

New Construction
Absolute NNN
15-Year Lease



1567 Route 711
Stahlstown, PA 15687

DOLLAR GENERAL®



Representative Photo

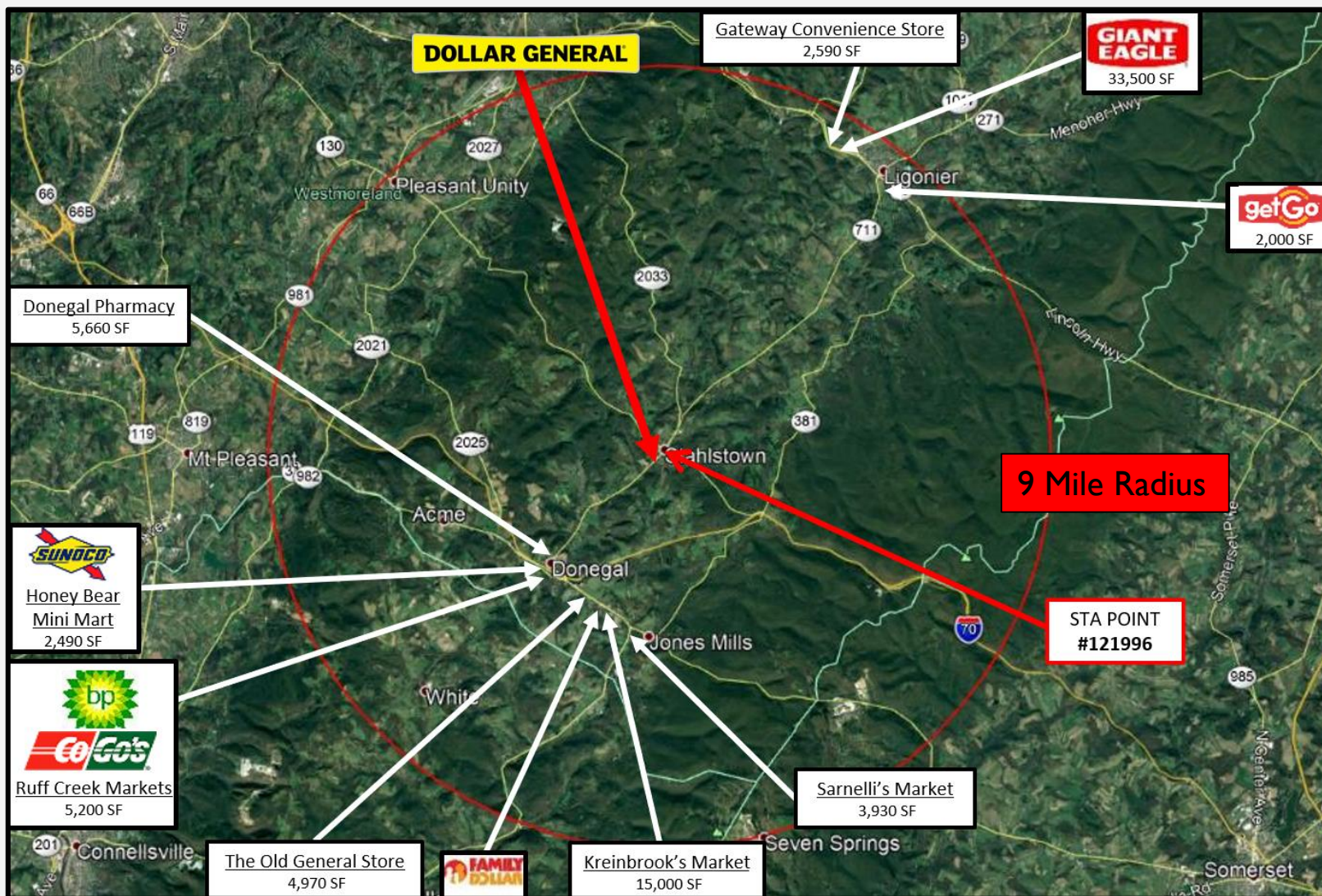
Offering Memorandum

PennTex Ventures, LLC is pleased to exclusively present to the market newly constructed, Dollar General store #20337, located in Stahlstown, PA; Southwestern Pennsylvania state 50 miles Southeast of Pittsburgh, PA and 20 miles Southeast of Greensburg, PA. The Tenant has a 15-year initial term absolute NNN Lease which commenced June 13 2019. Dollar General (DG) then has 3 extension options of 5 years each, with 10% rent bumps 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 \$25.6Billion in annual sales in 2018 DG is #119 on the 2019 Fortune 500 list.

The store is located on S.R. 711 (3,600 VPD) which is a major connector road bridging the gap between Donegal, PA and Ligonier, PA, two of the largest residential communities in a 10-mile radius of Stahlstown. S.R. 711 also leads travelers to an interchange for the PA Turnpike, located less than 4 miles away in Donegal. The 5-mile radius has 2,089 HH with an average HH income of \$51,142.



- Dollar General (#20337) – Stahlstown, PA (Southwestern PA) 50 miles SE of Pittsburgh, PA | 20 miles SE of Greensburg, PA
- 15-Year Guaranteed NNN Lease | Rent commenced June 13 2019
- 3-Five Year Option Periods with 10% rent bumps in each Option Period
- Brand new construction
- Corporate guaranteed by Dollar General Corporation
- Investment Grade Rated BBB by Standard and Poor's
- 4,967 people within 5 miles | 3,600 VPD



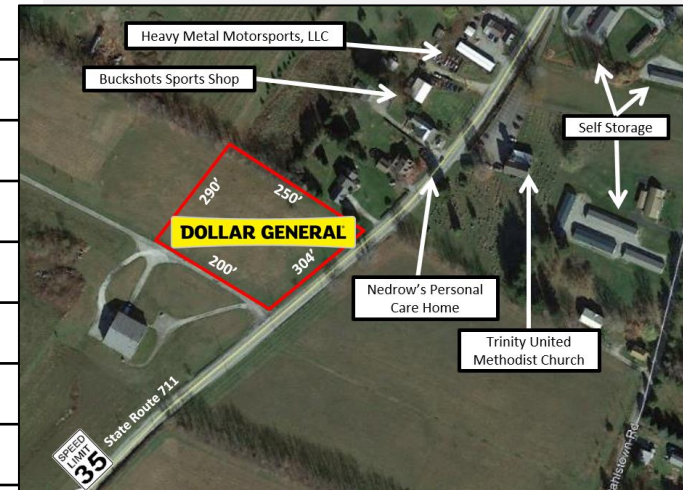
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but do not guarantee it. The Buyer must perform and rely on its own due diligence review.

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



- Ideal demographic for Dollar General
- Located nearby other synergistic retailers
- Investment Grade Tenant
- Daytime Population of 4,135
- 3,600 VPD on S.R. 711

ADDRESS	1567 Route 711, Stahlstown, PA 15687
STORE NUMBER	#20337
APPROXIMATE ACREAGE	1.44 ac.
BUILDING SIZE	9,100 sf
YEAR BUILT	2019
EXTERIOR	Steel structure with masonry front
VEHICLES PER DAY	3,600 VPD on S.R. 711
SIGNAGE	1 pylon sign & 1 building sign
PARKING	30 Parking Spaces
INGRESS/EGRESS	Full turn ingress and egress to S.R. 711



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PRICE	\$1,492,299
CAP RATE	6.7%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$99,984
PRICE PER SF	\$163.99
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.

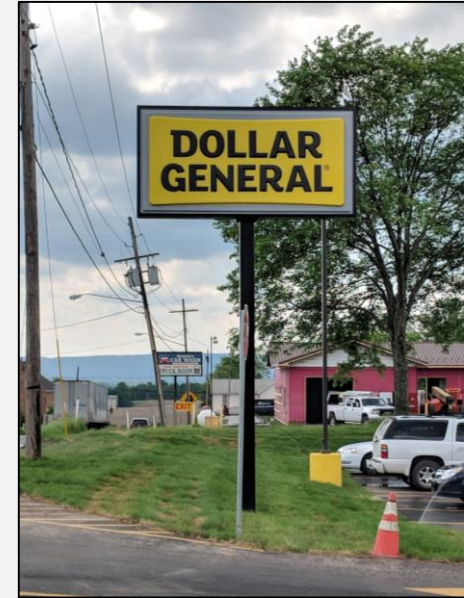
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RENT COMMENCEMENT DATE June 13, 2019

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	\$99,984	\$8,332	\$10.99
Option Years 16-20	\$109,982.40	\$9,165.20	\$12.09
Option Years 21-25	\$120,980.64	\$10,081.72	\$13.29
Option Years 26-30	\$133,078	\$11,089.83	\$14.62

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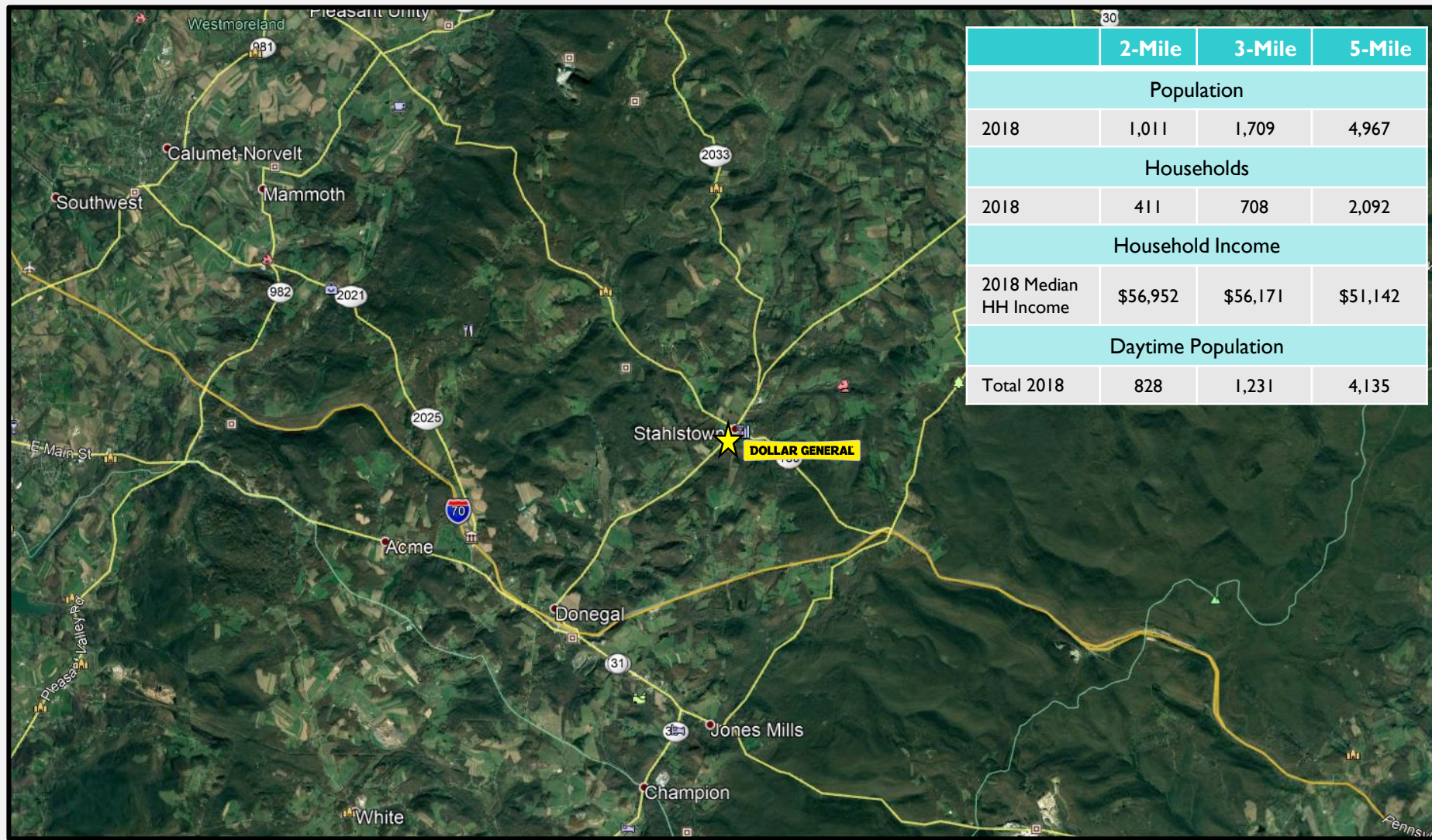
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Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most 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 29th 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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Stahlstown, PA and the surrounding communities for decades have been a popular year-round tourist destination for skiing and outdoor activities, thus the market’s economy relies heavily on tourism and entertainment in addition to lumber, coal and gas mining operations. Less than 15 minutes from Stahlstown, PA, the popular resorts of Seven Springs, Hidden Valley, and Laurel Highlands see over 3 million visitors yearly combined and employ over 350 people collectively. Within the immediate 2-mile market of Stahlstown, there is no other retail for residents to complete their basic daily shopping needs. In the immediate market there is a firearm sporting shop, automotive garage, trucking center, personal care home church, self-storage, restaurant, post office and cable company call center. There is virtually no competition, creating a perfect opportunity for Dollar General to service all residents and commuters in the immediate market.

Business Name	Number of Employees
Flax Scutching Festival	Thousands of visitors yearly
Hidden Valley Resort	Over 1.2 million visitors yearly
Living Treasure Wild Animal Pack	Thousands of visitors yearly
Foggy Mountain Lodge & Restaurant	22 Employees, over 5,000 visitors yearly
Donegal Campground	45 campsites
Amerikohl Mining	25
LHTC Broadband	25

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Dollar General



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Stahlstown, PA 15687

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