

# Dollar General

BARNESVILLE, PA



OFFERING MEMORANDUM

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## BARNESVILLE, PA

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DOLLAR GENERAL

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,421,000
<b>CAP RATE:</b>	6.75%
<b>NOI:</b>	\$95,943
<b>LOT SIZE:</b>	2 Acres
<b>YEAR BUILT:</b>	2019
<b>BUILDING SIZE:</b>	9,166
<b>TRAFFIC COUNT:</b>	5,010
<b>PRICE / SF:</b>	\$155.03

## PROPERTY HIGHLIGHTS

- 9,166 square foot brand-new construction
- STNL investment with 15-year initial term
- Anticipated rent commencement date of 8/11/2019
- 10% rental rate increases at options
- Options: two 5-year and one 4-year, 11 month
- Corporately guaranteed by Dollar General Company (NYSE: DG)
- S&P's credit rating of "BBB"



## Property Description



### PROPERTY OVERVIEW

KW Commercial is offering the sale of this 9,166 square foot brand-new construction Dollar General in Barnesville, Pennsylvania. This single tenant net leased investment offers a new 15-year initial term with an anticipated rent commencement date of August 11, 2019. Rental rate increase of 10% at each renewal option (two 5-year and one 4-year, 11 month). The NNN lease is corporately guaranteed by Dollar General Company (NYSE: DG), which holds a credit rating of "BBB" by Standard & Poor's.

Dollar General Company (NYSE: DG) is the largest small box discount retailer in the United States offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. In addition to high-quality, private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Headquartered in Goodlettsville, TN, the company was established in 1939. Dollar General has more retail locations than any retailer in America and is the only dollar store with investment grade credit (Rated BBB by Standard & Poor's). It operates 14,761 stores in 44 states as of May 4, 2018. Net sales increased 9.0% to \$6.1 billion and same-store sales increased 2.1% in Q1 2018 compared to Q1 2017. Cash flows from operations increased 7.5% to \$549 million within the same timeframe.

### LOCATION OVERVIEW

Property is strategically positioned at the intersection of Barnesville Drive (Route 54) and Tuscarora Mountain Dr with ADTs of 5,010 and 1,306, respectively. Barnesville is community in Ryan Township, Schuylkill County, Pennsylvania, United States. Schuylkill County is located in northeastern Pennsylvania's Coal Region, just north of the Lehigh Valley and Reading metropolitan areas. Population of 23,856 with a median household income of \$80,725 within 5 miles.

# Property Details

## SALE PRICE

**\$1,421,000**

### LOCATION INFORMATION

Building Name	Dollar General
Street Address	700 Barnesville Road
City, State, Zip	Barnesville, PA 18214
County/Township	Schuylkill/Ryan Township
Cross Streets	Tuscarora Mountain Dr
Road Type	Paved
Market Type	Rural
Nearest Highway	Interstate 81
Retail Clientele	General

### BUILDING INFORMATION

Building Size	9,166 SF
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Year Built	2019
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number Of Buildings	1

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Lot Size	2 Acres
APN#	26-01-0053.020
Lot Frontage	270
Lot Depth	3,313
Traffic Count	5,010
Traffic Count Street	SR54

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.4
Number Of Spaces	31

### UTILITIES & AMENITIES

Utilities Description	On-site well, public sewer
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# LOCATION INFORMATION

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AERIAL MAP

LOCATION MAPS

REGIONAL MAP

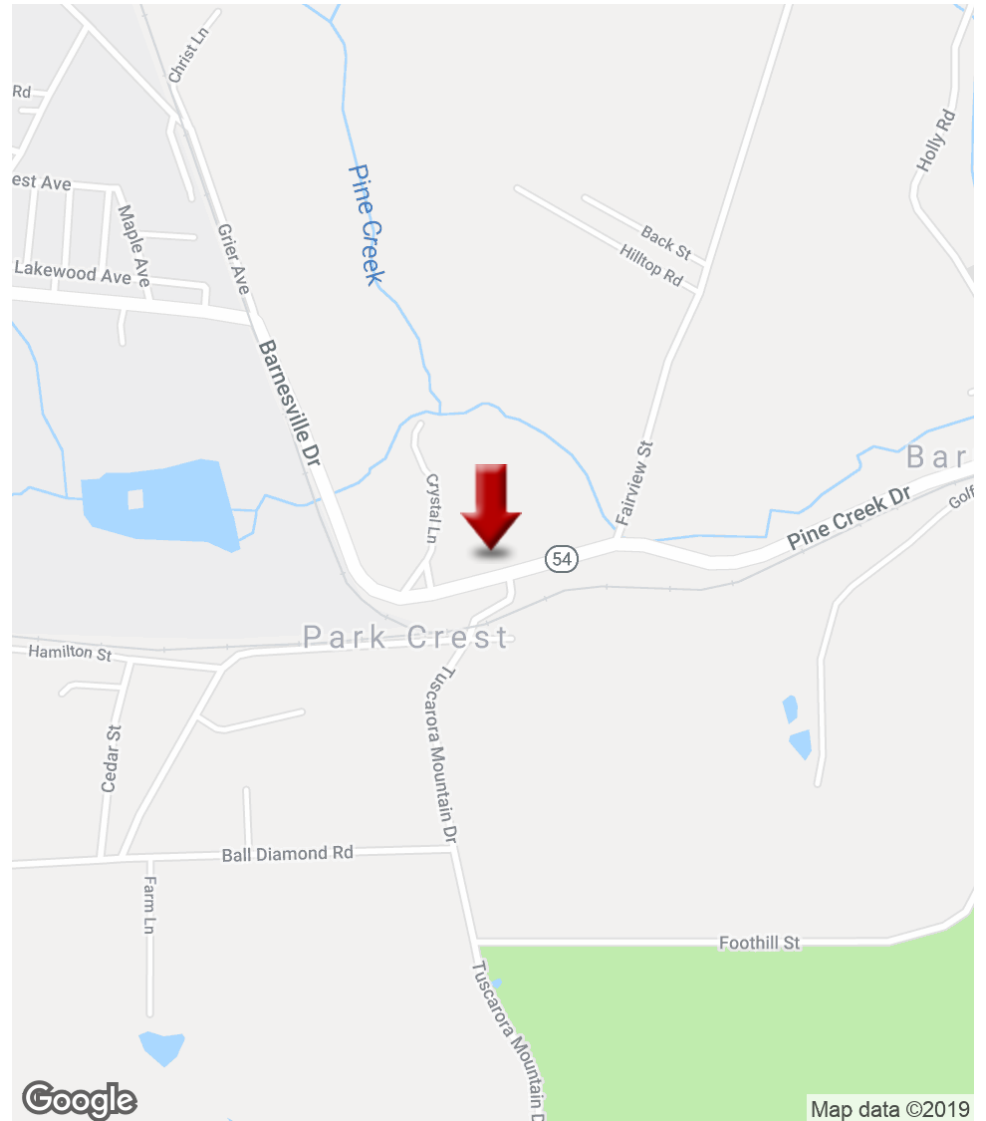
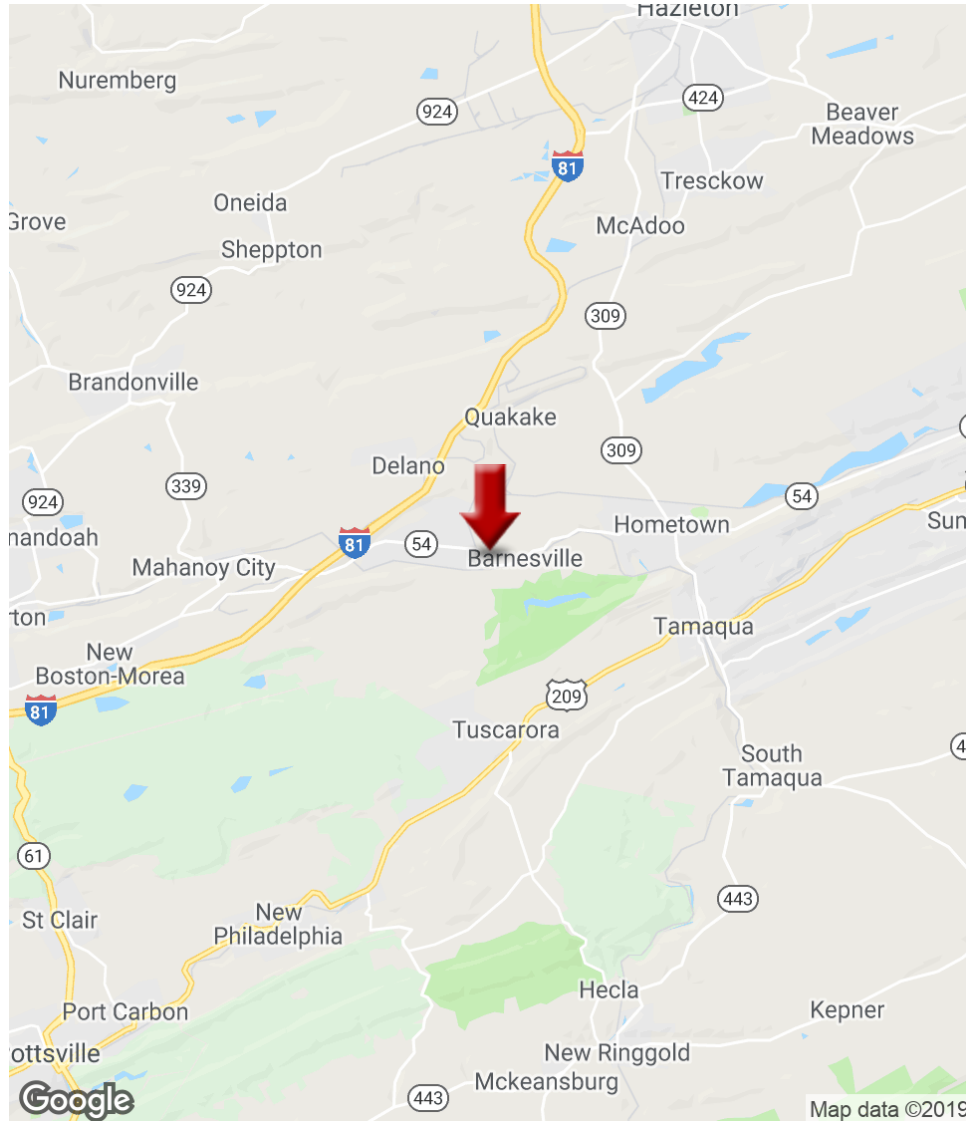


## Aerial Map





# Location Maps



## Regional Map



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# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

TENANT PROFILES - DG

## Financial Summary

LEASE TERM	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE PER SF/YR
Initial Term	9,166	8/11/2019	8/31/2034	\$95,944	\$10.47
1st Option	9,166	9/1/2034	8/31/2039	\$105,538	\$11.51
2nd Option	9,166	9/1/2039	8/31/2044	\$116,092	\$12.67
3rd Option	9,166	9/1/2044	7/31/2049	\$127,702	\$13.93



## Tenant Profiles - DG



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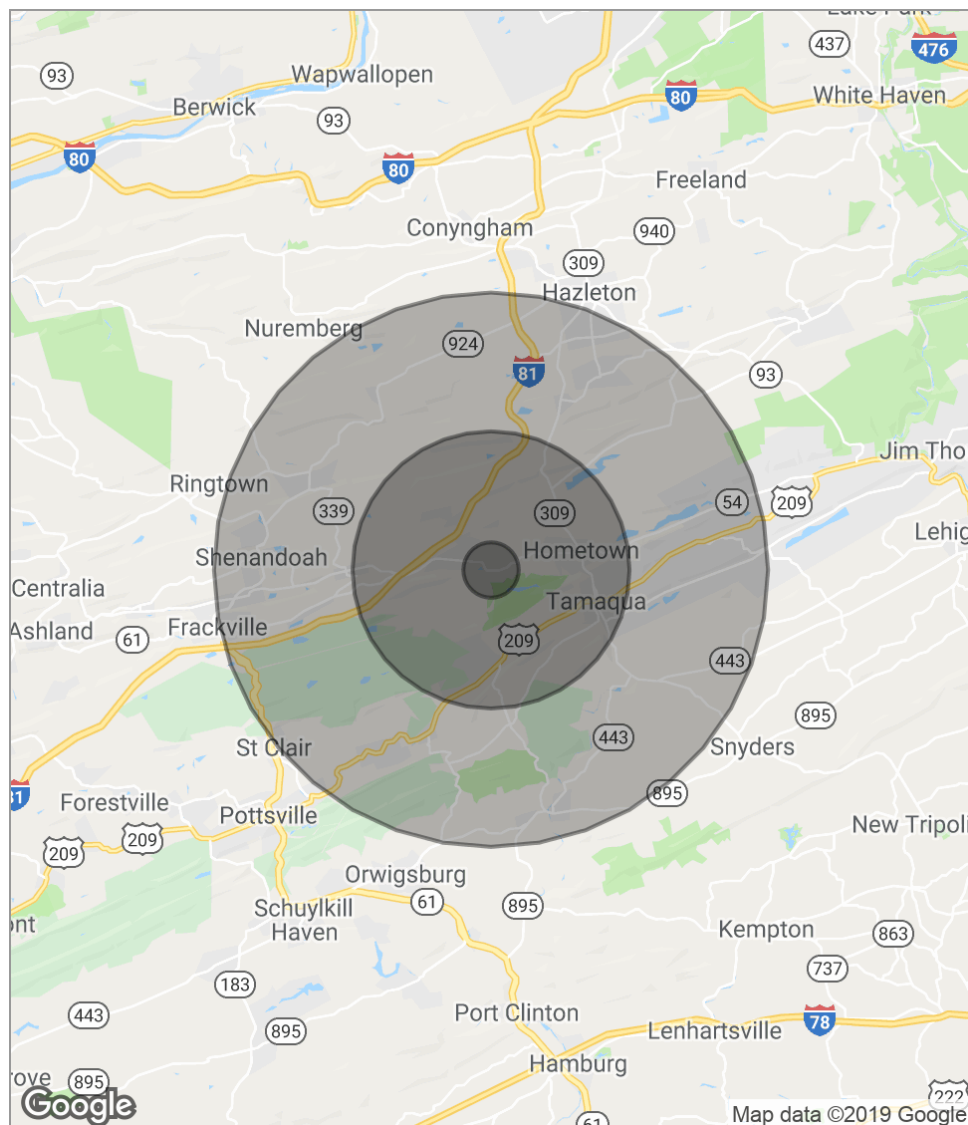
DOLLAR GENERAL

# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	970	23,856	135,183
Median Age	42.4	42.3	39.5
Median Age (Male)	43.2	42.2	38.4
Median Age (Female)	42.2	42.6	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	354	8,693	49,235
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$80,682	\$80,725	\$70,871
Average House Value	\$345,012	\$267,909	\$236,233
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	7.8%	7.8%	7.2%
RACE (%)	1 MILE	5 MILES	10 MILES
White	95.8%	87.3%	86.8%
Black	1.1%	7.5%	7.7%
Asian	0.8%	1.9%	2.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.2%	0.1%
Other	0.0%	0.8%	1.6%

\* Demographic data derived from 2010 US Census