



DOLLAR GENERAL

8457 ROUTE 414 | LIBERTY, PA 16930

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TABLE OF CONTENTS

03 TENANT OVERVIEW

05 FINANCIAL ANALYSIS

Property Highlights

Financial Overview

Investment Overview

09 PROPERTY SUMMARY

Property Photos

Aerial Map

Local/Regional Map

Demographics

TENANT OVERVIEW

DOLLAR GENERAL | LIBERTY, PA





Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of March 1, 2019 Dollar General operated 15,472 stores in 44 states , primarily in the Southern, Southwestern, Midwestern and Eastern U.S.

Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

DOLLAR GENERAL CORPORATE OVERVIEW

TENANT TRADE NAME: Dollar General

TENANT OWNERSHIP STATUS: Public

BOARD/STOCK SYMBOL: NYSE: DG

TENANT: Corporate Store

LOCATIONS: -/+ 15,472

CREDIT RATING: BBB

AGENCY: Standard & Poor’s

REVENUE: \$18.9 Billion (2015)

CORPORATE HEADQUARTERS: Goodlettsville, TN

FINANCIAL OVERVIEW

DOLLAR GENERAL | LIBERTY, PA





LIST PRICE
\$1,480,721



CAP RATE
6.75%



TOTAL NOI
\$99,948

PROPERTY HIGHLIGHTS

CORPORATELY GUARANTEED

Corporately guaranteed lease with 15 years remaining in the initial lease term and three, five year options to renew

NO LANDLORD RESPONSIBILITIES

This is a NNN lease with zero landlord responsibilities or expenses

RENTAL INCREASES

There are 10% rental increases in each of the option periods

3,100 VEHICLES PER DAY

Dollar General is ideally located on State Route 414 with traffic counts exceeding 3,100 vehicles per day

LARGE PARCEL SIZE

Situated on a large 2.38 acre parcel which allows for numerous redevelopment opportunities if necessary

NO SURROUNDING COMPETITION

Closest Dollar Store is over 10 miles away in Blossburg, PA making this a go to store for residents and commuters passing by

SITUATED JUST OFF APPALACHIAN THROUGHWAY

Dollar General is located just off the on/off ramps of the Appalachian Thoroughway with traffic counts exceeding 12,500 vehicles per day

FINANCIAL OVERVIEW



PRICE: **\$1,480,721**

CAP RATE: **6.75%**

YEAR BUILT: 2019

BUILDING SQUARE FOOTAGE: 9,100

LOT SIZE: 2.38 Acres

TYPE OF OWNERSHIP: Fee Simple

TENANT: Dollar General

LEASE GUARANTOR: Corporate Guarantee

LEASE TYPE: NNN

INITIAL LEASE TERM: 15 Years

ROOF AND STRUCTURE: Tenant Responsible

LEASE COMMENCEMENT: 8/25/2019

LEASE EXPIRATION: 8/31/2034

TERM REMAINING ON LEASE: 15 Years

INCREASES: 10% in Options

OPTIONS: 2x5 Years, 1x4 Years 11 Months

ROFR: N/A

PROPERTY ADDRESS:
8457 ROUTE 414 | LIBERTY, PA 16930

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Years 1-15	\$99,948.72	\$8,329.06
Option 1	\$109,943.52	\$9,161.96
Option 2	\$120,937.92	\$10,078.16
Option 3	\$133,031.76	\$11,085.98
NET OPERATING INCOME:		\$99,948.72

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this Dollar General property located on 2.38 acres in Liberty, Pennsylvania. This is a new 15 year NNN lease with zero landlord responsibilities or expenses. There are also 10% rental increases in each of the three option periods to renew. The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's.

Dollar General is ideally situated on State Route 414 a main thoroughway in Liberty, with traffic counts exceeding 3,100 vehicles per day. There are 1,240 people within 3 miles of the site and 1,673 people within 5 miles. There is no competition surrounding Dollar General, and the closest dollar store is 10 miles away, making this go-to store for residents, local businesses, and commuters passing through and will serve multiple needs in this market.



PROPERTY SUMMARY

DOLLAR GENERAL | LIBERTY, PA



PROPERTY
PHOTOS

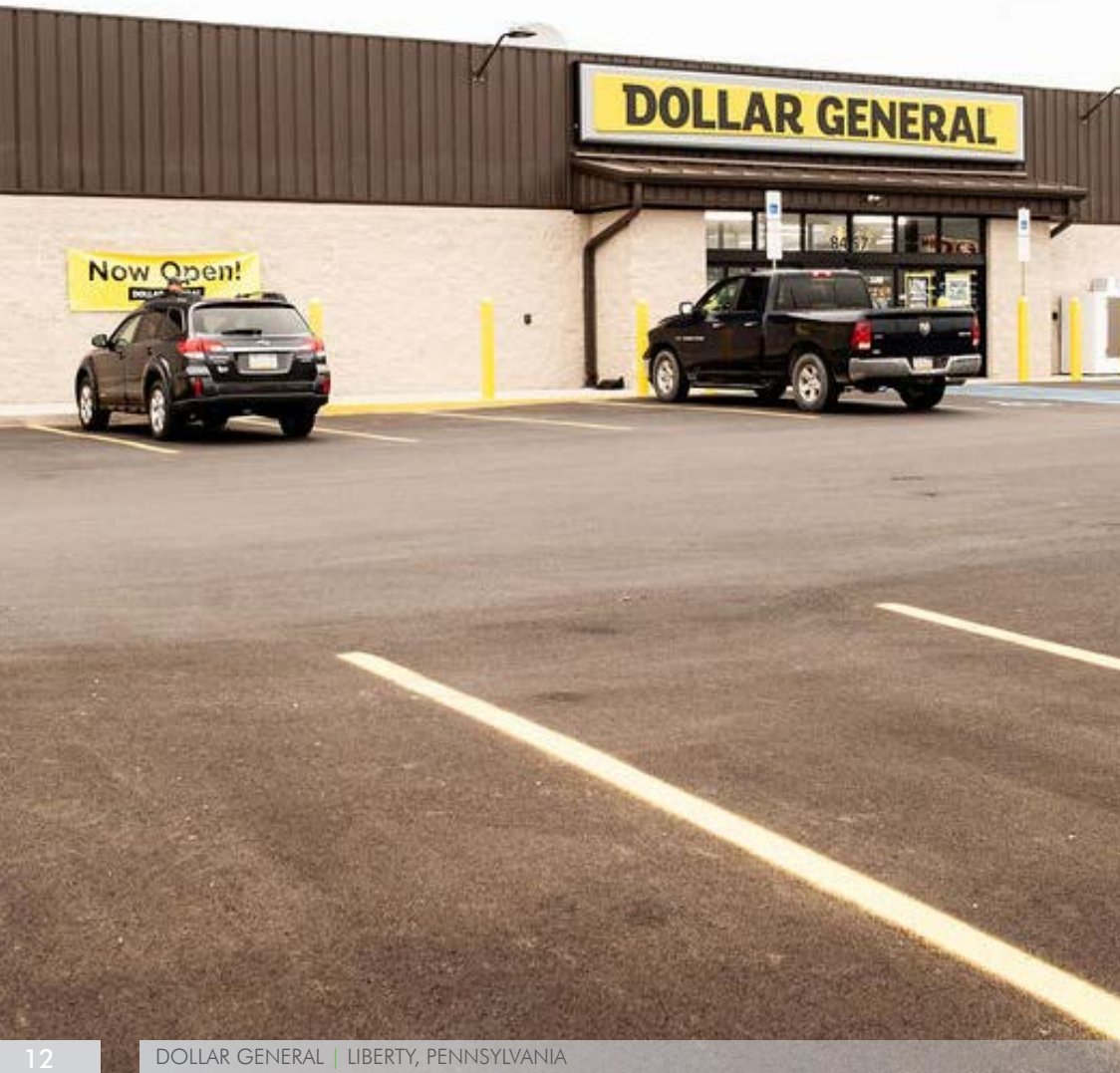


LOCAL
MAP



REGIONAL
MAP





LOCATION OVERVIEW



This 9,100 square foot Dollar General is situated on over 2 acres on State Route 414 in Liberty, Pennsylvania. State Route 414 is a major thoroughway in Liberty with over 3,100 vehicles traveling by Dollar General daily and connecting Liberty to surrounding towns. The property has excellent access and visibility and plenty of parking for customers. Dollar General is surrounded by numerous local businesses, restaurants and retailers. There are no other dollar stores within 10 miles, making this a go to store for residents, nearby businesses and commuters passing by.

Liberty is a borough in Tioga County, Pennsylvania. It is situated 115 miles north of Harrisburg, and 34 miles from the PA/NY state line.

SUBJECT AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	460	1,178	1,593
2019 POPULATION	489	1,240	1,673
PROJECTED POPULATION (2024)	491	1,244	1,677
HISTORICAL ANNUAL GROWTH			
2010-2019	0.66%	0.56%	0.53%
PROJECTED ANNUAL GROWTH			

2019-2024	0.08%	0.06%	0.05%
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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	153	434	606
2019 HOUSEHOLDS	162	455	634
PROJECTED HOUSEHOLDS (2024)	163	457	637
HISTORICAL ANNUAL GROWTH			
2010-2019	0.62%	0.51%	0.49%
PROJECTED ANNUAL GROWTH			

2019-2024	0.12%	0.09%	0.09%
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HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$63,515	\$66,647	\$67,331
2019 MEDIAN	\$46,460	\$48,287	\$48,831

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	96.5%	96.9%	97.0%
AFRICAN AMERICAN POPULATION	0.4%	0.3%	0.3%
ASIAN POPULATION	0.2%	0.2%	0.2%
PACIFIC ISLANDER POPULATION	0.0%	0.1%	0.1%
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	2.9%	2.5%	2.5%

HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	0.6%	0.6%	0.7%
WHITE NON-HISPANIC	96.3%	96.5%	96.5%

2019 AGE BY GENDER

MEDIAN AGE			
MALE/FEMALE	43.2/44.3	44.5/45.0	44.7/45.2

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