

New Construction  
Absolute NNN  
15-Year Lease



100 Dearth Rd  
Uniontown, PA 15401

**DOLLAR GENERAL®**



Representative Photo

Offering Memorandum

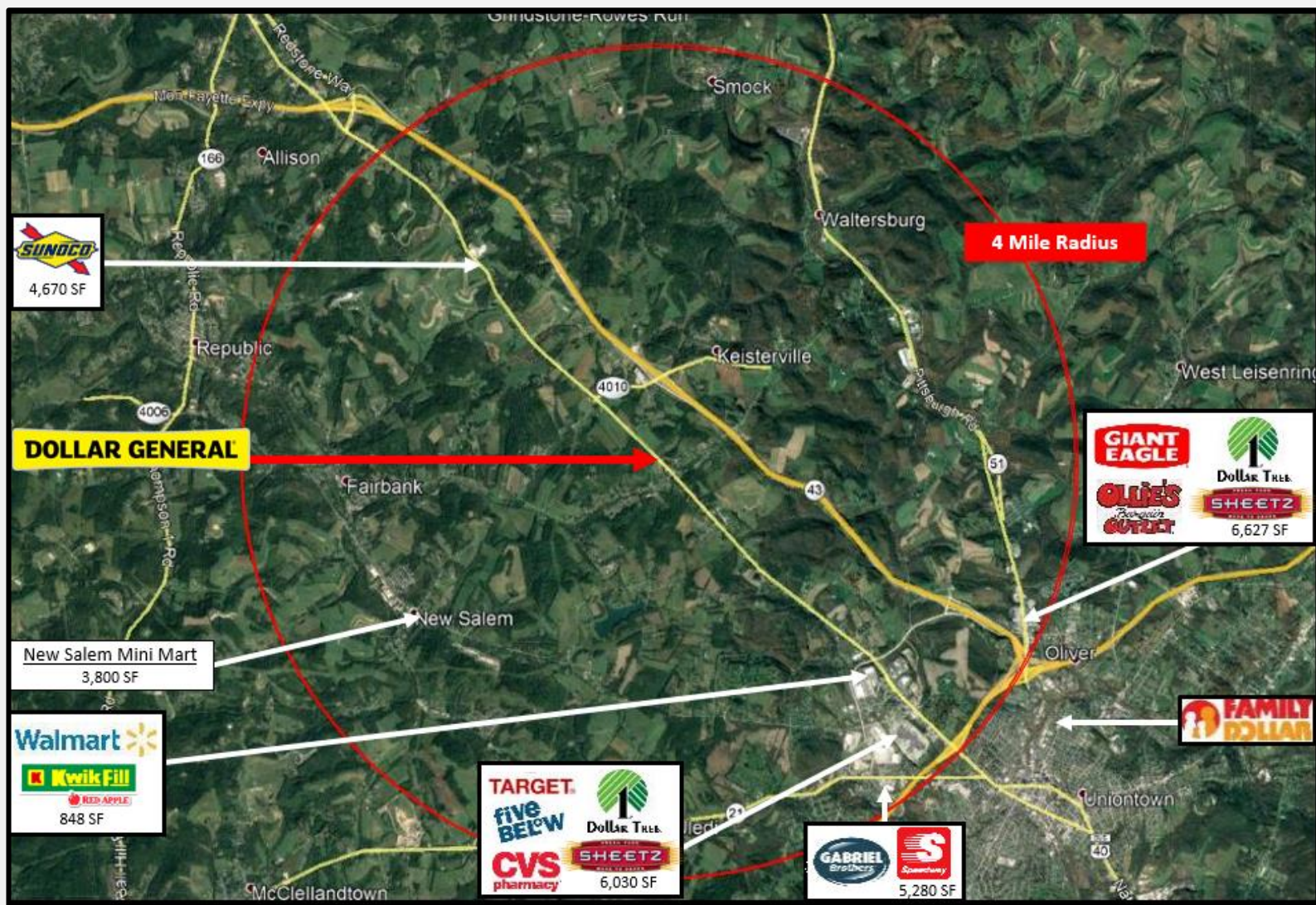
PennTex Ventures, LLC is pleased to exclusively present to the market a newly constructed Dollar General store (#20520), located in Uniontown, PA; Western Pennsylvania. 30 miles Southeast of Washington, PA and 35 miles Southeast of Pittsburgh, PA. The Tenant has a 15-year absolute NNN Lease set to commence in September 2019. Dollar General (DG) then has 3 extension options of 5 years each, with 10% rent increases in each option. The lease is backed by a corporate guaranty from Dollar General Corporation, who is investment grade rated BBB by Standard and Poor's and did \$25.6 Billion in annual sales in 2018. DG is #119 on the 2019 Fortune 500 list.

This store sits at the corner of Rt. 40 (National Pike) and Dearth Rd. Rt. 40 is a main artery into Uniontown from Washington, Pa. This portion of Rt. 40 sees 7,600 VPD. The store has about 250' of frontage directly on Rt. 40, but due to traffic lane restrictions on Rt. 40, full turn access will be located on Dearth Rd. Dearth Rd. has This location fills a gap along Rt. 40 where there is limited to no retail within a nearly 3-mile radius.



- Dollar General (#20520) – Uniontown, PA (Western PA) 30 miles SE of Washington, PA | 35 miles SE of Pittsburgh, PA
- 15-Year Guaranteed NNN Lease with rent to commence in September 2019
- 3-Five Year Option Periods with 10% rent increases in each Option Period
- Brand new construction
- Corporate guaranteed by Dollar General Corporation
- Investment Grade Rated BBB by Standard and Poor's
- 27,100 people within 5 miles | 7,600 VPD





The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but do not guarantee it. The Buyer must perform and rely on its own due diligence review.

Contact: Brendan Eisenbrandt | (724) 420-5367 (x126) | [Brendan.Eisenbrandt@Penntexventures.com](mailto:Brendan.Eisenbrandt@Penntexventures.com)

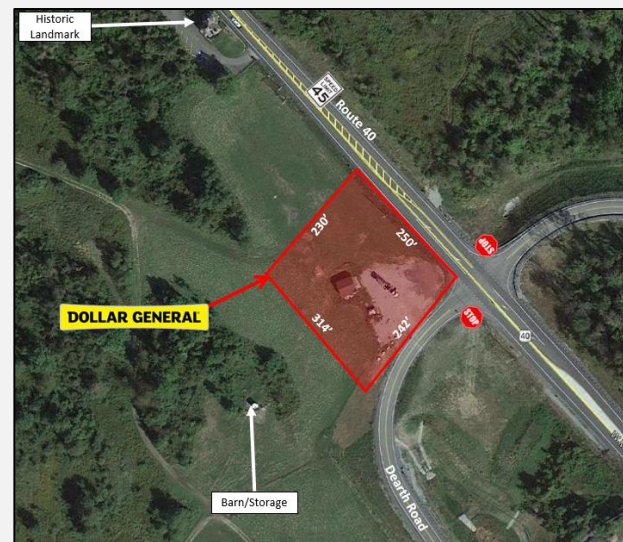




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- Brand New Construction
- Fills a need in an underserved market
- Investment Grade Tenant
- Ideal demographics for Dollar General
- 7,600 VPD on Route 40
- Interior parking lot landscape islands

ADDRESS	100 Dearth Rd, Uniontown, PA 15401
STORE NUMBER	#20520
APPROXIMATE ACREAGE	1.46 ac.
BUILDING SIZE	9,100 sf
YEAR BUILT	2019
EXTERIOR	Split-Face Masonry with Metal Paneling
VEHICLES PER DAY	7,600 VPD on Route 40
SIGNAGE	1 pylon sign & 1 building sign
PARKING	31 Parking Spaces
INGRESS/EGRESS	Full turn ingress and egress to Dearth Rd



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PRICE	\$1,566,677
CAP RATE	6.65%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$104,184
PRICE PER SF	\$172.16
LANDLORD RESPONSIBILITIES	Initial payment of real estate taxes; reimbursable by Tenant.
TENANT RESPONSIBILITIES	Cost of utilities, real estate taxes, and insurance. Maintenance and repair of roof, interior/exterior, landscaping and parking lot.

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**RENT COMMENCEMENT DATE** September 2019

**OPTIONS TO RENEW** 3 Five-Year Options with  
10% Rent Increases in Each Option

**LEASE GUARANTOR** Dollar General Corporation



	ANNUAL RENT	MONTHLY	PER SF
Years 1-15	\$104,184.00	\$8,682.00	\$11.45
Option Years 16-20	\$114,602.40	\$9,550.20	\$12.59
Option Years 21-25	\$126,062.64	\$10,505.22	\$13.85
Option Years 26-30	\$138,668.88	\$11,555.74	\$15.24

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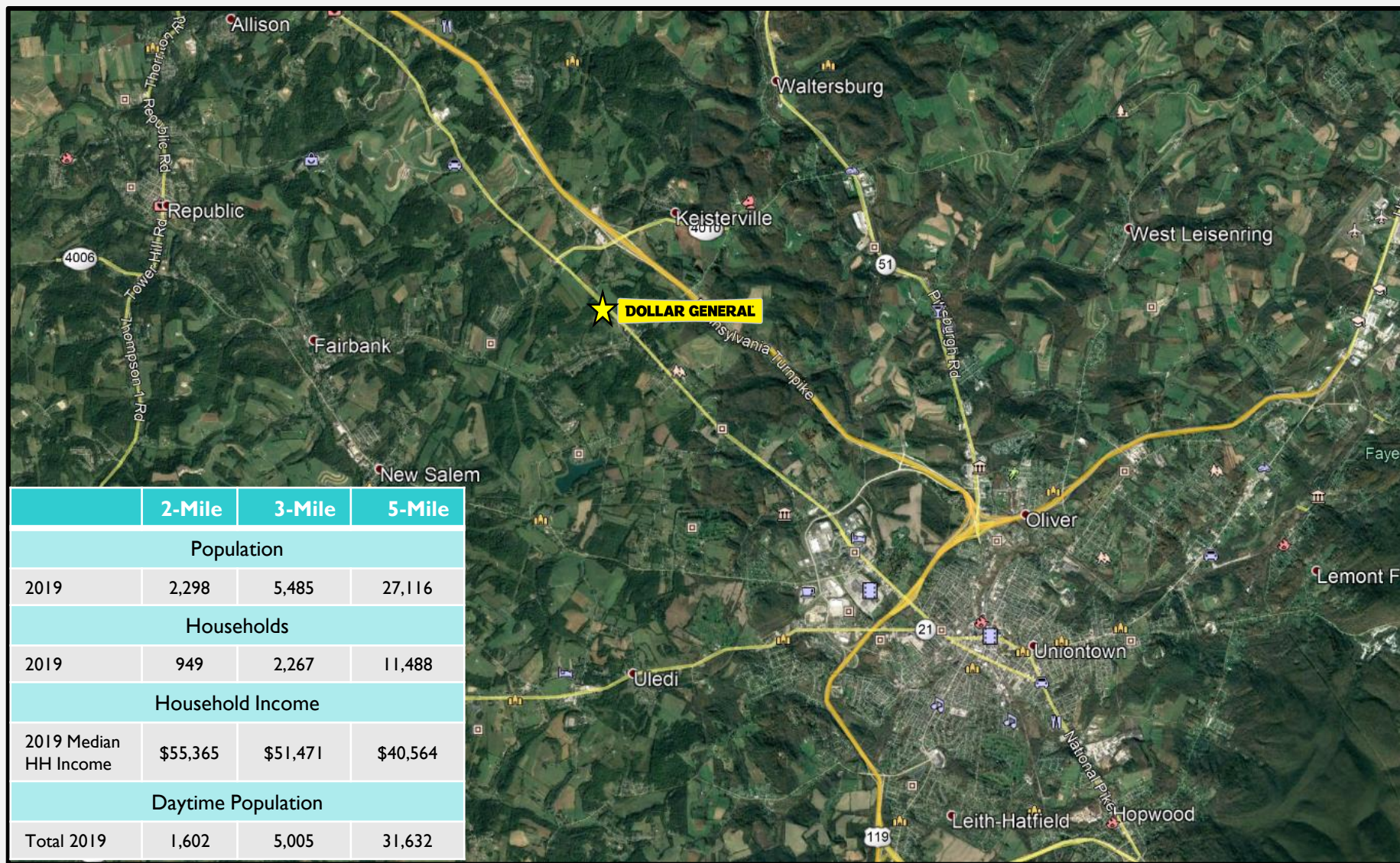
Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#119), Dollar General is investment grade rated BBB by Standard and Poor's. With \$25.6 billion in annual sales in 2018, DG saw a \$1.59 billion profit. 2018's same-store sales marked Dollar General's 29<sup>th</sup> consecutive year of same-store sales growth.

# DOLLAR GENERAL®

15,000+ Stores	Rated BBB by Standard & Poor
135,000+ Team Members	Number 119 in Fortune 500 (May 2019)
Nearly 80 Years in operation	3.25% increase in profit & 9.2% increase in sales from 2017 to 2018
\$25.6 Billion in Annual Sales in 2018	\$1.59 Billion in Profit in 2018







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Menallen Township contains a healthy mix of single-family residential homes, farms and small businesses located a short 8-minute drive time from the Fayette County seat of Uniontown. Those who live in Menallen Township likely work in the City of Uniontown where its stable economy is based on mining, quarrying, oil, gas extraction, education, government and healthcare. There are also several large universities and business schools located in nearby Uniontown including Penn State – Fayette Eberly Campus, Laurel Business Institute and the Pennsylvania Institute of Health and Technology collectively serving over 3,000 students and employing 400 faculty. Menallen Township benefits from Rt. 40 which runs traffic directly into Uniontown and is the main access point traveling North into Washington, PA and ultimately into the southern suburbs of Pittsburgh. The 3-mile radius holds 2,259 HH with a median HH income of \$46,567.

Business Name	Number of Employees
Uniontown Area School District	2,785 Students, 199 Faculty & Staff
Franklin Commercial Park	8 Businesses, 135 Employees
Fayette County Health Center	102+
Uniontown Hospital	160 Beds, 20+ Medical Staff
Village of Searights	130 Units
Sandvik Mining and Construction	58
Uniontown Mall	46 Stores

Dollar General



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