



DOLLAR GENERAL

175 NORTH MARKET ST | FAWN GROVE, PA 17321

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TENANT OVERVIEW

DOLLAR GENERAL | FAWN GROVE, PA





**DOLLAR
GENERAL®**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of February 1, 2019, Dollar General operated 15,370 stores in 44 states, primarily in the Southern, Southwestern, Midwestern and Eastern U.S.

Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

DOLLAR GENERAL CORPORATE OVERVIEW

TENANT TRADE NAME:	Dollar General
TENANT OWNERSHIP STATUS:	Public
BOARD/STOCK SYMBOL:	NYSE: DG
TENANT:	Corporate Store
LOCATIONS:	-/+ 15,370
CREDIT RATING:	BBB
AGENCY:	Standard & Poor's
REVENUE:	\$18.9 Billion (2015)
CORPORATE HEADQUARTERS:	Goodlettsville, TN

FINANCIAL OVERVIEW

DOLLAR GENERAL | FAWN GROVE, PA





LIST PRICE
\$1,433,244



CAP RATE
6.75%



TOTAL NOI
\$96,744

PROPERTY HIGHLIGHTS

NO LANDLORD RESPONSIBILITIES

This is a NNN lease with no landlord responsibilities or expenses

BRAND NEW CONSTRUCTION

Brand new construction property with Dollar General's newest prototype

CORPORATELY GUARANTEED LEASE

The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's

NO SURROUNDING COMPETITION

Closest Dollar Store is over 6 miles away in Delta, PA and the closest grocery store is 5 miles away in Dublin, MD | This will be a go-to store for residents nearby and commuters passing through and serve multiple needs in this market (discount, convenience, food etc.)

AFFLUENT MARKET

This is an affluent market with the average household income over \$91,000 within 3 miles of the site, over \$97,000 within 5 miles of the site and over \$101,000 within 5 miles of the site

MAIN THROUGHWAY LOCATION

Dollar General is situated on N Market Street with traffic counts exceeding 2,300 vehicles per day | N Market Street is a main throughway in Fawn Grove connecting residents to surrounding towns

LARGE PARCEL SIZE

The property sits on an oversized 2.1 acre parcel

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



PRICE: **\$1,433,244**

CAP RATE: **6.75%**

BUILDING SQUARE FOOTAGE: 9,100

LOT SIZE: 2.109 Acres

YEAR BUILT: 2017

TYPE OF OWNERSHIP: Fee Simple

TENANT: Dollar General

LEASE GUARANTOR: Corporate Guarantee

LEASE TYPE: NNN

INITIAL LEASE TERM: 15 Years

ROOF AND STRUCTURE: Tenant Responsible

LEASE COMMENCEMENT: 10/20/2017

LEASE EXPIRATION: 10/31/2032

TERM REMAINING ON LEASE: 13 Years

INCREASES: 10% in Each Option

OPTIONS: 2x5 Years, 1x4 Years 11 Months

ROFR: N/A

PROPERTY ADDRESS:

175 NORTH MARKET ST | FAWN GROVE, PA 17321

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL	MONTHLY
YEARS -15	\$96,744.00	\$8,062.00
OPTION 1	\$106,418.40	\$8,868.20
OPTION 2	\$117,060.24	\$9,755.02
OPTION 3	\$128,766.24	\$10,730.52

NET OPERATING INCOME \$96,744.00

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this brand new construction Dollar General property located on 2+ acres in Fawn Grove, Pennsylvania. This is a NNN lease with no landlord responsibilities or expenses and there are currently 13 years remaining in the initial 15 year lease. There are also 10% rental increases in each of the three option periods to renew. The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's.

Dollar General is ideally situated on N Market Street, a main thoroughway in Fawn Grove, with traffic counts exceeding 2,300 vehicles per day. Market Street also runs through the Maryland, Pennsylvania border, which is just 0.8 miles east from the subject property. There are 3,902 people within 3 miles of the site, 10,610 people within 5 miles and 48,460 people within 10 miles. This is also an affluent market with the average household income exceeding \$91,000 within 3 miles of the site. There is no competition surrounding Dollar General, and the closest dollar store is over 5 miles away, making this go-to store for residents, local businesses, and commuters passing through and will serve multiple needs in this market (discount, convenience, food etc.). Fawn Grove is a borough in York County, Pennsylvania and is situated on the Pennsylvania/Maryland border

PROPERTY SUMMARY

DOLLAR GENERAL | FAWN GROVE, PA



PROPERTY
PHOTOS



LOCAL MAP



REGIONAL MAP





LOCATION OVERVIEW



This 9,100 square foot Dollar General is situated on over 2 acres on N Market Street in Fawn Grove, PA. N Market Street is a major thoroughway in Fawn Grove, with over 2,700 vehicles traveling by Dollar General daily. The property has excellent access and visibility and plenty of parking for customers. Dollar General is surrounded by numerous local businesses and residential homes, making this a go-to store for residents and commuters. Surrounding uses include Rutter's, South Country Brewing Co, a local florist and a local cafe. There are no other dollar stores or grocery stores located in Fawn Grove, therefore this store serves multiple needs in this market (discount, convenience, food etc.).

Fawn Grove is a borough in York County, Pennsylvania. It is situated on the Pennsylvania/Maryland border and is located approximately 33 miles south of Lancaster, PA and 40 miles north of Baltimore, MD.

SUBJECT AREA DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	10 MILES
2010 POPULATION	3,787	10,371	47,042
2018 POPULATION	3,902	10,610	48,460
PROJECTED POPULATION (2023)	3,995	10,815	49,502
HISTORICAL ANNUAL GROWTH			
2010-2018	0.36%	0.28%	0.36%
PROJECTED ANNUAL GROWTH			
2018-2023	0.47%	0.38%	0.43%

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
2010 HOUSEHOLDS	1,378	3,701	16,917
2018 HOUSEHOLDS	1,414	3,776	17,379
PROJECTED HOUSEHOLDS (2023)	1,446	3,844	17,732
HISTORICAL ANNUAL GROWTH			
2010-2018	0.31%	0.24%	0.33%
PROJECTED ANNUAL GROWTH			
2018-2023	0.45%	0.36%	0.40%

HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
2018 AVERAGE	\$91,724	\$97,121	\$101,716
2018 MEDIAN	\$79,420	\$81,128	\$83,743

POPULATION BY RACE

	3 MILES	5 MILES	10 MILES
WHITE POPULATION	96.7%	96.3%	95.5%
AFRICAN AMERICAN POPULATION	0.7%	0.9%	1.5%
ASIAN POPULATION	0.6%	0.5%	0.7%
PACIFIC ISLANDER POPULATION	0.2%	0.2%	0.2%
AMERICAN INDIAN AND ALASKA NATIVE	0.1%	0.0%	0.0%
OTHER RACE POPULATION	0.3%	0.3%	0.4%
TWO OR MORE RACES POPULATION	1.5%	1.7%	1.7%

HISPANIC OR LATINO POPULATION BY ORIGIN

	3 MILES	5 MILES	10 MILES
HISPANIC OR LATINO			
WHITE NON-HISPANIC			

2018 AGE BY GENDER

	3 MILES	5 MILES	10 MILES
MEDIAN AGE			
MALE/FEMALE	43.5/43.9	43.3/44.0	44.2/45.3

TRAFFIC COUNTS

N MARKET ST	
2,359	

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