



FAMILY DOLLAR

174 MAIN ST
MARKLEYSBURG, PA 15459



PROPERTY ADDRESS:
174 MAIN STREET MARKLEYSBURG, PA

DETAILS

YEAR BUILT



2015

SQ FOOTAGE



8,320

PARCEL SIZE



1.23 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 Markleysburg, Pennsylvania. The 8,320 square foot site has excellent frontage and visibility situated on a 1.23 acre parcel along Main Street (US Route 281) with over 1,900 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
\$1,315,275



CAP RATE
8.00%



TOTAL NOI
\$105,222

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 acre which allows for numerous redevelopment opportunities in the future if necessary



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YEAR BUILT / RENOVATED:	2015
BUILDING SQUARE FOOTAGE:	8,320
LOT SIZE:	1.23
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:	2/12/2015
LEASE EXPIRATION:	9/30/2023
TERM REMAINING ON LEASE:	3+ Years
INCREASES:	10% in Options
OPTIONS:	4x5 Years
ROFR:	N/A

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current – 9/30/2023	\$105,222.00	\$8,768.00
Option 1	\$115,744.08	\$9,645.34
Option 2	\$127,318.08	\$10,609.84
Option 3	\$140,050.08	\$11,670.84
Option 4	\$154,055.04	\$12,837.92
NET OPERATING INCOME:		\$105,222.00

Landlord maintains/repairs: all exterior portions of the building including the roof, exterior walls, canopy, gutters, downspouts, and all structural portions of the building whether interior or exterior; all repairs and replacements to any portion of the demised premises where the damage or loss is caused by casualties or perils insurable under LL's insurance; repairs made necessary by settling of building, all interior repairs made necessary by LL's failure to maintain exterior of the building, all repairs to sprinkler system, and all repairs to exterior (including under slab) plumbing and electrical lines; LL will keep the parking, service and access areas (and other exterior areas if any) maintained and in good state of repair



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LOCATION OVERVIEW

This Family Dollar is ideally situated along Main Street (US Route 281) in Markleysburg, Pennsylvania. The site has easy access and excellent visibility with over 1,900 vehicles passing by daily. The average household income in both the 1-mile and 3-mile radius is over \$58,500 and the average household income is over \$61,000 in the 5-mile radius. Markleysburg is a borough in Fayette County, Pennsylvania. Main Street (US Route 281) passes through the borough connects Markleysburg to surrounding towns and US Route 40.







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POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	358	1,692	3,517
2019 POPULATION	370	1,744	3,598
PROJECTED POPULATION (2024)	370	1,742	3,590

HISTORICAL ANNUAL GROWTH			
2010-2019	0.36%	0.33%	0.25%

PROJECTED ANNUAL GROWTH			
2019-2024	0.00%	-0.02%	-0.04%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	121	610	1,352
2019 HOUSEHOLDS	126	634	1,393
PROJECTED HOUSEHOLDS (2024)	126	635	1,392

HISTORICAL ANNUAL GROWTH			
2010-2019	0.44%	0.42%	0.32%

PROJECTED ANNUAL GROWTH			
2019-2024	0.00%	0.03%	-0.01%

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$59,809	\$59,721	\$61,189
2019 MEDIAN	\$39,954	\$40,904	\$46,418

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	96.8%	96.6%	96.5%
AFRICAN AMERICAN POPULATION	0.5%	0.7%	1.1%
ASIAN POPULATION	0.5%	0.6%	0.4%
PACIFIC ISLANDER POPULATION	0.5%	0.6%	0.4%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.5%	0.4%	0.4%
TWO OR MORE RACES POPULATION	1.1%	1.1%	1.1%

HISPANIC OR LATINO
POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	2.2%	2.1%	2.0%
WHITE NON-HISPANIC	95.7%	95.3%	95.1%

2019 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	45.2/47.3	44.1/47.2	42.4/46.0

TRAFFIC COUNTS

MAIN ST			
1,941			

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Local OH License:

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