



JDS Real Estate Services, Inc.  
PA Lic. # RB068057

SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar Tree  
22000 Route 119  
Punxsutawney, PA 15767

# EXCLUSIVELY MARKETED BY:

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,000 SF Dollar Tree Located at 22000 Route 119 in Punxsutawney, PA. This Opportunity Includes a High Quality Corporate Guaranteed Tenant That Has Been at the Same Location Since 2003, Showing Commitment to the Site and Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$903,225
CAP	7.75%
NOI	\$70,000
PRICE PER SF	\$90.32
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	22000 Route 119 Punxsutawney, PA 15767
COUNTY	Jefferson
BUILDING AREA	10,000 SF
LAND AREA	1.99 AC
BUILT	2003





# HIGHLIGHTS

- Strong Corporate Guarantee From Dollar Tree
- Tenant Has Been at the Same Location Since 2003 - Showing Commitment to the Site
- Strategically Located as an Outparcel to Walmart Supercenter - the Closest Walmart For Over 25-Miles
- Average Household Income is Over \$53,133 With in a 5-Mile Radius of the Property
- Just 5 Minutes From Gobbler's Knob - the Celebrated Home of Punxsutawney Phil and the Annual Groundhog Day Weather Prediction Event; the Event Draws Upwards of 20,000 People Attending the Celebration, But Millions Watch on TV
- FEMCO, a Diversified Custom Manufacturer of Quality OEM and Aftermarket Parts, Has Their Headquarters in Punxsutawney and Recently Expanded With a New 8,000 SF Welding and Fabrication Facility
- Punxsutawney is 80 Miles NE of Pittsburgh and 100 Miles South of Erie, Accessible Via Interstate 80, U.S. Route 119 and State Route 36; the Economy Had Been Primarily Based on Coal Mining and is Now Re-Establishing Itself as Industrial and Service Based; Tourism Has Become a Rapidly Growing Trade Due to the Lure of Punxsutawney Phil
- Nearby Tenants Include: Walmart Supercenter, China Wok, Pizza Hut, Wing Street, Taco Bell, Aaron's, ALDI, Goodwill, Subway, Family Dollar and AT&T





# LEASE SUMMARY

TENANT	Dollar Tree
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	June 6, 2003
LEASE EXPIRATION	January 31, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
LEASE TYPE	NN+
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant Reimburses Landlord
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,000 SF	\$70,000	\$7.00
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State Farm

B.K. SMITH AUTO BODY

Growing Together  
PUNXSUTAWNEY ALLIANCE CHURCH

PUNXS  
EQUIPMENT  
SERVICES

Punxsy  
Auto Clinic

COBBLESTONE  
HOTEL & SUITES

IN FIRST  
BANK

DW Motor Sales

CHINA  
WOK

verizon

Walmart

Pizza  
Hut

WingStreet

TACO  
BELL

Country Villa  
Motel

Aaron's

DOLLAR TREE

119





THE PUNXSUTAWNEY SPIRIT



McCabe FUNERAL HOME



Ingham & Sons Automotive Service







FAMILY DOLLAR

Advance  
Auto Parts

Peebles



TSC TRACTOR  
SUPPLY CO



SHOE sensation

True Value

DOLLAR GENERAL



County  
Market



SHEETZ

36

Mahoning St

Exxon

MR.TIRE  
AUTO SERVICE CENTERS

Do it  
Best



SUBWAY



119

DOLLAR TREE

Walmart  
Supercenter

Aaron's

holiday hair



cricket





## PUNXSUTAWNEY | JEFFERSON COUNTY | PA

Punxsutawney is a borough in the south of Jefferson County in Pennsylvania. The city is located 84 miles northeast of Pittsburgh. With a population of 5,758 residents as of the 2018 estimate census, Punxsutawney is the largest incorporated municipality in Jefferson County. The borough is best known for its ties to Groundhog Day, the primary celebration of which takes place every February 2nd at Gobbler's Knob in southeastern Punxsutawney. This celebration of the holiday has become the most attended in the United States, with upwards of 20,000 people, attending the celebration on average each year.

Due to the cities close proximity, Pittsburgh's economy affects Punxsutawney's. The region has shifted to high technology, robotics, health care, nuclear engineering, tourism, biomedical technology, finance, education, and services. The largest employer in the city is the University of Pittsburgh Medical Center, with over 48,000 employees. All hospitals, outpatient clinics, and doctor's office positions combine for 116,000 jobs, approximately 10% of the jobs in the region. Education is a major economic driver in the region. The largest single employer in education is the University of Pittsburgh, with 10,700 employees. Six Fortune 500 companies call the Pittsburgh area home. These include downtown's PNC Financial Services, PPG Industries, U.S. Steel, The Kraft Heinz Company, WESCO International, and the Findlay Township, Pennsylvania based Dick's Sporting Goods.

The city is home to the Gobbler's Knob which is the most famous attraction in the city. Gobbler's Knob is the home to Punxsutawney Phil; this popular park hosts many visitors every February for Groundhog Day. The city is also home to the Punxsutawney Weather Discovery Center which is a science museum. The city is about 70 minutes to Pittsburgh's downtown, which is the best place to spend the day. Pittsburgh includes the Gilded Age sites, including the Carnegie Museum of Natural History, the Carnegie Museum of Art and the Phipps Conservatory and Botanical Gardens, which speak to its history as an early-20th-century industrial capital. In the North Shore neighborhood are the modern Andy Warhol Museum, Heinz Field football stadium and PNC Park baseball stadium. The Pittsburgh Zoo is one of only six major zoo and aquarium combinations in the United States. Located in Pittsburgh, Pennsylvania's Highland Park, the zoo sits on 77 acres of park land where it exhibits more than 4,000 animals representing 475 species, including 20 threatened or endangered species.







	3 MILES	5 MILES	10 MILES
POPULATION	8,407	12,214	21,292
AVERAGE HH INCOME	\$50,179	\$53,133	\$56,238



(7,986 VPD)

(12.237 Miles)  
(12,237 VPD)



DOLLAR TREE

# TENANT PROFILE

Dollar Tree Stores, Inc., is an American chain of discount variety stores that sells items for \$1 or less. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates over 15,237 stores throughout the 48 contiguous U.S. state and five provinces in Canada. Its stores are supported by a nationwide logistics network of eleven distribution centers. The company operates one-dollar stores under the names of Dollar Tree and Dollar Bills. The company also operates a multi-price-point variety chain under Family Dollar.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer's coupons at all of its store locations.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1986



# OF LOCATIONS  
15,237+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[dollartree.com](http://dollartree.com)  
[familydollar.com](http://familydollar.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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