



RETAIL PROPERTY FOR SALE

406 E MAIN ST
Corry, PA 16407

Presented By:

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In conjunction with:

ADAM SLUTZKY

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Slutzky Realty Group, Inc.

406 E MAIN ST CORRY, PA 16407

Executive Summary (Custom)

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$728,500**

CAP RATE **7.0%**

INVESTMENT SUMMARY

List Price:	\$728,500
NOI:	\$51,000
Cap Rate:	7.0%
Price / SF:	\$89.28
Building Size:	8,160 SF
Land Acreage:	0.64 Acres
Year Built:	2004

LEASE SUMMARY

Lease Type:	NN
Taxes / CAM / Insurance:	Reimbursed by Tenant
Roof / Structure:	Landlord
Original Lease Term:	15 Years
Term Remaining:	5.5 years
Commencement Date:	August 1, 2004
Term Expiration:	7/31/2024
Options:	(2) 5 Year Options
Increases:	5% every 5 Years
Guarantor:	Dollar General Corporation

INVESTMENT / LOCATION HIGHLIGHTS

- Investment Grade S&P "BBB+" - Corporate Guarantee
- Free Standing Single Tenant Dollar General
- Double Net Lease with Minimal Landlord Responsibilities
- Over 10,000 People in a 5 Mile Radius
- High Sales Volume in Location, Averaging over \$1.6 million in Sales and Increasing Sales Year over Year

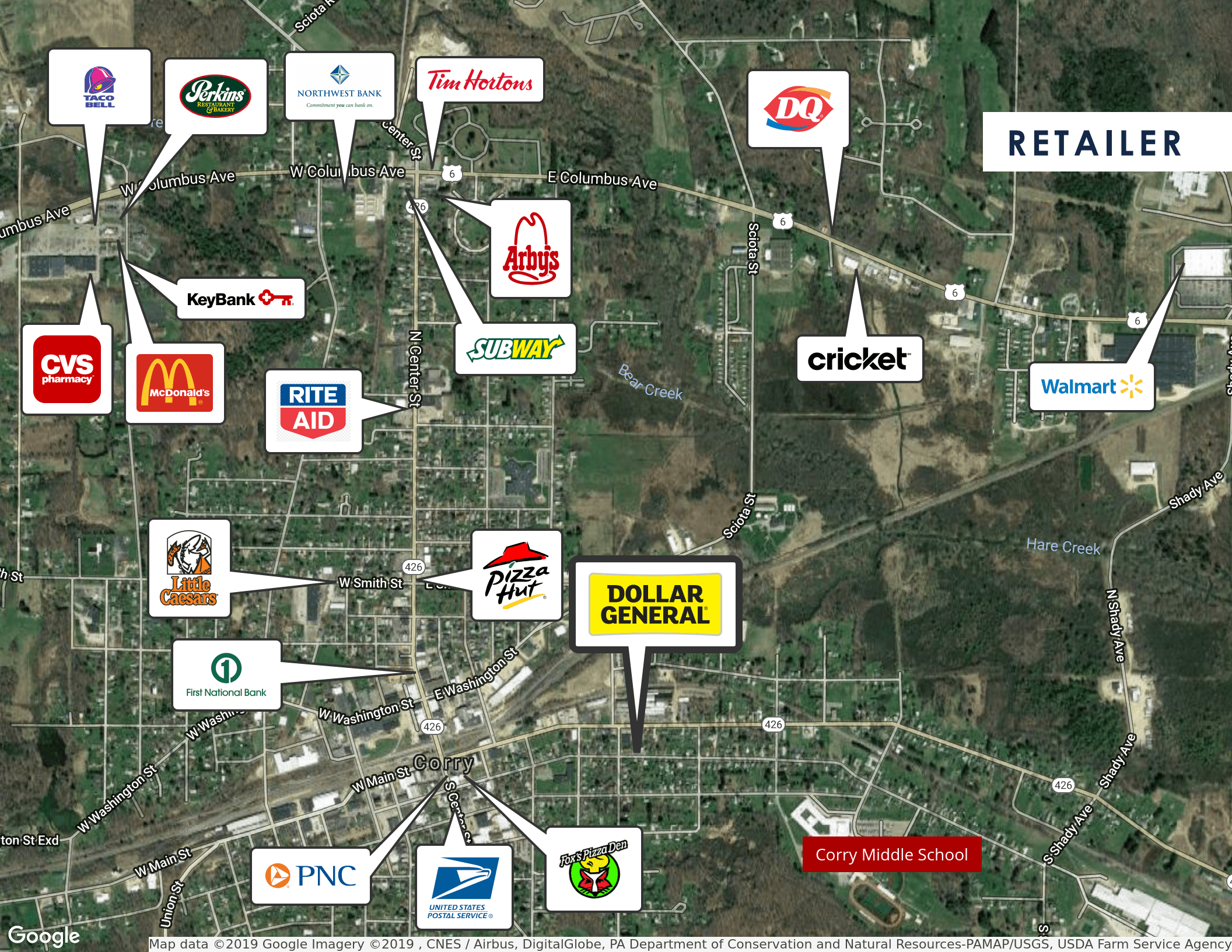


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RETAILER



Corry Middle School

DG TENANT PROFILE

DOLLAR GENERAL®

OVERVIEW

Company:

Total Revenue:

Headquarters:

Website:

Dollar General

20+ Billion

Goodlettsville, TN

www.dollargeneral.com**TENANT HIGHLIGHTS**

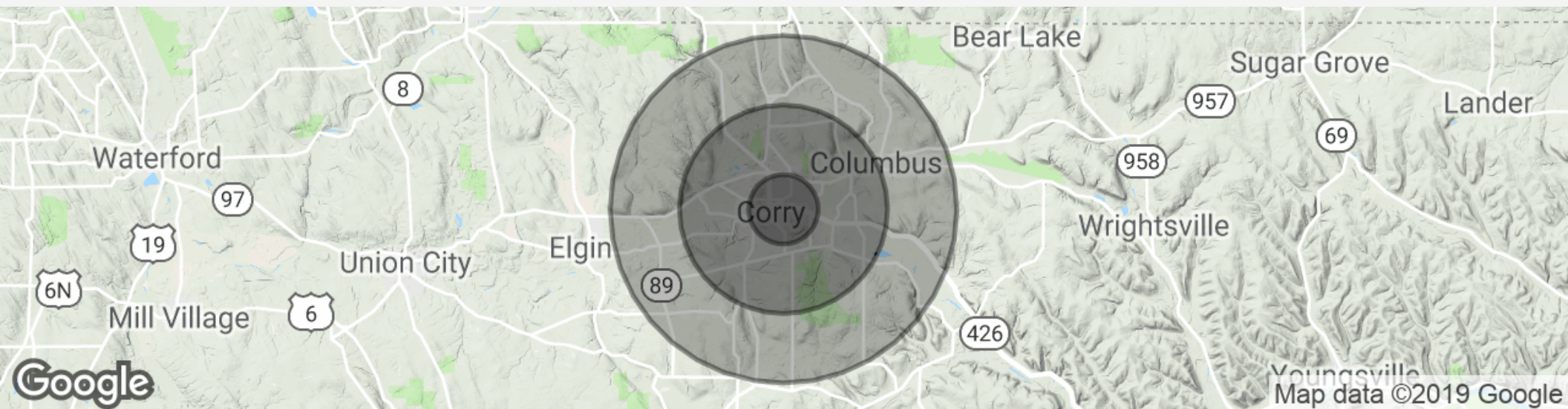
- Investment Grade Tenant
- Currently over 14,000 Locations
- 50+ Years in Business

TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, packaged food products, health and beauty products, pet products, and seasonal products. In addition, the company offers apparel for infants, toddlers, girls, boys, women, and men.

As of October 2015, it operates 12,396 stores in 43 states. The company was formerly known as J.L. Turner & Son, Inc., changing its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,405	9,874	11,963
Median age	37.3	37.6	38.2
Median age (Male)	32.7	33.4	34.6
Median age (Female)	42.2	42.1	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,353	3,902	4,674
# of persons per HH	2.5	2.5	2.6
Average HH income	\$41,645	\$42,583	\$44,335
Average house value		\$123,141	\$122,223

* Demographic data derived from 2010 US Census

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