



**FAMILY DOLLAR**

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585 MAHAFFEY GRAMPIAN HWY  
MAHAFFEY, PA 15757



## DETAILS

YEAR BUILT



2014

SQ FOOTAGE



8,320

PARCEL SIZE



1.55 Acres

LEASE TYPE



NN

TERM



3+ Years

INCREASES



10% in Options

OPTIONS



4x5 Years

LEASE GUARANTEE



Corporate

## EXECUTIVE SUMMARY

CBRE is pleased to exclusively present for sale this Family Dollar property in Mahaffey, Pennsylvania. The 8,320 square foot site has excellent frontage and visibility situated on a 1.55 acre parcel along Mahaffey Grampian Highway (US Route 319) with over 3,600 vehicles passing by daily. This is a NN lease with just under four years remaining and four, five year options to renew with 10% rental increases in each option period.

The closest dollar store is over 9 miles away making this the go-to location for residents and commuters passing by.



**LIST PRICE**  
**\$1,331,901**



**CAP RATE**  
**8.00%**



**TOTAL NOI**  
**\$106,552**

## PROPERTY HIGHLIGHTS

### CORPORATELY GUARANTEED

This is a corporately guaranteed lease with over 3 year remaining in its initial 10 year lease

### NO COMPETITION

This is the only dollar store in a 9 mile radius making this a go-to store for residents and commuters passing by

### 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 1.5 acres which allows for numerous redevelopment opportunities in the future if necessary



<b>YEAR BUILT / RENOVATED:</b>	2014
<b>BUILDING SQUARE FOOTAGE:</b>	8,320
<b>LOT SIZE:</b>	1.55 Acres
<b>TYPE OF OWNERSHIP:</b>	Fee Simple
<b>TENANT:</b>	Family Dollar
<b>LEASE GUARANTOR:</b>	Corporate
<b>LEASE TYPE:</b>	NN
<b>INITIAL LEASE TERM:</b>	10 Years
<b>ROOF AND STRUCTURE:</b>	Landlord Responsible
<b>RENT COMMENCEMENT:</b>	8/28/2014
<b>LEASE EXPIRATION:</b>	9/30/2023
<b>TERM REMAINING ON LEASE:</b>	3+ Years
<b>INCREASES:</b>	10% in Options
<b>OPTIONS:</b>	4x5 Years
<b>ROFR:</b>	N/A

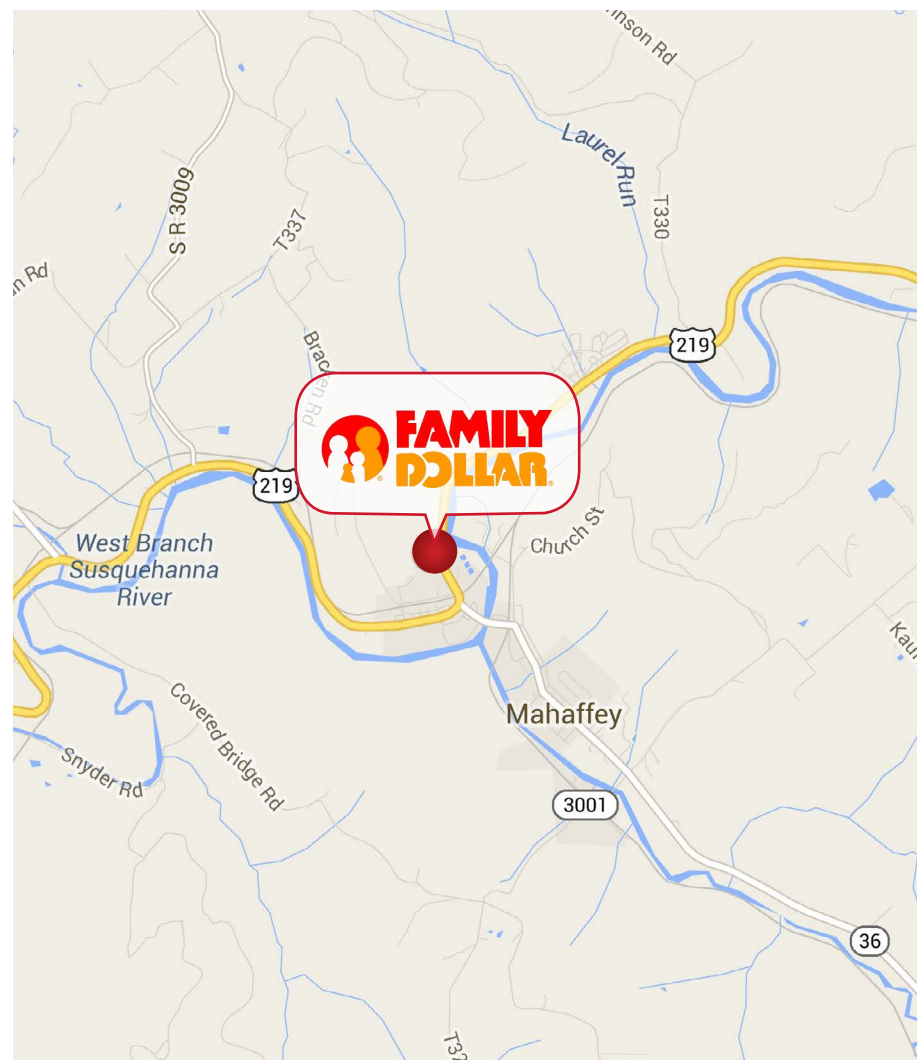
<b>ANNUALIZED OPERATING DATA</b>		
<b>RENT INCREASES</b>	<b>ANNUAL</b>	<b>MONTHLY</b>
Current – 9/30/2023	\$106,552.08	\$8,079.34
Option 1	\$117,207.00	\$9,767.25
Option 2	\$128,927.04	\$10,743.92
Option 3	\$141,820.08	\$11,818.34
Option 4	\$156,022.04	\$13,000.17
<b>NET OPERATING INCOME:</b>		<b>\$106,552.08</b>





## LOCATION OVERVIEW

This Family Dollar is ideally situated along Mahaffey Grampian Highway (US Route 219) in Mahaffey, Pennsylvania. The site has easy access and excellent visibility along Mahaffey Grampian Highway with over 3,600 vehicles passing by daily. The average household income in both the 1-mile and 3-mile radius is over \$59,500 and the average household income is over \$58,200 in the 5-mile radius. Mahaffey is a borough situated on the west branch of the Susquehanna River located in Clearfield County, PA.







## POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	375	937	1,645
2019 POPULATION	362	905	1,598
PROJECTED POPULATION (2024)	354	887	1,569
HISTORICAL ANNUAL GROWTH			
2010-2019	-0.38%	-0.37%	-0.31%
PROJECTED ANNUAL GROWTH			

2019-2024 -0.45% -0.40% -0.37%

## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	147	372	656
2019 HOUSEHOLDS	142	359	637
PROJECTED HOUSEHOLDS (2024)	139	352	625
HISTORICAL ANNUAL GROWTH			
2010-2019	-0.37%	-0.38%	-0.32%
PROJECTED ANNUAL GROWTH			

2019-2024 -0.43% -0.39% -0.38%

## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$59,599	\$59,600	\$58,258
2019 MEDIAN	\$50,933	\$50,588	\$49,614

## PROPERTY ADDRESS:

585 MAHAFFEY GRAMPIAN HIGHWAY, MAHAFFEY, PA 15757

## POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	98.9%	98.8%	98.8%
AFRICAN AMERICAN POPULATION	0.0%	0.0%	0.1%
ASIAN POPULATION	0.0%	0.0%	0.1%
PACIFIC ISLANDER POPULATION	0.6%	0.4%	0.3%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.0%	0.0%	0.0%
TWO OR MORE RACES POPULATION	0.6%	0.7%	0.7%

## HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	0.3%	0.3%	0.4%
WHITE NON-HISPANIC	98.3%	98.5%	98.5%

## 2019 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	46.5/46.5	46.8/46.2	46.0/46.6

## TRAFFIC COUNTS

MAHAFFEY GRAMPIAN HWY			
3,649			



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