



FAMILY DOLLAR

30 FOREST DRIVE
HEGINS, PA 17938



DETAILS

YEAR BUILT



2008

SQ FOOTAGE



8,000

PARCEL SIZE



1.03 Acres

LEASE TYPE



NN

TERM



1.5 Years

INCREASES



10% in Options

OPTIONS



4x5 Years

LEASE GUARANTEE



Corporate

EXECUTIVE SUMMARY

CBRE is pleased to present for sale this Family Dollar property in Hegins, PA. This is a NN lease and Family Dollar has been operating here since 2008. They are currently in their first option period, with 1.5 years remaining and four, five year options remaining to renew the lease. There are 10% rental increases in each of these option periods. The subject property is located on Forest Drive, just off E Main Street with traffic counts exceeding 6,300 vehicles per day. This is an in-town location with minimal

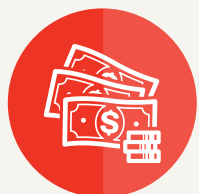
surrounding competition, making it a go-to store for residents, surrounding businesses and commuters passing by.



LIST PRICE
\$886,875



CAP RATE
8.00%



TOTAL NOI
\$70,950

PROPERTY HIGHLIGHTS

CORPORATELY GUARANTEED

This is a corporately guaranteed lease with over 1 year remaining in its current option period

SITE COMMITMENT

Family Dollar has been operating here since 2008 and exercised its first option period showing commitment to the site

RENTAL INCREASES

There are 10% rental increases in each of the four, five year options to renew the lease

LARGE PARCEL

The property sits on over 1 acre which allows for numerous redevelopment opportunities in the future if necessary



YEAR BUILT / RENOVATED:	2008
BUILDING SQUARE FOOTAGE:	8,000
LOT SIZE:	1.03 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Family Dollar
LEASE GUARANTOR:	Corporate
LEASE TYPE:	NN
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord Responsible
RENT COMMENCEMENT:	6/12/2008
LEASE EXPIRATION:	6/30/2021
TERM REMAINING ON LEASE:	1.5 Years
INCREASES:	10% in Options
OPTIONS:	4x5 Years Remaining
ROFR:	N/A

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current – 6/30/21	\$70,950.00	\$5,912.50
Option 2	\$78,045.00	\$6,503.75
Option 3	\$85,850.04	\$7,154.17
Option 4	\$94,434.00	\$7,869.50
Option 5	\$103,878.00	\$8,656.50
NET OPERATING INCOME:		\$70,950.00

Landlord maintains/repairs/replaces: all exterior portions of building including roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior; all repairs made necessary by settling of building, all repairs to interior made necessary by landlord's failure, all repairs to fire sprinkler system, and all repairs to exterior (including under slab) plumbing and electrical lines; parking, service and access areas maintains and in good state of repair



LOCATION OVERVIEW

This Family Dollar is located on Forest Ave in Hegins Pennsylvania. It has easy access and excellent visibility just off E Main Street. Surrounding uses include Redner's Warehouse Markets, Romberger Furniture and Tri-Valley Junior/Senior High School, There are within 949 people within 1 mile, 3,537 people within 3 miles and 8,062 people within 5 miles. The average household income exceeds \$63,000 the 1,3 and 5 mile rings.

Hegins, Pennsylvania is located in Hegins Township, Schuylkill County. The community is located near the community of Valley View at the intersection of Pennsylvania Routes 125 and 25 and is located approximately 50 miles northeast of Harrisburg.







HEGINS,
PA

PROPERTY ADDRESS:
30 FOREST DRIVE | HEGINS, PA

POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	938	3,380	7,892
2019 POPULATION	949	3,537	8,062
PROJECTED POPULATION (2024)	940	3,533	7,995
HISTORICAL ANNUAL GROWTH			
2010-2019	0.13%	0.49%	0.23%
PROJECTED ANNUAL GROWTH			

2019-2024	-0.19%	-0.02%	-0.17%
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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	421	1,446	3,293
2019 HOUSEHOLDS	428	1,516	3,367
PROJECTED HOUSEHOLDS (2024)	423	1,513	3,336
HISTORICAL ANNUAL GROWTH			
2010-2019	0.18%	0.51%	0.24%
PROJECTED ANNUAL GROWTH			

2019-2024	-0.23%	-0.04%	-0.18%
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$63,967	\$64,039	\$63,697
2019 MEDIAN	\$52,316	\$53,273	\$52,679

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	97.7%	97.6%	97.4%
AFRICAN AMERICAN POPULATION	0.2%	0.2%	0.4%
ASIAN POPULATION	0.3%	0.4%	0.4%
PACIFIC ISLANDER POPULATION	0.1%	0.1%	0.3%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.7%	0.8%	0.8%
TWO OR MORE RACES POPULATION	0.9%	0.8%	0.7%

HISPANIC OR LATINO
POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	1.7%	1.5%	1.7%
WHITE NON-HISPANIC	96.9%	97.1%	96.7%

2019 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	43.2/48.1	43.5/47.3	44.0/46.9

TRAFFIC COUNTS

E MAIN ST			
6,343			

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