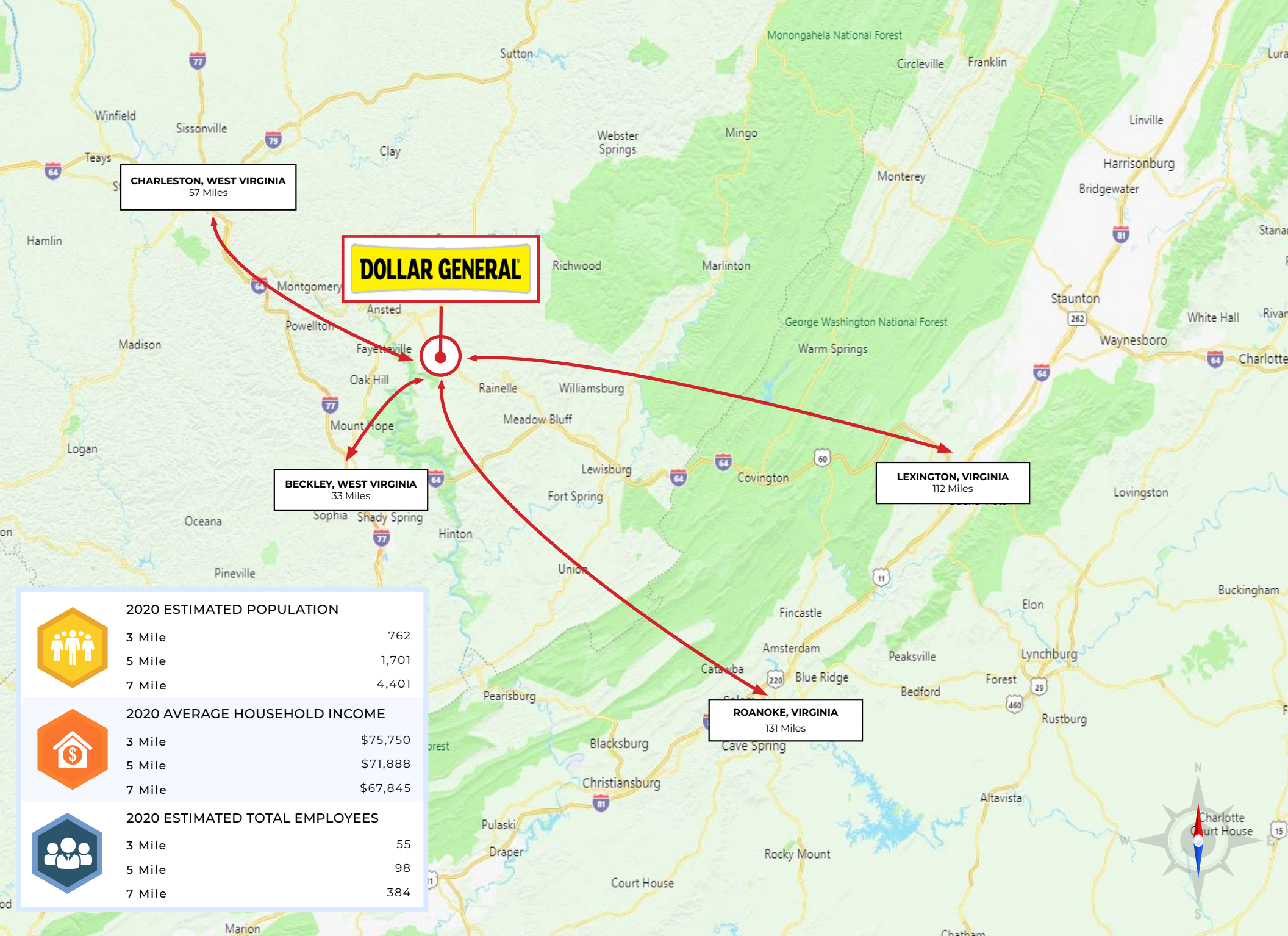
- Dollar General (NYSE: DG) Features Investment Grade Credit “BBB” by Standard & Poor’s
- 17,000 Stores in 46 States as of November 14, 2020
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2019
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)
- In 2021 Dollar General Plans to Execute 2,900 Real Estate Projects, Including 1050 New Store Openings, 1,750 Remodels, and 100 Store Relocations











**DOLLAR GENERAL**

**CHARLESTON, WEST VIRGINIA**  
57 Miles

**BECKLEY, WEST VIRGINIA**  
33 Miles

**LEXINGTON, VIRGINIA**  
112 Miles

**ROANOKE, VIRGINIA**  
131 Miles

2020 ESTIMATED POPULATION	
3 Mile	762
5 Mile	1,701
7 Mile	4,401
2020 AVERAGE HOUSEHOLD INCOME	
3 Mile	\$75,750
5 Mile	\$71,888
7 Mile	\$67,845
2020 ESTIMATED TOTAL EMPLOYEES	
3 Mile	55
5 Mile	98
7 Mile	384



# AREA OVERVIEW



## LOOKOUT, WEST VIRGINIA

Lookout is an unincorporated community in Fayette County, West Virginia, United States. Lookout is located on U.S. Route 60 7.5 miles east of Fayetteville. Lookout has a post office with ZIP code 25868.

The community was so named for the fact Indians used the elevated town site to look out over the surrounding area.

Fayette County is a county in the U.S. state of West Virginia. As of the 2010 census, the population was 46,039. Its county seat is Fayetteville. It is part of the Beckley, WV Metropolitan Statistical Area in Southern West Virginia.

According to the U.S. Census Bureau, the county has a total area of 668 square miles, of which 662 square miles is land and 6.8 square miles is water. Plum Orchard Lake, a reservoir southwest of Oak Hill, is the second largest lake in West Virginia.

The county has a tradition of coal mining, which still serves as a primary source of employment in the area. A Georgia Pacific lumber mill has its home to the west of Mt. Hope, adjacent to U.S. Route 19. There exists a large metal alloy plant in Alloy. The Mount Olive Correctional Complex, West Virginia's only maximum security state prison, is also located in Fayette County. The economy has shifted significantly in recent years, with a large amount of money being spent in outdoor recreation and tourism.





# AREA DEMOGRAPHICS



## POPULATION

	3 MILE	5 MILE	7 MILE
2020 Population	762	1,701	4,401
2025 Projected Population	757	1,693	4,208
2010 Population	829	1,869	4,917



## HOUSEHOLDS

	3 MILE	5 MILE	7 MILE
2020 Households	314	698	1,779
2025 Households	326	724	1,773
2010 Households	347	777	2,105
Average Household Size	2.42	2.43	2.47



## INCOME

	3 MILE	5 MILE	7 MILE
Average Household Income	\$75,750	\$71,888	\$67,845
Median Household Income	\$52,885	\$52,667	\$54,841
Per Capita Income	\$31,250	\$29,493	\$27,421



## HOUSING

	3 MILE	5 MILE	7 MILE
2020 Housing Units	314	698	1,779
2020 Owner-Occupied Units	263	582	1,472
2020 Renter Occupied Housing Units	51	116	306



## PLACE OF WORK

	3 MILE	5 MILE	7 MILE
2020 Businesses	17	24	55
2020 Employees	55	98	384



# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
17,000



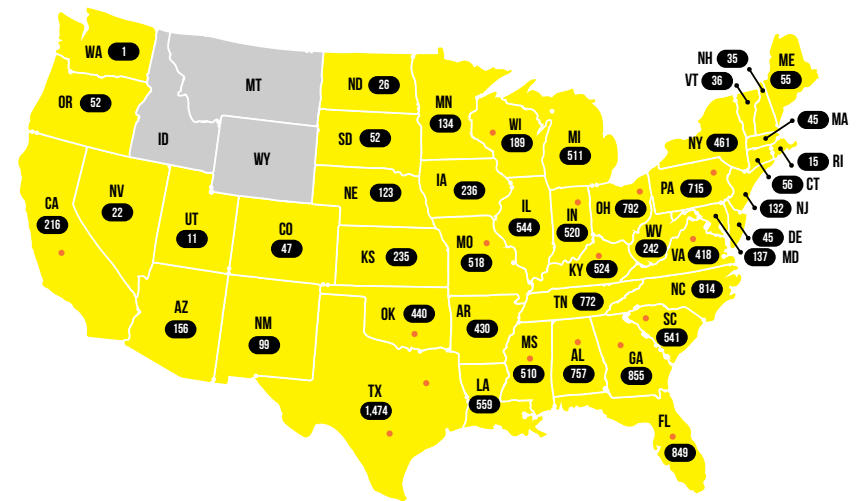
**NO. EMPLOYEES**  
157,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of November 14, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

**17,000 STORES** | IN 46 STATES | AS OF 11/14/2020

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 20 Zickafoose Road, Lookout, WV 25868 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



**S** SCHUCHERT  
RETAIL GROUP

**DOLLAR  
GENERAL**  
REDWOOD ST

STOP



**EXCLUSIVELY  
LISTED BY:**

**JIM SCHUCHERT**  
Co-Founder & Managing Partner

[jim@schuchert.com](mailto:jim@schuchert.com)  
D 310.321.4020  
M 310.971.3892  
CA License #01969414

**JOE SCHUCHERT**  
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[joe@schuchert.com](mailto:joe@schuchert.com)  
D 310.935.4732  
M 310.971.3116  
CA License #01973172

**GILLIAN GREENFIELD**

Broker of Record  
WV License #0026307