



DOLLAR GENERAL®

SUTHERLAND, VIRGINIA

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	21550 Cox Rd Sutherland, VA 23885
Ownership	Fee Simple
Building Size	10,640 SF
Parcel Size	2.18 Acres
Parking	33 Spaces
Year Built	2023

INVESTMENT SUMMARY

Asking Price	\$1,784,000
Cap Rate	6.50%
NOI	\$115,955
Lease Type	Absolute NNN
Remaining Lease Term	±12.25 Years
Rent Increases	10% @ Each Option
Remaining Options	(5) 5 - Year

PROPERTY HIGHLIGHTS

Attractive Long-Term NNN Lease Structure: Absolute NNN lease with ~ 10 years of remaining primary term and zero landlord responsibilities, featuring five 5-year renewal options with 10% increases, providing investors with long-term cash flow stability.

Corporate Dollar General Commitment: Dollar General is the nation's largest discount retailers and maintains an S&P BBB investment-grade credit rating, operating more than 20,000 stores across the U.S. and Mexico and generating approximately \$40.6 billion in annual revenue.

Updated Construction Buildout: The property features the high quality design features including brick and hardy plank exterior walls and a metal roof.

Exceptional Foot Traffic Counts: Placer.ai ranks this Dollar General in the 87th percentile nationally and the 94th percentile within Virginia for annual customer visits, indicating performance that exceeds most comparable locations.

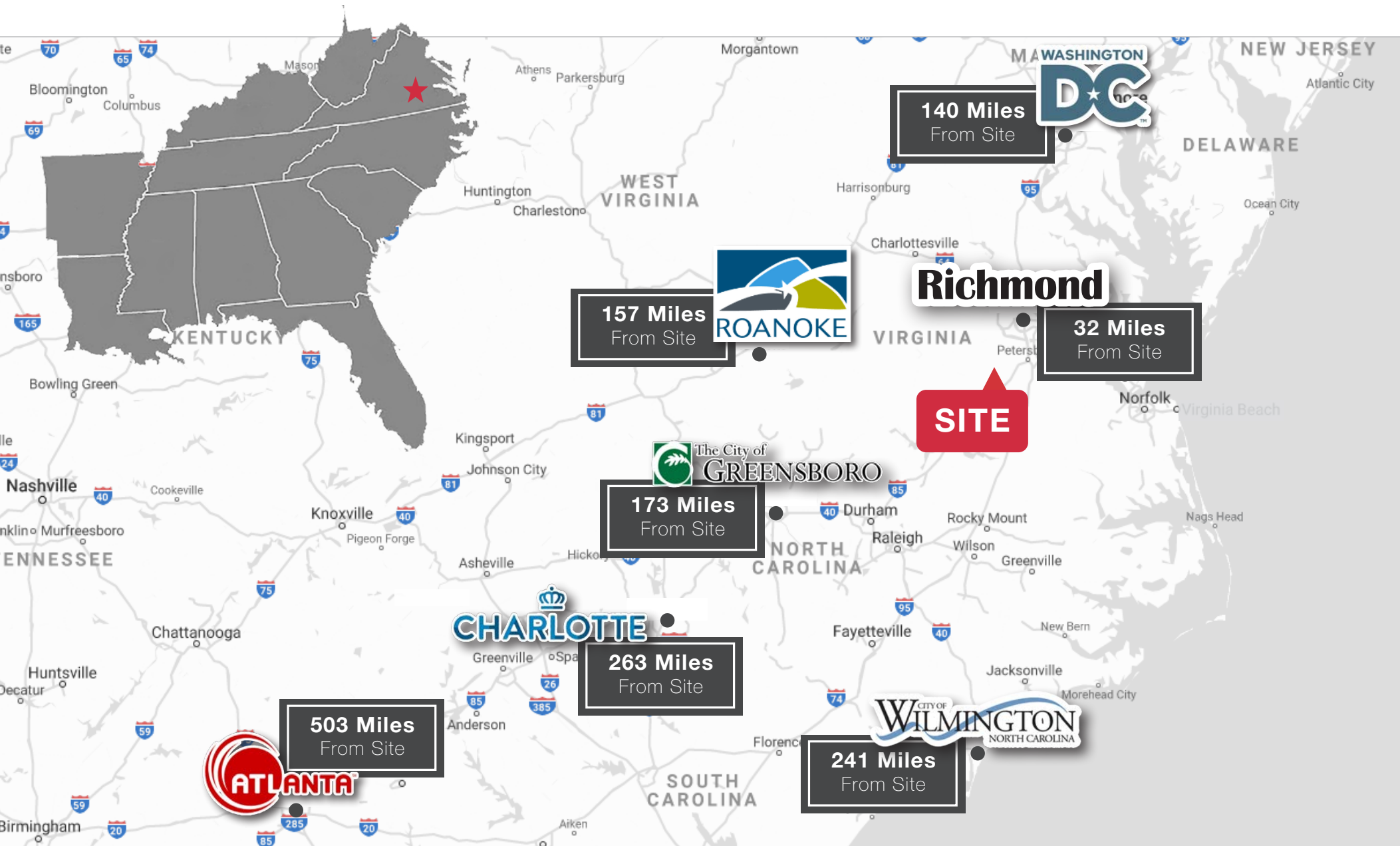
Affluent Consumer Base: A 5-mile average household income of \$105,038 underscores the submarket's strong purchasing power that supports long-term tenant performance.

Direct Exposure to Major Regional Employment Center: Located directly across the street from a 1.2 million square foot Walmart logistics facility, the property is positioned adjacent to one of the area's largest employment generators that supports over 1,000 jobs and substantial daily traffic.

#1 Best Town to Visit: Situated within the Richmond MSA, the property benefits from its proximity to a community recognized by CNN as the #1 Town Among "America's 10 Best Towns to Visit." This national distinction underscores the area's strong tourism appeal, vibrant local economy, and growing regional profile, supporting sustained consumer activity and long-term commercial real estate demand.

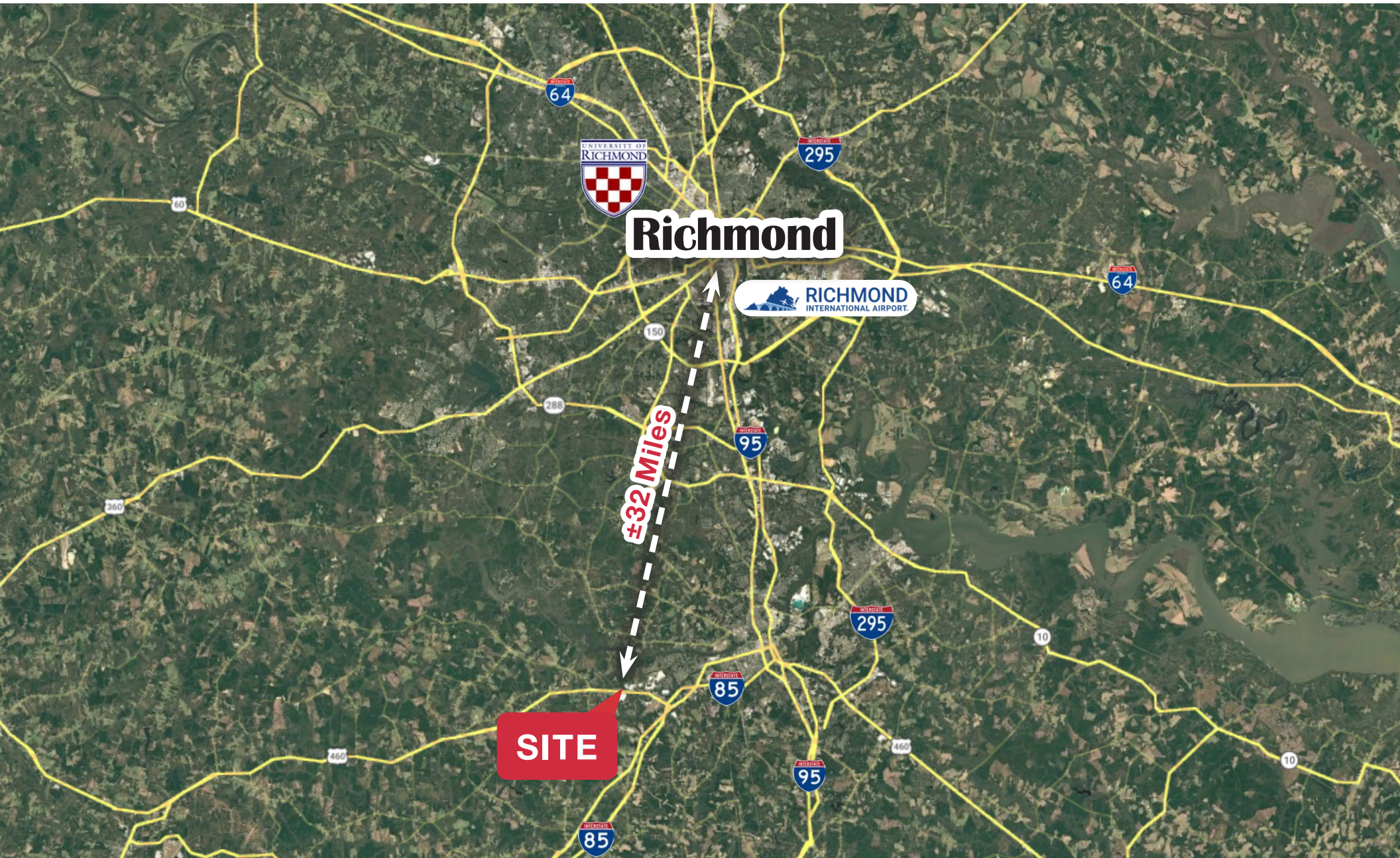
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



Sutherland, Virginia

Sutherland is an unincorporated historic community in Dinwiddie County, Virginia, situated about nine miles west of Petersburg along U.S. Route 460. Originally a nineteenth-century stop on the Southside Railroad, it is best known as the site of the 1865 Civil War Battle of Sutherland's Station. Today, it functions primarily as a quiet residential area bordered by Lake Chesdin to the north.

PROPERTY OVERVIEW

Site Aerial



Walmart
DISTRIBUTION CENTER

Walmart Regional Merchandise Distribution Center 6023 is a ± 1.2 million-square-foot logistics facility. Operating 24 hours a day, seven days a week, the distribution center serves as a key component of Walmart's regional supply chain network, supporting the storage, sorting, and distribution of merchandise to retail locations throughout the region.

SITE

Cox Rd

$\pm 16,000$ VPD



PROPERTY OVERVIEW

Property Photos

**DOLLAR
GENERAL**



PROPERTY OVERVIEW

Aerial Site Plan



*Site lines are approximate

TENANT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Dolgencorp, LLC
Lease Guarantor	Dollar General Corporation
Tenant Classification	Corporate
Lease Type	Absolute NNN
Building Size	10,640 SF
Original Lease Term	15 Years
Rent Commencement Date	9/14/2023
Lease Expiration Date	9/30/2038
Rent Increases	10% @ Each Option
Remaining Lease Term	±12.25 Years
Options	(5) 5 - Year
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs and Maintenance	Tenant Responsible
HVAC Repairs and Replacement	Tenant Responsible
Roof & Structure	Tenant Responsible
Parking Lot Repair & Replacement	Tenant Responsible

RENT SCHEDULE

Initial Term	Monthly	Annually
9/14/2023 - 9/30/2038	\$9,663	\$115,955
First Option		
10/1/2038 - 9/30/2043	\$10,629	\$127,551
Second Option		
10/1/2043 - 9/30/2048	\$11,692	\$140,306
Third Option		
10/1/2048 - 9/30/2053	\$12,861	\$154,336
Fourth Option		
10/1/2053 - 9/30/2058	\$14,147	\$169,770
Fifth Option		
10/1/2058 - 9/30/2063	\$15,562	\$186,747



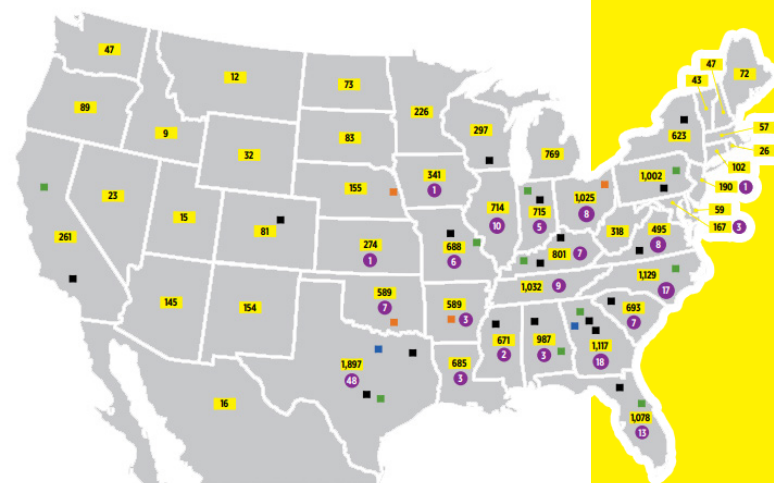
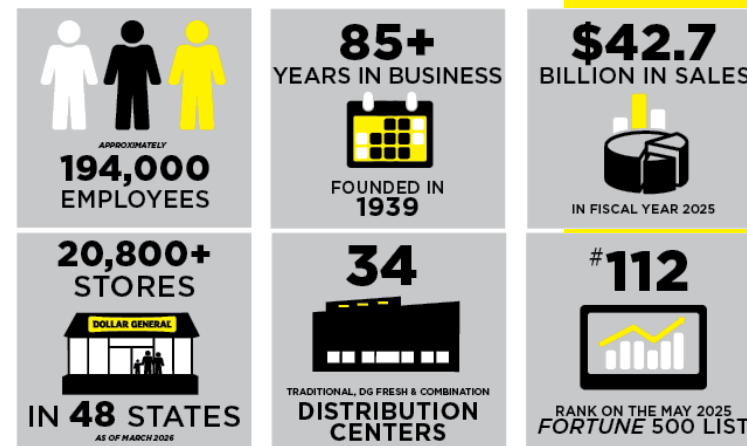
DOLLAR GENERAL®

- Headquarters: **Goodlettsville, TN**
- **\$42.7 billion** in sales in fiscal 2025
- **20,800+ retail locations** in 48 states and Mexico
- **34** distribution centers in 16 states
- **194,000+** employees
- Newsweek's America's **Most Admired Workplaces** (2025)
- **#112** on Fortune 500 list (2025)
- **#389** on the Fortune 500 Global (2024)
- **Mass Market Retailers** (MMR) Mass Retailer of the Year (2026)
- Newsweek's America's **Most Admired Workplaces** (2025)
- **#44** TIME's America's Most Iconic Companies (2026)
- Fortune's **World's Most Admired Companies** List (2026, 2025, 2023)

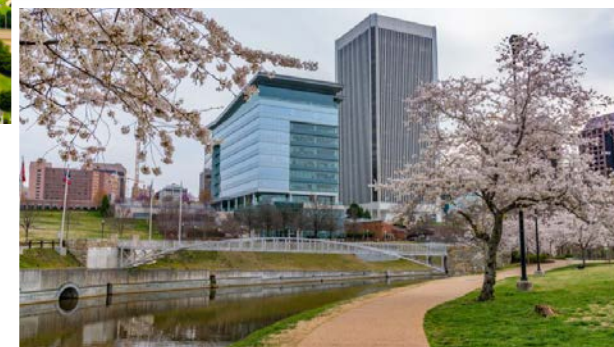
Dollar General (NYSE: DG) is a chain of over 20,800+ discount stores spread throughout 48 states and Mexico. With 194,000+ employees, Dollar General concentrates the bulk of its business in the South, East, Midwest, and Southwest of the US, where it offers basic household items such as cleaning supplies, health and beauty aids, apparel, and food. They target low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low, or lower than, Walmart, but in more convenient locations. Dollar General was recognized in spot #112 in 2025's Fortune 500 list, and it has steadily grown to become one of the most profitable stores in the rural United States with revenues reaching around \$42.7 billion in 2025.

Dollar General has 34 distribution centers across 16 states, and since 2017, they have expanded their markets to include the states of North Dakota, Wyoming, Washington, and Idaho, making Alaska and Hawaii the only two states their markets have yet to include. DG has also demonstrated continued growth with the opening of 589 new stores in their fiscal year of 2025.

www.dollargeneral.com



Richmond



MSA Population: 1.38 Million

Richmond is one of the country's **oldest major cities** and gained historical prominence when Patrick Henry delivered his famous "Give me liberty or give me death" speech at St. John's Church in 1775, a pivotal moment leading to the Revolutionary War. In 1780, Richmond replaced Williamsburg as **Virginia's capital** and it has remained this way for over 250 years.

Richmond, Virginia is situated in the east-central part of the state and at the James River's fall line. Richmond is strategically located at the intersection of **Interstate 95** and **Interstate 64**. The city is also encircled by Interstate 295, Virginia State Route 150, and Virginia State Route 288. **Richmond International Airport** was named the Most efficient Airport in North America with under 5 million passengers per year by the Air Transport Research Society (2024).



RICHMOND, VIRGINIA ACCOLADES

- ✓ Top 50 U.S. City to Visit in Your Lifetime - *MSN, 2026*
- ✓ #18 Best Small Cities for Big-Time Careers - *The New York Times, 2026*
- ✓ #9 Best U.S. City that Supports Healthy Living - *Coworking Cafe, 2025*
- ✓ #1 Most Climate-Resilient City in the U.S. - *FEMA/USA Today, 2024*
- ✓ #1 America's 10 Best Towns to Visit - *CNN, 2024*
- ✓ #8 Best Places to in the South - *Travel + Leisure, 2024*

Richmond is home to numerous **universities and colleges** that consistently contribute talented graduates to the local workforce. The city serves as a launching pad for a diverse range of **key and emerging industries**, including life science/biotech, tech/professional services, financial institutions, and specialty food/beverage. Playing a pivotal role in shaping the economic landscape is **Richmond Economic Development**, an organization dedicated to building a vibrant and equitable economy in the city. They actively encourage business investment, job creation, strategic development, long-term growth, and community well-being.

<https://www.richmondva.com/about/>

<https://www.rva.gov/>



Richmond International Airport's central location attracts more than **4.9 million visitors** each year. The airport generates about **14,000 jobs** and contributes annual economic activity of nearly **\$2.4 billion**.



As of 2022, **Richmond** has eight **Fortune 500 companies** in its metropolitan area: Performance Food Group, Altria, Carmax, Dominion Energy, Markel, Owens & Minor, Genworth Financial, and ARKO.



Historic Downtown Richmond includes museums, trails and tours, **eight historic neighborhoods** and nationally recognized historic sites including Agecroft Hall, Canal Walk, and St. John's Church.



Richmond is home to a number of **universities and colleges** such as **University of Richmond**, Virginia Commonwealth University, Virginia Union University, Fortis College, etc.

1 MILE RADIUS

Summary	2025	2030
Population	246	250
Households	96	99
Families	70	72
Average Household Size	2.56	2.53
Owner Occupied Housing Units	86	89
Renter Occupied Housing Units	10	10
Median Age	45.4	45.8
Average Household Income	\$147,660	\$168,909

3 MILE RADIUS

Summary	2025	2030
Population	7,413	7,477
Households	2,893	2,949
Families	2,109	2,139
Average Household Size	2.54	2.51
Owner Occupied Housing Units	2,316	2,393
Renter Occupied Housing Units	577	556
Median Age	41.4	42.6
Average Household Income	\$115,881	\$130,671

5 MILE RADIUS

Summary	2025	2030
Population	18,540	18,779
Households	7,204	7,375
Families	5,049	5,142
Average Household Size	2.52	2.50
Owner Occupied Housing Units	5,660	5,887
Renter Occupied Housing Units	1,544	1,488
Median Age	41.6	42.7
Average Household Income	\$105,038	\$117,211

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 21550 Cox Rd, Sutherland, VA 23885 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. 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.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. 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.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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