

Low Rent Low Price Point Dollar Tree Opportunity

3175 W Dupont St
Belle, WV 75455



Representative Photo

Marcus & Millichap



Representative Photo

INVESTMENT CONTACTS

Grant Fitzgerald
Broker of Record
300 Wharton Cir., 2nd FL
Triadelphia, WV 26059
Lic. #: WVB250301068

Marcus & Millichap

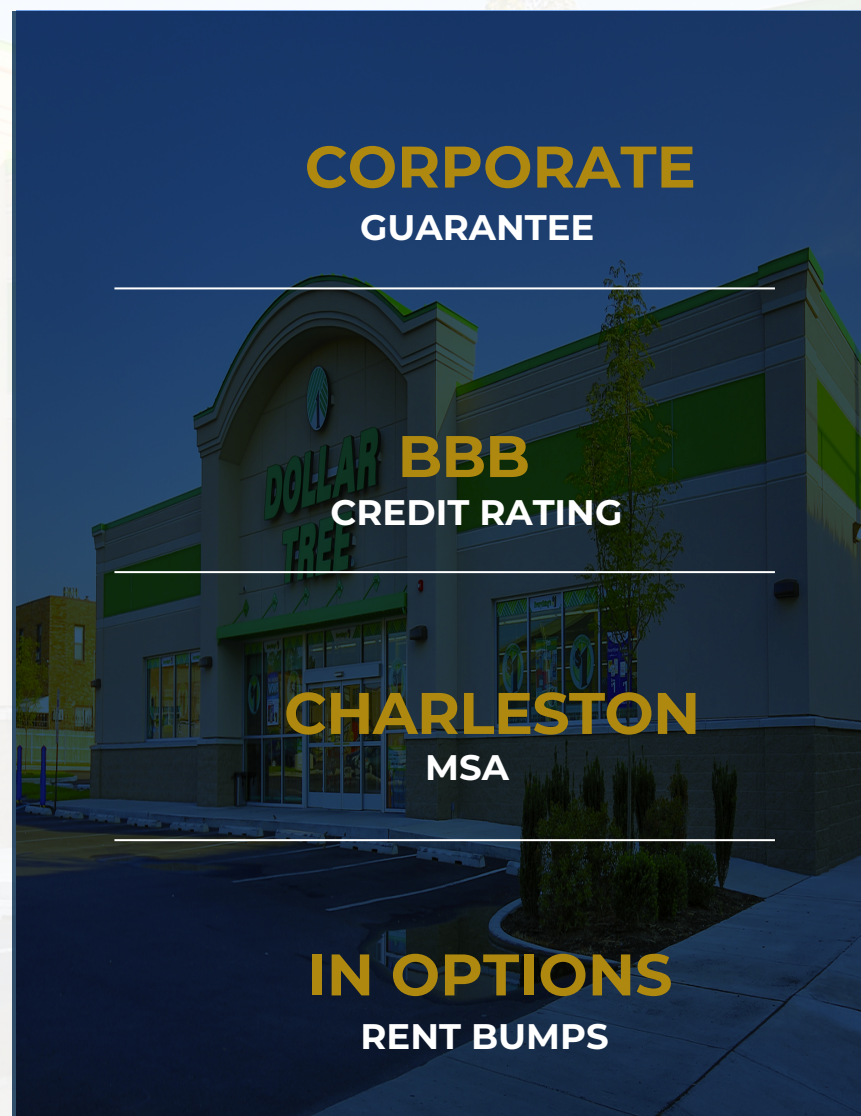
INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in a Dollar Tree property in Belle, WV.

This Dollar Tree is located at 3175 W Dupont St in Belle, WV. The property consists of a single-story 11,060 SF structure built in 1995, renovated in 2020, on 1.50 AC with a masonry construction, 50 surface parking spots, and highly visible pylon signage.

The property is conveniently located off I-64, a primary thoroughfare of West Virginia, with nearby retailers including: Kroger, Wendy's, IHOP, Sheetz, Applebee's, Cracker Barrel, Exxon and more.



OVERVIEW

MOUNT PLEASANT, TX

PRICE:	\$800,000
NET OPERATING INCOME:	\$60,950
CAP RATE:	7.62%
TERM REMAINING:	5 Years
LEASE TYPE:	NN (R&S)
RENEWAL OPTIONS:	Four, 5-Year
RENT INCREASES:	In Options
RENTABLE AREA:	11,060 SF
LAND AREA:	1.50 AC
CONSTRUCTION:	Masonry
YEAR BUILT / RENOVATED:	1995 / 2020
PARKING SPACES:	50 Surface Outdoor
ADDRESS:	3175 W Dupont St Belle, WV 25015
APN:	20-23- 29-0013.0003
OWNERSHIP TYPE:	Fee Simple

Representative Photo

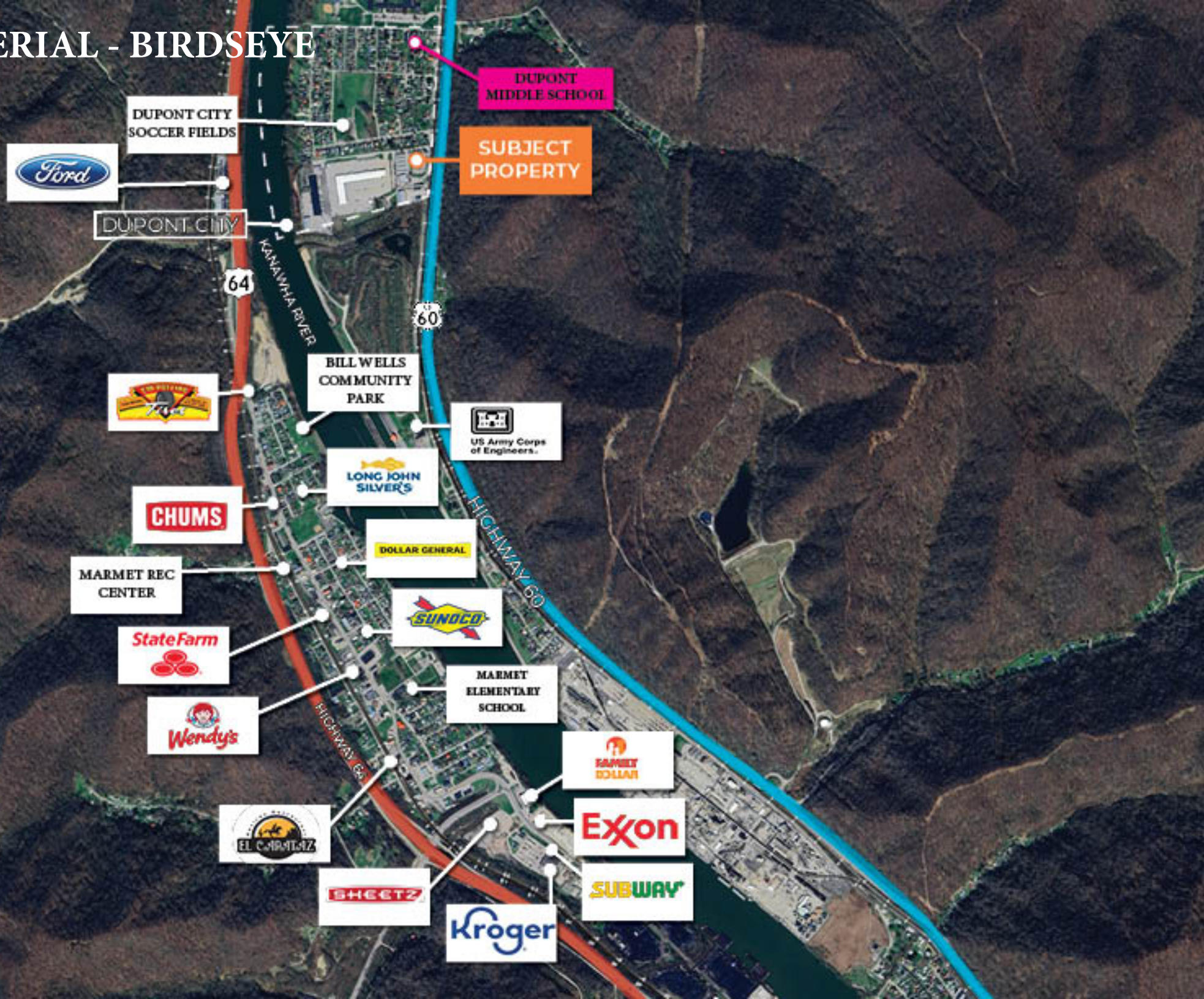
INVESTMENT HIGHLIGHTS

- Low Rent | Low Price Point | Corporate Guarantee | Investment Grade Tenant
- High Visibility | Pylon Signage | Convenient Access To I-64 (39,000 VPD) & US-60 (10,000 VPD)
- Located In Primary Commercial And Commuter Corridor | Outstanding Frontage
- Building Renovated in 2020 | Fully Guttled Renovation
- Affluent Community | \$83,800 AHHI In 5-Mile Radius
- Attractive Rent Increases At The Start Of Each Renewal Option | Hedge Against Inflation
- Tenant Reimburses Real Estate Taxes, Insurance, and Common Area Maintenance
- Charleston MSA | \$57B Annual GDP | Recreational, Cultural, and Economic Hub Of West Virginia
- Recession-Resistant Retailer | Thrives In Middle-America Markets Where Demos May Be Modest
- Nearby Retailers Include: Kroger, Wendy's, IHOP, Sheetz, Applebee's, Cracker Barrel, Exxon and more.



Representative Photo

AERIAL - BIRDSEYE



DUPONT CITY
SOCCER FIELDS



DUPONT CITY

64

KANAWHA RIVER

60

BILL WELLS
COMMUNITY
PARK



LONG JOHN
SILVER'S



US Army Corps
of Engineers

CHUMS

DOLLAR GENERAL

MARMET REC
CENTER



MARMET
ELEMENTARY
SCHOOL



SHEETZ

Kroger

Exxon

SUBWAY

FAMILY
DOLLAR

DUPONT
MIDDLE SCHOOL

SUBJECT
PROPERTY

LOCATION OVERVIEW

BELLE, WV

The Town of Belle is located in Kanawha County, West Virginia, along the Kanawha River. A short drive from the capital city of Charleston, an hour drive from the New River Gorge National Park, and an hour and a half drive from Summersville Lake.

Belle traces its roots to early settlers from the late 18th century and celebrated a bicentennial in 1976 with a commemorative book detailing its beginnings. A standout attraction is the Samuel Shrewsbury Sr. House, also known as the Old Stone House, dating from around 1810. Now preserved by the Belle Historical Restoration Society as a museum, it reflects Belle's early architecture and way of life and is listed on the National Register of Historic Places.

While Belle is best known for its peaceful atmosphere, residents and visitors appreciate its charming Main Street (Dupont Avenue), local churches, and the Belle Volunteer Fire Department. Nearby Scott's Island, a river bar just between Belle and Chesapeake, offers scenic views along the waterway. Local schools like Belle Elementary, DuPont Middle, and access to nearby Riverside High School add to the community's family-friendly appeal.

The Chemours chemical manufacturing facility, formerly DuPont, serves as one of Belle's anchor employers. It produces specialty chemicals for fabric care and oil & gas markets, supporting hundreds of local jobs and contributing to regional economic stability. Though the broader area saw declines in coal-based industry, Belle's future job growth is estimated at nearly 20% over the next decade .

The town remains committed to community resilience, hosting annual events (like car shows and holiday celebrations) and civic groups such as the Belle Lions Club. In Belle, visitors find a quiet Appalachian town rich in history, defined by its river setting, enduring heritage, and community pride.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 POPULATION	7,784	19,877	82,221
AVG. HH INCOME	\$66,677	\$83,815	\$79,734
MEDIAN HH INCOME	\$50,093	\$64,036	\$58,739
BACHELORS DEGREE +	16%	28%	32%
2024 HOUSEHOLDS	3,421	8,989	36,853
TOTAL SPECIFIED CONSUMER SPENDING	87.9M	\$258.2M	\$1B





Representative Photo

INVESTMENT CONTACTS

Grant Fitzgerald
Broker of Record
300 Wharton Cir., 2nd FL
Triadelphia, WV 26059
Lic. #: WVB250301068

Marcus & Millichap

Disclaimer:

Marcus & Millichap Real Estate Investment Services of North Carolina, Inc.(Marcus & Millichap) hereby advises all prospective purchasers of Net Lease property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

C O N F I D E N T I A L I T Y & D I S C L A I M E R

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

N O N - E N D O R S E M E N T N O T I C E

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

R E N T D I S C L A I M E R

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ID# ZAG0120356