

**Absolute NNN  
DOLLAR GENERAL  
West Springfield, PA**



Actual Site

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**\$ Asking Price**  
\$1,369,911

**% Cap Rate**  
6.70%

**13777 Ridge Rd**  
**West Springfield, PA 16443**

**Asset Summary**

Net Operating Income (NOI)	\$91,784
Rent/Month	\$7,648
Rent/SF	\$10.17
Rentable Square Feet	9,026+/- SF
Land Area	1.60+/- Acres
Parking	30 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	14 Years
Rent Commencement	June 25, 2018
Lease Expiration	June 30, 2033
Increases	10% Every 5 Years in Options
Options	Three (3), Five (5) Year

**Rent Schedule**

Term	Increases	Annual Rent	Monthly Rent
6/25/2018 – 6/30/2033	-	\$91,784.04	\$7,648.67
7/1/2033 – 6/30/2038 (Option 1)	10%	\$100,962.44	\$8,413.53
7/1/2038 – 6/30/2043 (Option 2)	10%	\$111,058.69	\$9,254.89
7/1/2043 – 6/30/2048 (Option 3)	10%	\$122,164.56	\$10,180.38

**Investment Highlights**

- New 2018 construction
- 14 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)
- Average HH income is \$60,000 within a 3-mile radius



### 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



Distance To

Conneaut, OH

5 miles

Meadville, PA

33 miles

Cleveland, OH

76 miles

Erie, PA

29 miles

Youngstown, PA

71 miles

Pittsburgh, OH

126 miles



City Auction House

Kajen Enterprises



Zimmer's Service Center

Sunset Motel



Baptist Church



Home Tavern



Subject Site  
**DG**

Ridge Road 3,000 VPD



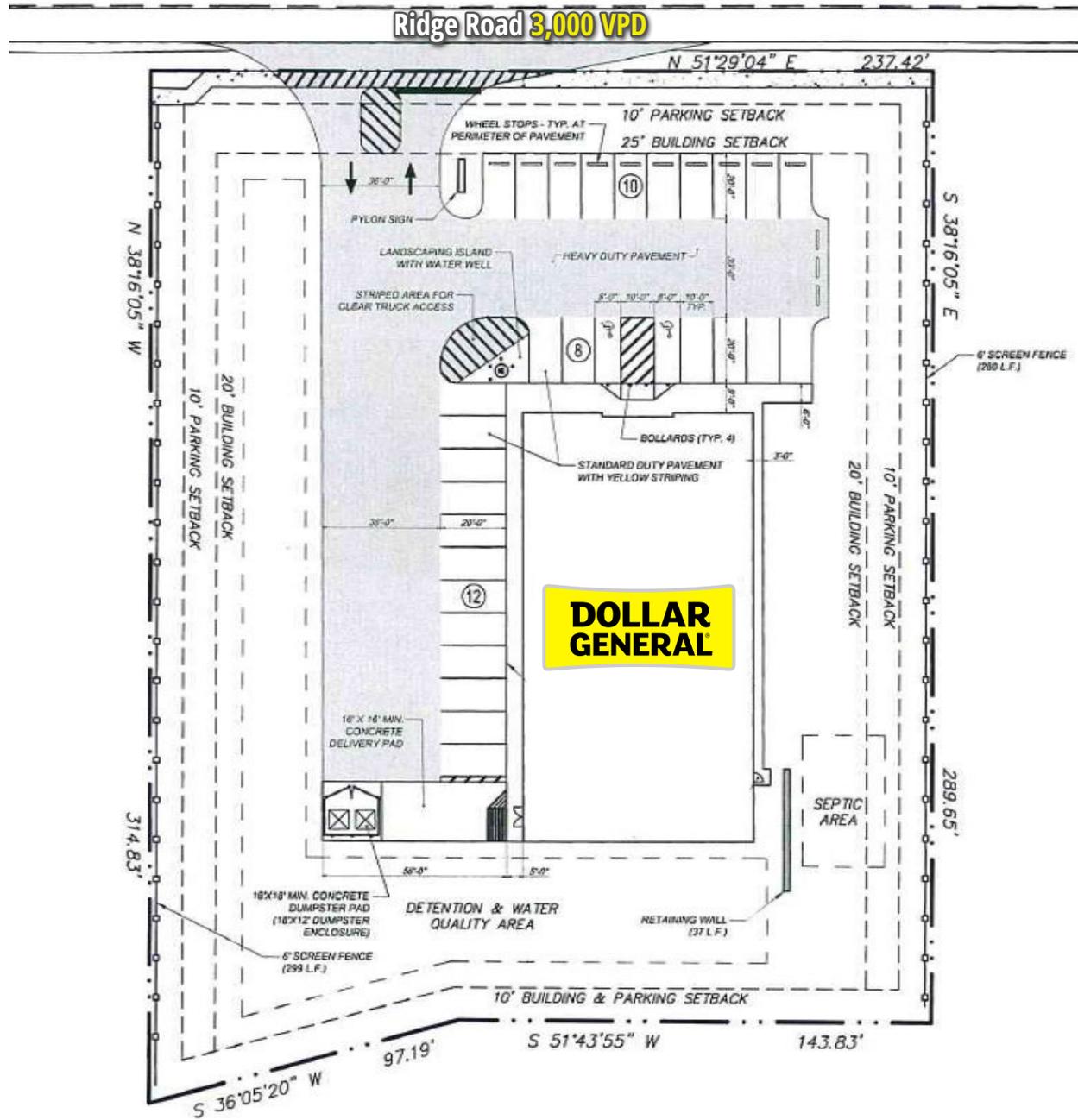
I-90 20,000 VPD



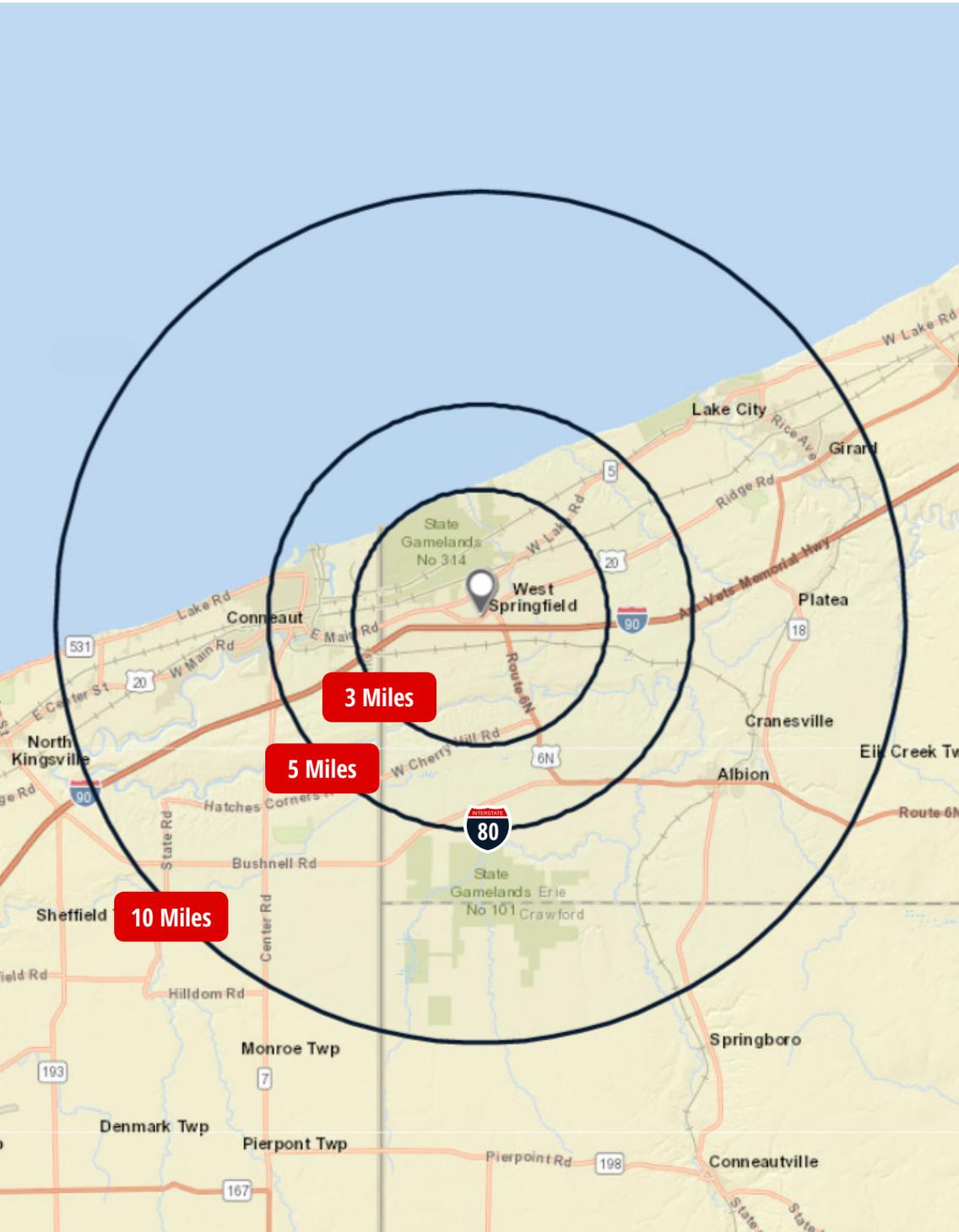
Pennsylvania Welcome Center



Stateline Gas



# Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2018 Population	2,080	11,939	37,073
2023 Population	2,018	11,688	36,450
2018 Median Age	42.3	38.8	41.1
<b>Households</b>			
2018 Total Households	802	4,096	13,389
2023 Total Households	782	4,006	13,173
<b>Median Household Income</b>			
2018 Median HH Income	\$47,087	\$40,791	\$45,892
2023 Median HH Income	\$52,509	\$46,344	\$51,902
<b>Average Household Income</b>			
2018 Average HH Income	\$59,491	\$51,457	\$57,834
2023 Average HH Income	\$68,805	\$60,412	\$67,661

## 10 Mile Radius | Demographics



**Population**  
37,073



**Avg HH Income**  
\$57,834



**Total Businesses**  
936



**Total Employees**  
9,237

## 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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Tel: 617.261.8584

**Philadelphia**  
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Tel: 610.410.5410

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