

**DOLLAR  
GENERAL®**



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

# **DOLLAR GENERAL**

## **ABSOLUTE NNN LEASED OFFERING**

6805 INTERCHANGE RD LEHIGHTON, PA 18235

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



This is the unique opportunity to purchase a corporately guaranteed Dollar General asset with a newly executed absolute NNN lease in Lehigh, PA.

This is a new 15 year lease calling for zero landlord obligations. The tenant has three 5 year renewal options with 10% increases. The building is newly constructed. This is an ideal opportunity for a passive investor looking for a long-term stable investment.

## INVESTMENT HIGHLIGHTS

**BRAND NEW 15 YEAR NNN LEASE**

**NEW CONSTRUCTION**

**ZERO LANDLORD OBLIGATIONS**

**SCHEDULED INCREASES IN RENT**

**CORPORATE GUARANTY - NYSE: DG**

**S&P RATED BBB INVESTMENT GRADE CREDIT**

**2 HOUR DRIVE TIME FROM NEW YORK CITY - 1.5 HOUR  
DRIVE TIME FROM PHILADELPHIA**

## OFFERING SPECIFICATIONS

**PRICE** \$1,639,852

**CAP RATE** 6.75%

**NET OPERATING INCOME** \$110,690

**SQUARE FOOTAGE** 9,100

**YEAR BUILT** 2018

# FINANCIAL SUMMARY

## DOLLAR GENERAL • ABSOLUTE NNN LEASED OFFERING

6805 INTERCHANGE RD LEHIGHTON, PA 18235

**\$1,639,852 • 6.75%**

### SUMMARY

TENANT NAME	DOLLAR GENERAL
SQUARE FOOTAGE	9,100
LEASE START	10/08/2018
LEASE END	10/31/2033
NOI	\$110,690
INCREASES	10% every 5 years
OPTIONS	Three, 5-Year

### OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$110,690	6.75%
OPTION 1	\$121,759	7.42%
OPTION 2	\$133,935	8.17%
OPTION 3	\$147,328	8.98%



# TENANT OVERVIEW

The Dollar General logo is displayed on a yellow rectangular background with a thin grey border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

**S&P RATED** CREDIT



**15,450+** LOCATIONS



**130,000+** EMPLOYEES

## DOLLAR GENERAL

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of July 2018, Dollar General operates 15,000 stores in the continental United States.

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968, the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. 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 around \$21 billion in 2017.

On September 15, 2016, Dollar General announced plans to hire 10,000 new employees and open 900 new stores in fiscal 2016 and 1,000 in fiscal 2017. Dollar General had operated 13,000 stores as of August 2016. Dollar Express and all of its 323 locations were acquired by Dollar General in April 2017. In January 2017 Dollar General opened a concept store in Nashville called DGX. The DGX store concept focuses on urban shoppers and is geared toward instant consumption items such as a coffee station and a soda fountain. The following month another DGX store opened in Raleigh, North Carolina and in September a third DGX opened in Philadelphia.

In Jackson, Georgia, Dollar General opened its 15th distribution center in fall 2017 to serve stores in Georgia and the surrounding states. In 2017, Dollar General began construction for its 16th distribution center in Amsterdam, New York. The distribution center was to cost \$91 million and was expected to create 400 low-skilled jobs in Montgomery County, New York. Dollar General planned to open 900 new stores in 2018.

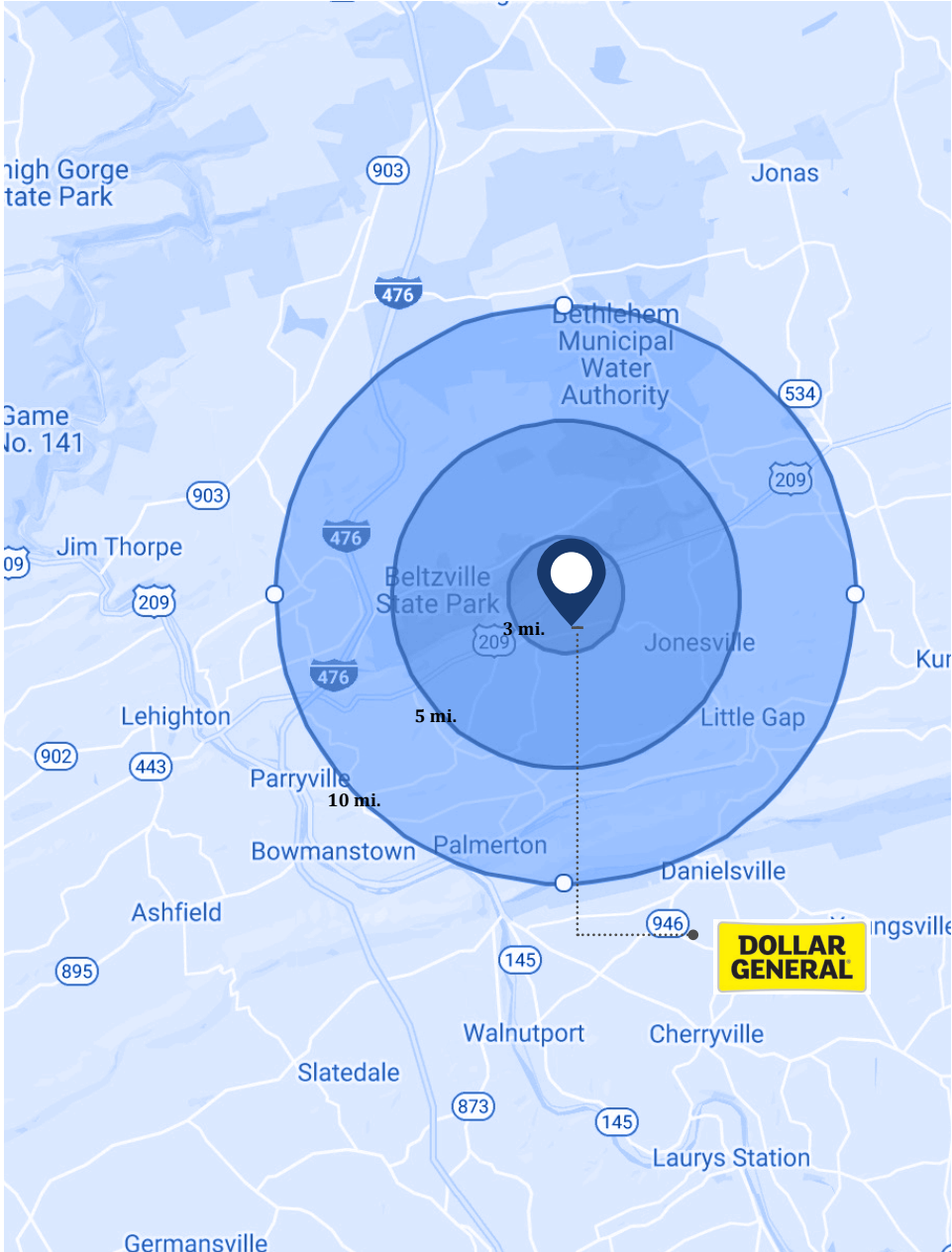
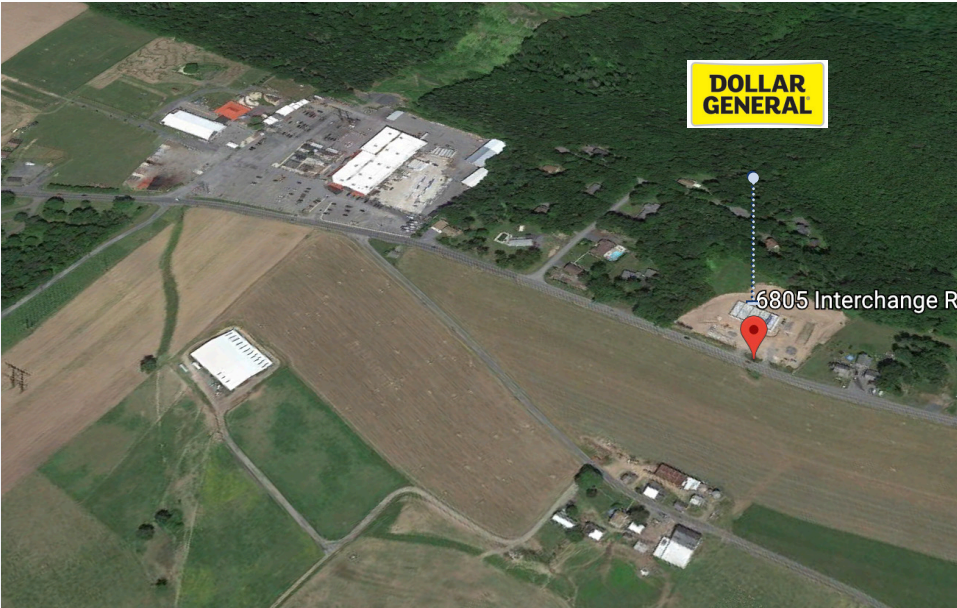
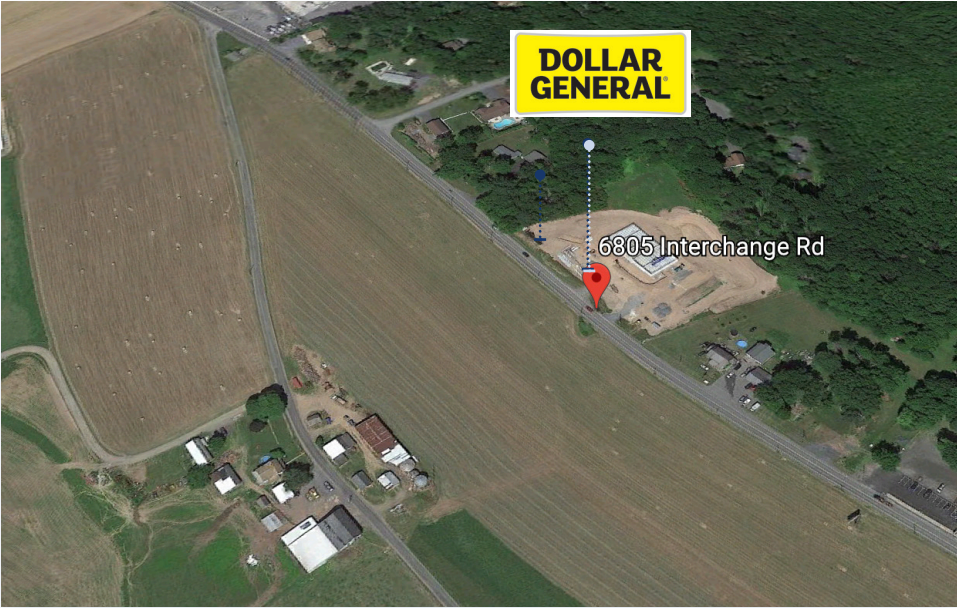
A second distribution center will be established in Texas with a planned opening in 2019. The distribution center will be located in Longview, Texas and will bring 400 low-skilled jobs to the area. Dollar General opened its 15,000th store in Wilmington, North Carolina in July 2018. Dollar General hosted a community celebration and donated \$15,000 to five local schools to support literacy and education initiatives.

# LOCATION AERIAL



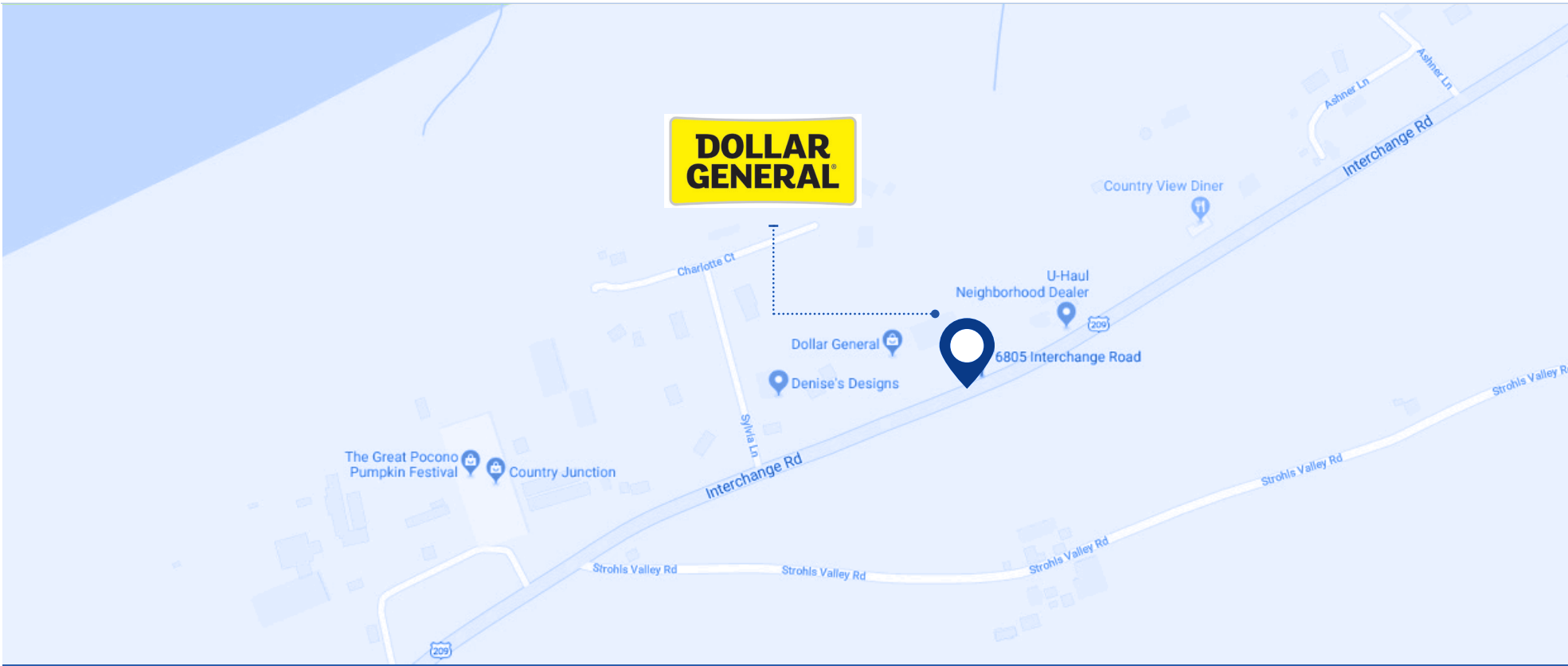


# REGIONAL OVERVIEW





# DEMOGRAPHICS



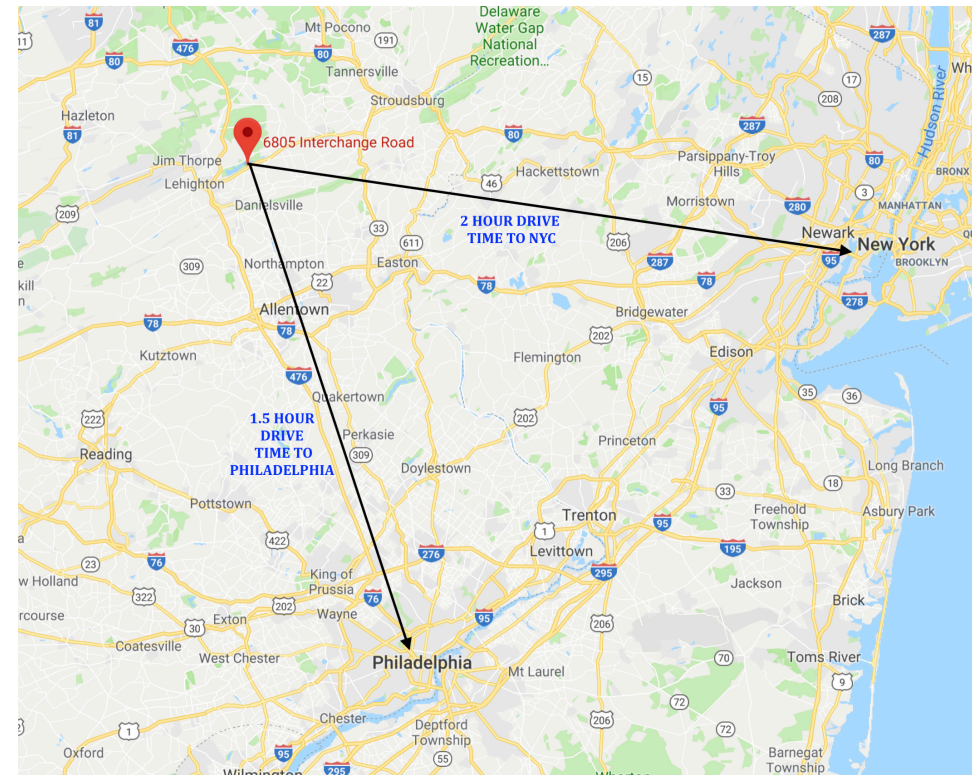
	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,689	15,396	80,589
TOTAL HOUSEHOLDS	1,774	6,109	31,701
AVERAGE HOUSEHOLD INCOME	\$89,254	\$76,218	\$73,150
AVERAGE AGE	43.80	42.60	42.80

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,689	15,396	80,589
TOTAL POPULATION	1,774	6,109	31,701
PERSONS PER HOUSEHOLD	2.60	2.50	2.50
AVERAGE HOUSEHOLD INCOME	\$191,153	\$159,103	\$168,110
AVERAGE HOUSE VALUE	\$89,254	\$76,218	\$73,150
AVERAGE AGE	43.80	42.60	42.80
POPULATION WHITE	4,612	15,044	76,802
POPULATION BLACK	17	117	1,941
POPULATION AM. INDIAN & ALASKAN	2	23	237
POPULATION ASIAN	18	77	589
POPULATION HAWAIIAN & PACIFIC ISLAND	11	18	57
POPULATION OTHER	28	117	963

## LEHIGHTON, PA

Lehighton is a borough in Carbon County, Pennsylvania, United States, 77 miles (124 km) north of Philadelphia, and 54 miles (87 km) south of Scranton. In the past, it developed early industries because of water power from the Lehigh River. With the location of a repair facility here and its regional operations, the Lehigh Valley Railroad became for years a major employer of thousands of people from the area.



The Dollar General logo is a yellow rectangular box with a thin white border. Inside the box, the words "DOLLAR" and "GENERAL" are stacked vertically in a bold, black, sans-serif font. A small registered trademark symbol (®) is located to the upper right of the word "GENERAL".

**DOLLAR  
GENERAL®**

**LEHIGHTON, PENNSYLVANIA**



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