



Net-Lease

# DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

**3494 Catlett Rd  
Catlett, VA 20119**

Purchase Price: **\$1,785,000**

Cap Rate: **7.17%**

## HIGHLIGHTS ◆

- ✓ 46 Miles from Washington DC
- ✓ Average HHI at 1-Mile: \$162K+
- ✓ 14,000 VPD in Immediate Vicinity
- ✓ Upgraded Construction
- ✓ 3% Rent Increase in April 2026



\*Actual Location Shown\*

The above information has been secured by sources deemed to be reliable. Tri-Oak Consulting Group makes no representations or warranties expressed or implied as to the accuracy of the above information. References to square footage or age are approximate. Purchaser must verify the accuracy of the above information and bears all risks for any inaccuracies. Above information is subject to verification and no liability for errors or omissions are assumed.

## Property Summary ◆

<b>Asking Price:</b>	\$1,785,000
<b>Annual Rent/NOI:</b>	\$128,014
<b>Cap Rate:</b>	7.17%
<b>Lease Commencement:</b>	04/10/2016
<b>Lease Expiration:</b>	04/30/2031
<b>Rent Increases:</b>	<b>3% in Lease Year 11</b>
<b>Renewal Options:</b>	Four / 5-Year Renewals
<b>Building Size:</b>	9,002 +/- SF
<b>Land Size:</b>	2.02 +/- Approx. Acres
<b>Parking:</b>	Adequate
<b>Area Tenants:</b>	USPS, Catlett Animal Hospital, Trenis Fuel and Hardware, Virginia National Bank

## Responsibility ◆

<b>Tenant</b>	RE Taxes, Building Insurance, HVAC, and Parking Lot Maintenance
<b>Lessor</b>	Roof, Structure, and Parking Lot Replacement
<b>Lease</b>	Dollar General Corporation
<b>Guarantor</b>	NYSE: DG



## Demographics ◆

	1-Mile	3-Mile	5-Mile
<b>Population:</b>	314	1,917	7,126
<b>% Change from 2020-2023:</b>	1.31%	1.52%	1.32%
<b>Median Income:</b>	\$127,222	\$123,246	\$128,805
<b>Average Income:</b>	\$162,338	\$161,723	\$162,880

## CONTACT INFORMATION

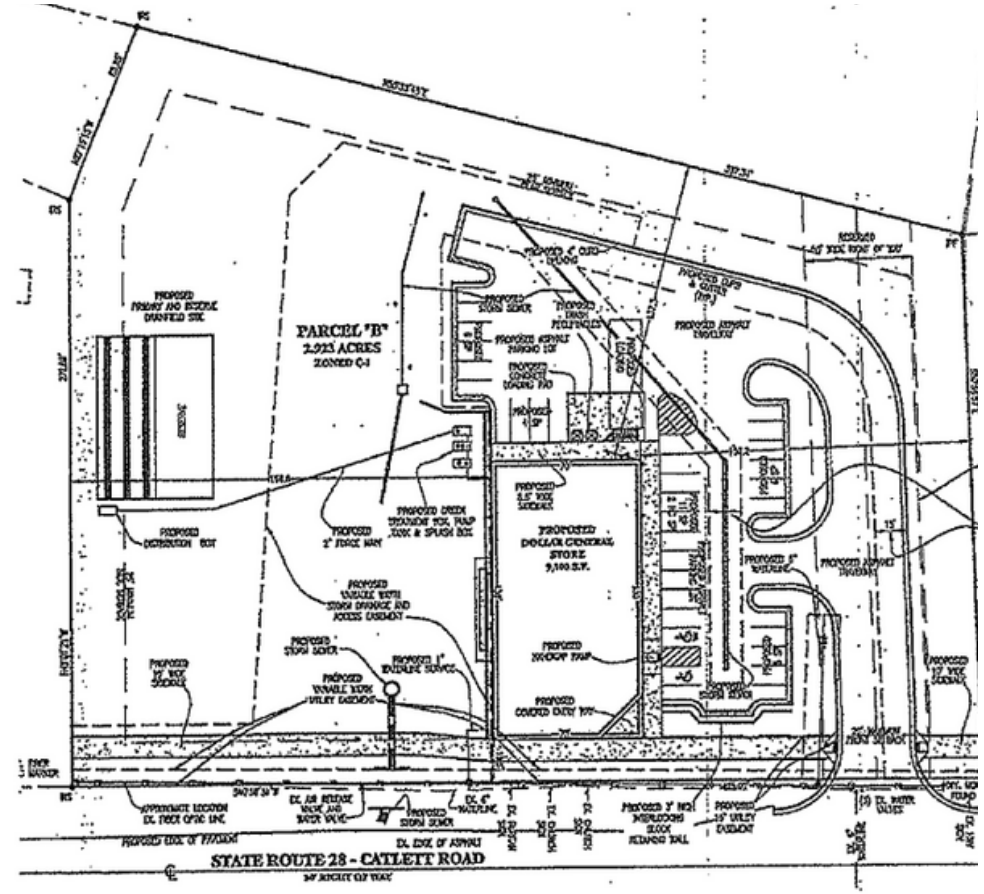
Rutland Patterson / Gregory Fitzgerald  
(404) 341-7460  
rutland@tri-oak.com  
www.tri-oak.com



## Aerial View



## Site Plan



## Aerial View with Tenants

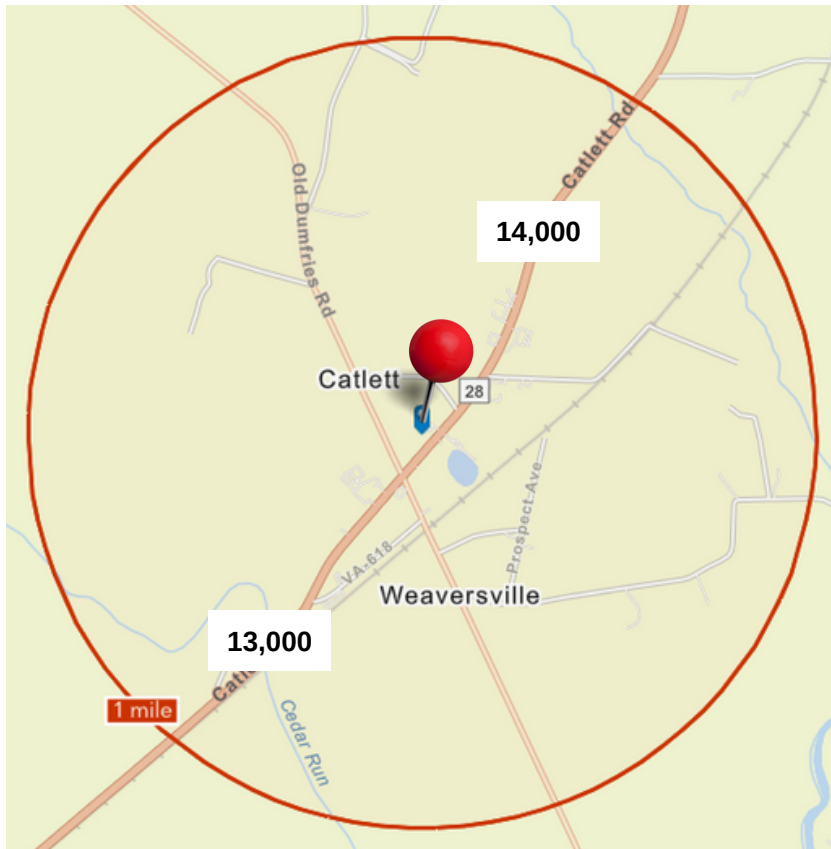




## Traffic Counts

Data from 2020

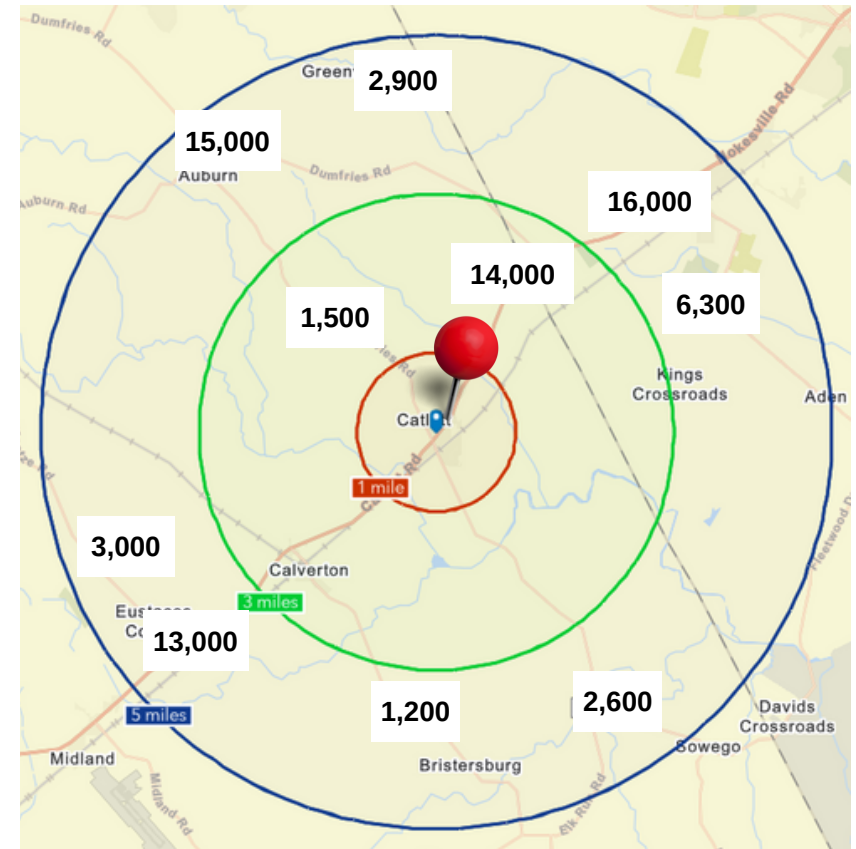
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius



# DOLLAR GENERAL®

## Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 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 18,818 stores in 47 states as of October 28, 2022. 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.

Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).

