

New Construction  
Absolute NNN  
15-Year Lease



6183 Tuscarawas Rd,  
Industry, PA 15052

**DOLLAR GENERAL®**



Representative Photo

Offering Memorandum

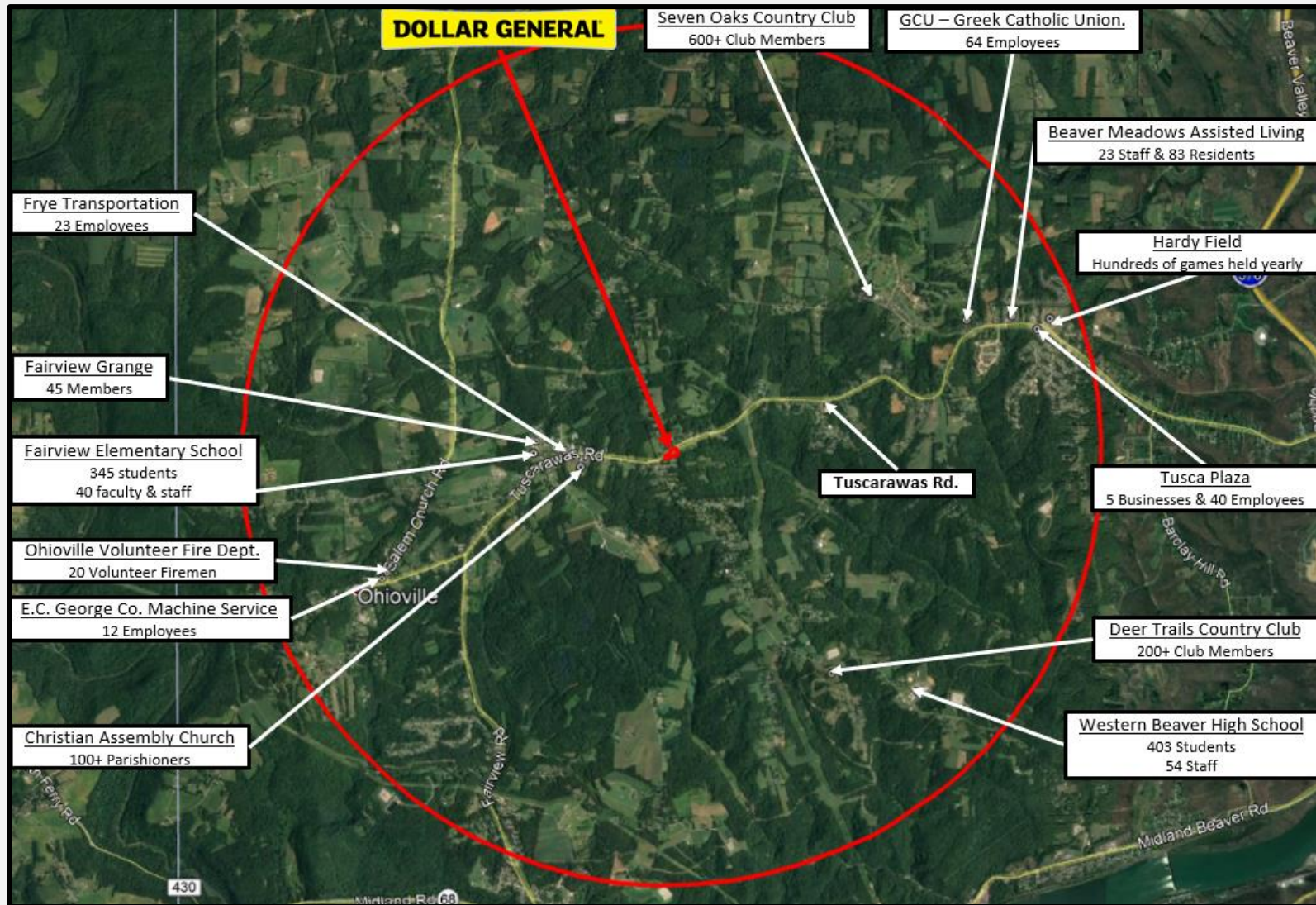
PennTex Ventures, LLC is pleased to exclusively present to the market newly constructed, Dollar General store #20899, located in Industry, PA; 40 miles Northwest of Pittsburgh, PA and 36 miles Southeast of Youngstown, OH. The Tenant has a 15-year initial term absolute NNN Lease set to commence in February 2020. Dollar General (DG) then has 3 extension options of 5 years each, with 10% rent bumps in each option. The lease is backed by a corporate guaranty from Dollar General Corporation, who is investment grade rated BBB by Standard and Poor's and did \$25.6 Billion in annual sales in 2018. DG is #119 on the 2019 Fortune 500 list.

The store sits on Tuscarawas Road which sees 2,500 VPD (per PennDOT) and has over 535' of road frontage directly on Tuscarawas Road with full turn ingress/egress. Tuscarawas Road runs latitudinally and is utilized as a connecting route between Interstate 376 (25,000 VPD) from the East, and leads traffic West and South to Midland, Shippingport, and Industry. Going South, Tuscarawas Road connects with Rt. 68 (4,000 – 9,000 VPD) which leads West to Liverpool, OH (8 miles away) and East to Beaver, PA (7 miles away).



- Dollar General (#20899) –Industry, PA(South-Western PA) 40 miles NW of Pittsburgh, PA | 36 miles SE of Youngstown, OH
- 15-Year Guaranteed NNN Lease with rent to commence in February 2020
- 3-Five Year Option Periods with 10% rent bumps in each Option Period
- Brand new construction
- Corporate guaranteed by Dollar General Corporation
- Investment Grade Rated BBB by Standard and Poor's
- 14,000 people within 5 miles | 2,500 VPD





The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but do not guarantee it. The Buyer must perform and rely on its own due diligence review.

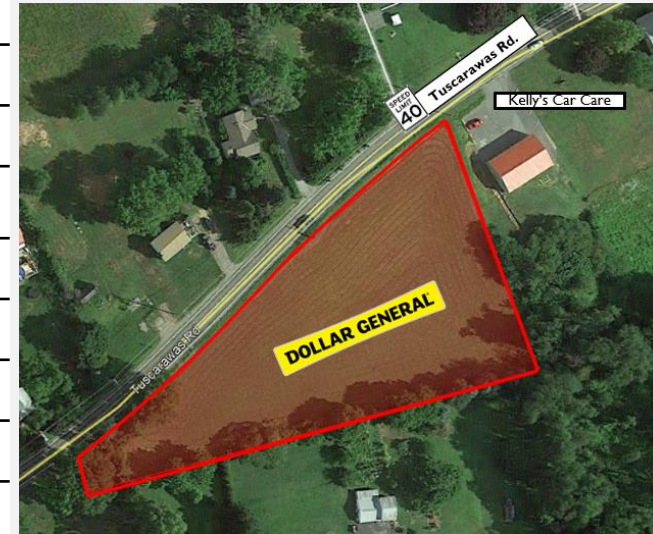
Contact: Brendan Eisenbrandt | (724) 420-5367 (x126) | [Brendan.Eisenbrandt@Penntexventures.com](mailto:Brendan.Eisenbrandt@Penntexventures.com)



Representative Photo

- Investment Grade Tenant
- Ideal demographic for Dollar General
- Fills a need in an underserved market
- Daytime Population of 10,350
- 2,500 VPD on Tuscarawas Rd

ADDRESS	6183 Tuscarawas Rd, Industry, PA 15052
STORE NUMBER	#20899
APPROXIMATE ACREAGE	1.85 ac.
BUILDING SIZE	9,100 sf
YEAR BUILT	2020
EXTERIOR	Steel and Masonry block
VEHICLES PER DAY	2,500 VPD on Tuscarawas Rd
SIGNAGE	1 pylon sign & 1 building sign
PARKING	30 Parking Spaces
INGRESS/EGRESS	Full turn ingress and egress to Tuscarawas Rd.



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PRICE	\$1,490,545
CAP RATE	6.60%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$98,376
PRICE PER SF	\$163.80
LANDLORD RESPONSIBILITIES	Initial payment of real estate taxes; reimbursable by Tenant.
TENANT RESPONSIBILITIES	Cost of utilities, real estate taxes, and insurance. Maintenance and repair of roof, interior/exterior, landscaping and parking lot.

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RENT COMMENCEMENT DATE 2/13/2020

OPTIONS TO RENEW 3 Five-Year Options with 10% Rent Increases in Each Option

LEASE GUARANTOR Dollar General Corporation



	ANNUAL RENT	MONTHLY	PER SF
Years 1-15	\$98,376	\$8,198	\$10.81
Option Years 16-20	\$108,213.60	\$9,017.80	\$11.89
Option Years 21-25	\$119,034.96	\$9,919.58	\$13.08
Option Years 26-30	\$130,938.48	\$10,911.54	\$14.38

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Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#119), Dollar General is investment grade rated BBB by Standard and Poor's. With \$25.6 billion in annual sales in 2018, DG saw a \$1.59 billion profit. 2018's same-store sales marked Dollar General's 29<sup>th</sup> consecutive year of same-store sales growth.

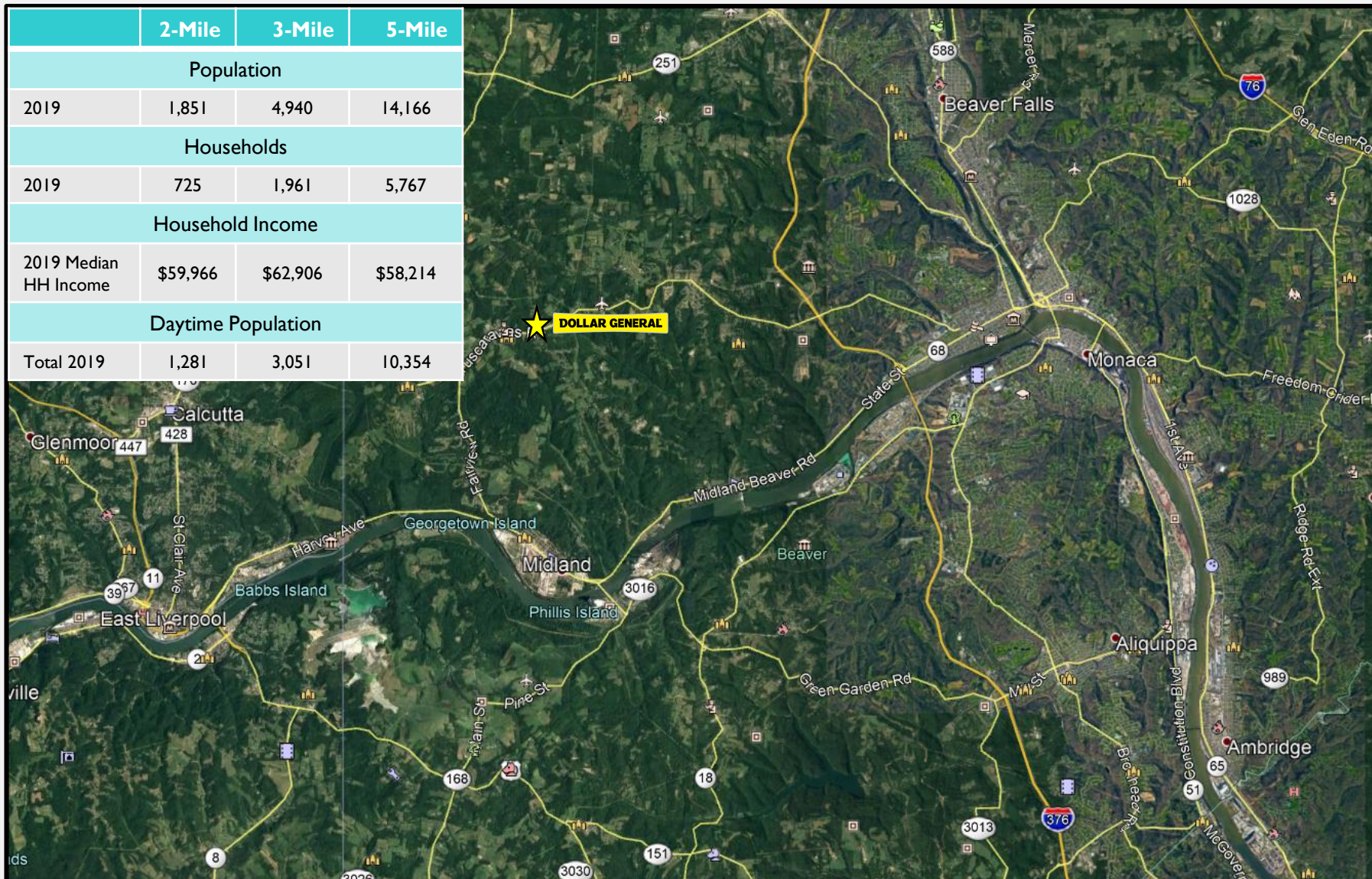
# DOLLAR GENERAL®

16,000+ Stores	Rated BBB by Standard & Poor
135,000+ Team Members	Number 119 in Fortune 500 (May 2019)
Nearly 80 Years in operation	3.25% increase in profit & 9.2% increase in sales from 2017 to 2018
\$25.6 Billion in Annual Sales in 2018	\$1.59 Billion in Profit in 2018





	2-Mile	3-Mile	5-Mile
Population			
2019	1,851	4,940	14,166
Households			
2019	725	1,961	5,767
Household Income			
2019 Median HH Income	\$59,966	\$62,906	\$58,214
Daytime Population			
Total 2019	1,281	3,051	10,354



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Located in Southwestern PA, Ohioville Township is located within 3 miles of the PA/OH border in Beaver County. The market is located 4 miles North of the industrial towns of Shippingport, Midland and Industry, PA. These towns collectively employ over 2,000 factory and plant workers. Within a 15-minute drive of the store is the new \$3 Billion Shell Cracker Plant which employs 6,000 temporary and permanent workers and will lead to 600 permanent full-time employees to operate the facility once fully complete in 2021 and will be a major driver of population growth and traffic near the store. The effect of this project's wake has already reached towns like Midland and Georgetown in the form of experiencing the economic benefit of increased traffic flow and influx of worker's spending dollars.

The area serves as a hub for nuclear power production and fossil fuel reserves where the major employers in the area have anchored multimillion-dollar operations. These employers include ATI Power Operations - 135 employees; First Energy Power Plant and Distribution Center - 385 employees and the Beaver Valley Power Station - 575 employees. All of the aforementioned companies are located within a 15-minute drive to the site. The nearby Fairview Elementary School serves 345 students and employs 40 faculty and staff. The immediate market has a population of 14,296 people and 5,802 households with a median household income of \$58,063 within a 5-mile radius. Plans are being readied for new housing within 5 minutes of this store to accommodate the New Shell Cracker gas plant under construction.

Business Name	Number of Employees
Christian Assembly Church	100+ Parishioners
Fairview Elementary School	345 students, 40 faculty & staff
Seven Oaks Country Club	600+ club members
Deer Trails Country Club	200+ club members
Western Beaver High School	403 students, 54 staff
Hardy Field	Hundred of games held yearly

Dollar General



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**DOLLAR GENERAL®**



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**Broker of Record:**  
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