

**Absolute NNN
DOLLAR GENERAL
Edinburg, PA**



Actual Site

\$ Asking Price
\$1,546,000

% Cap Rate
6.65%

**4110 W State St
Edinburg, PA 16116**

Asset Summary

Net Operating Income (NOI)	\$102,807
Rent/Month	\$8,567
Rent/SF	\$11.39
Rentable Square Feet	9,026+/- SF
Land Area	2.00+/- Acres
Parking	46 Spaces
Tenant	Dollar General
Credit Rating	S&P: BBB
Stock Symbol	NYSE: DG
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	13+ Years
Rent Commencement	November 2, 2017
Lease Expiration	November 30, 2032
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
11/2/2017 – 11/30/2032	-	\$102,807.96	\$8,567.33
12/1/2032 – 11/30/2037 (Option 1)	10%	\$113,088.76	\$9,424.07
12/1/2037 – 11/30/2042 (Option 2)	10%	\$124,397.63	\$10,366.47
12/1/2042 – 11/30/2047 (Option 3)	10%	\$136,837.39	\$11,403.12

Investment Highlights

- New 2017 construction with upgraded landscape package
- 13+ years remaining on primary lease term
- Absolute NNN lease – no landlord responsibilities
- 10% structured rent increases every 5 years in the option periods
- Investment grade tenant (S&P: BBB)
- Hard corner location on a 2-acre parcel
- Average HH income of over \$65,000 within 3 miles
- 10-mile population exceeds 145,000
- Located between New Castle, PA and Youngstown, OH



About Dollar General

Dollar General (NYSE: DG) is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in 45 of the 48 contiguous United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. 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.

Dollar General has more stores than any other retailer and is easily the largest dollar store chain. Founded in 1939, the company first went public under the Dollar General name in 1968 and grew to more than 6,000 stores with \$6 billion in sales by the early 2000's.

To strengthen its position for the long term, Dollar General is making significant investments, primarily in compensation and training for store managers given the critical role this position plays in their customer experience, as well as strategic initiatives.

Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching \$23.47 billion in 2018.

**DOLLAR
GENERAL**



Tenant Snapshot

of Locations
15,000+

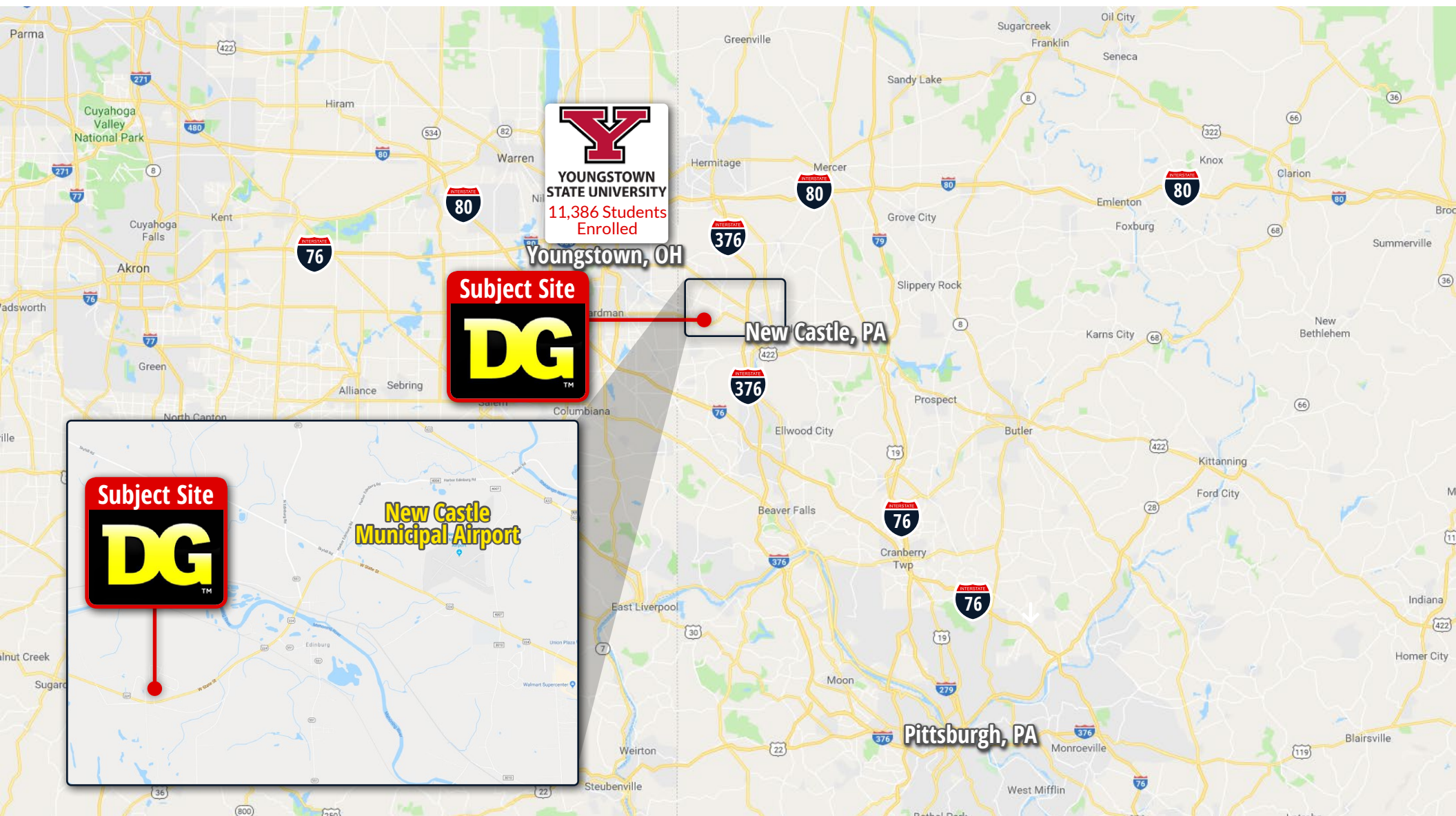
Stock Symbol
NYSE: DG


Credit Rating
S&P: BBB

2018 Revenue
\$23.47Bil

Market Cap
\$29.91Bil

Location Overview



	New Castle	7 miles	Warren	31 miles	Akron	61 miles
Distance To	Youngstown	12 miles	Pittsburgh	57 miles	Cleveland	87 miles

Location Overview



Y
YOUNGSTOWN
STATE UNIVERSITY
11,386 Students
Enrolled

24 mins
12 miles

Subject Site
DG

13 mins
7 miles



376

New Castle
Municipal Airport

ROUTE
224

ROUTE
224

Subject Site
DG

ROUTE
224

W State St 6,000 VPD

Sweet Pea Patch

Holiday Inn
HOTELS · RESORTS

Hampton Inn

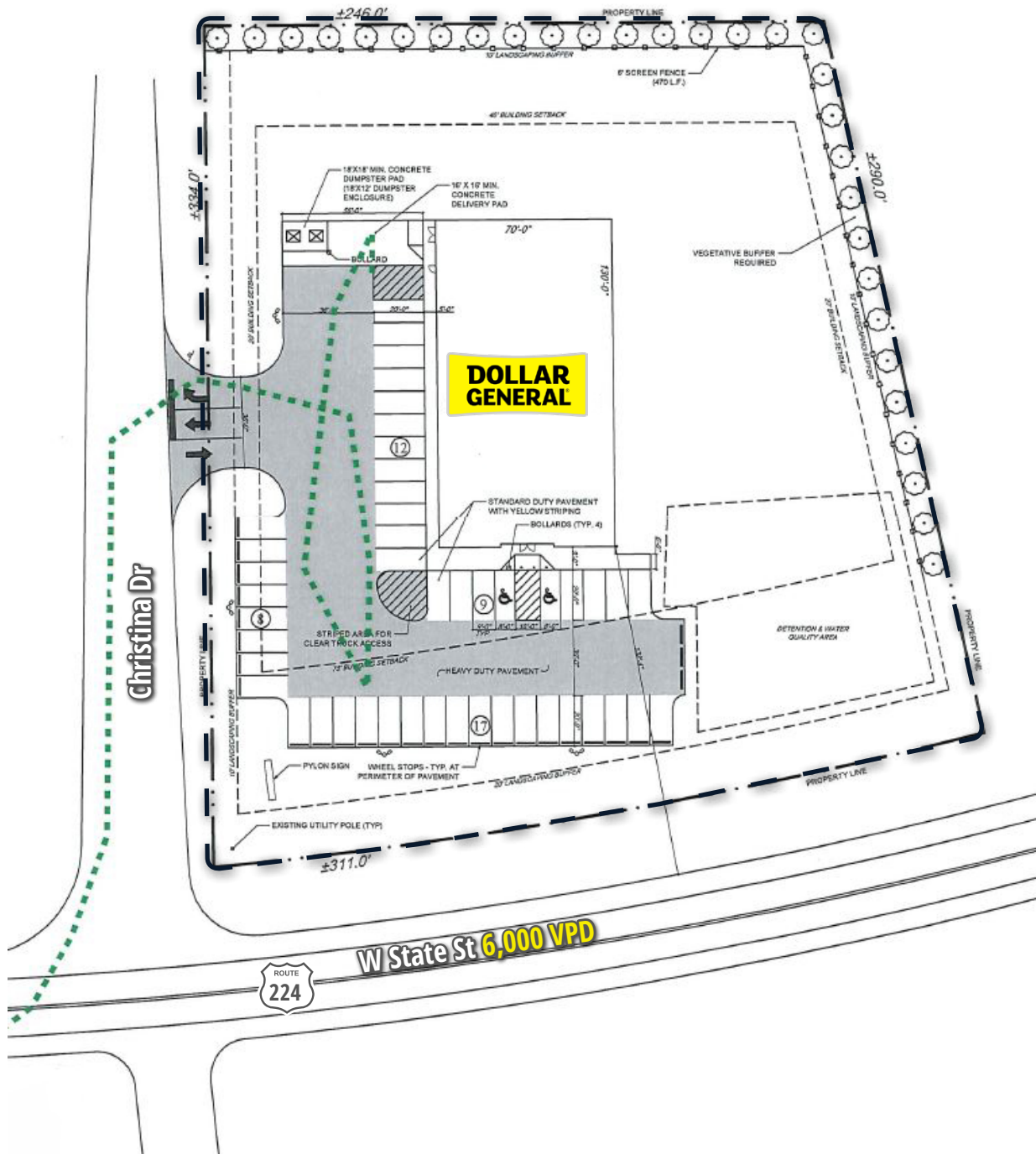
Advance
Auto Parts

LOWE'S TSC TRACTOR SUPPLY CO
Dunham's Wendy's
sears AUTO CENTER Bob Evans RESTAURANT ALDI
SHEETZ

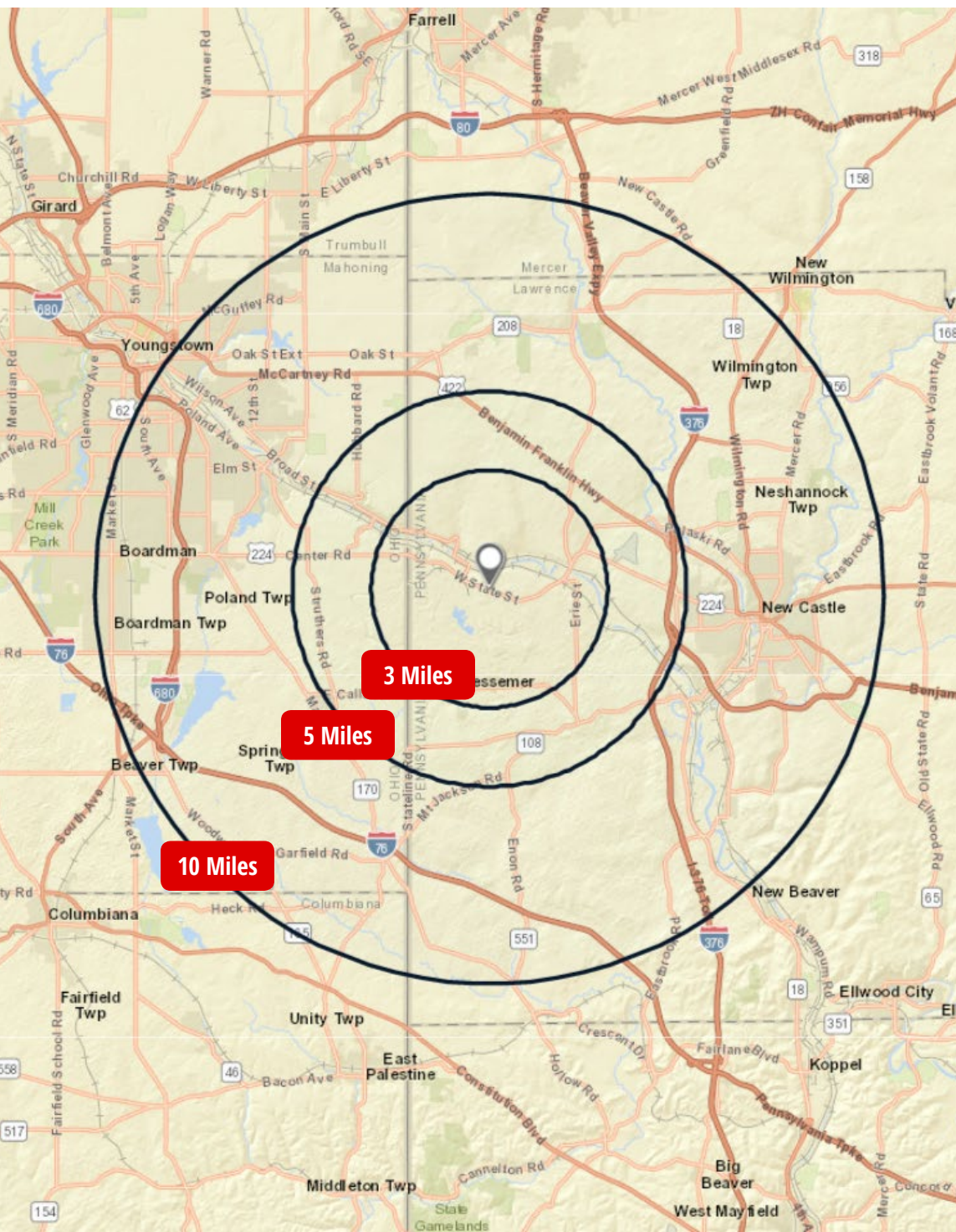
I-376 18,000 VPD

376

Walmart Supercenter PETSMART
McDonald's HARBOR FREIGHT TOOLS Ruby Tuesday
Famous Footwear Aspen Dental
Payless sweetFrog SHOESOURCE



Location Overview, 3/5/10 Miles



3 Miles 5 Miles 10 Miles

Population

2018 Population	3,618	12,719	145,502
2023 Population	3,532	12,440	141,837
2018 Median Age	47.1	48.2	45.2

Households

2018 Total Households	1,484	5,241	60,840
2023 Total Households	1,450	5,142	59,566

Median Household Income

2018 Median HH Income	\$51,049	\$51,578	\$45,089
2023 Median HH Income	\$58,226	\$57,921	\$51,462

Average Household Income

2018 Average HH Income	\$65,317	\$68,559	\$61,835
2023 Average HH Income	\$75,560	\$79,658	\$71,443

10 Mile Radius | Demographics



Population
145,502



Avg HH Income
\$61,835



Total Businesses
5,652



Total Employees
71,985

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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calkain.com

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Fort Lauderdale
200 SW 1st Ave
Ste 880 | Fort Lauderdale, FL
Tel: 813.282.6000

Atlanta
111 Village Pkwy, Bldg 2
Ste 202 | Marietta, GA
Tel: 404.900.5629

Boston
101 Federal St
Ste 1900 | Boston, MA
Tel: 617.261.8584

Philadelphia
3477 Corporate Pkwy
Ste 100 | Center Valley, PA
Tel: 610.410.5410

New York
450 Lexington Ave
4th Fl | New York, NY
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