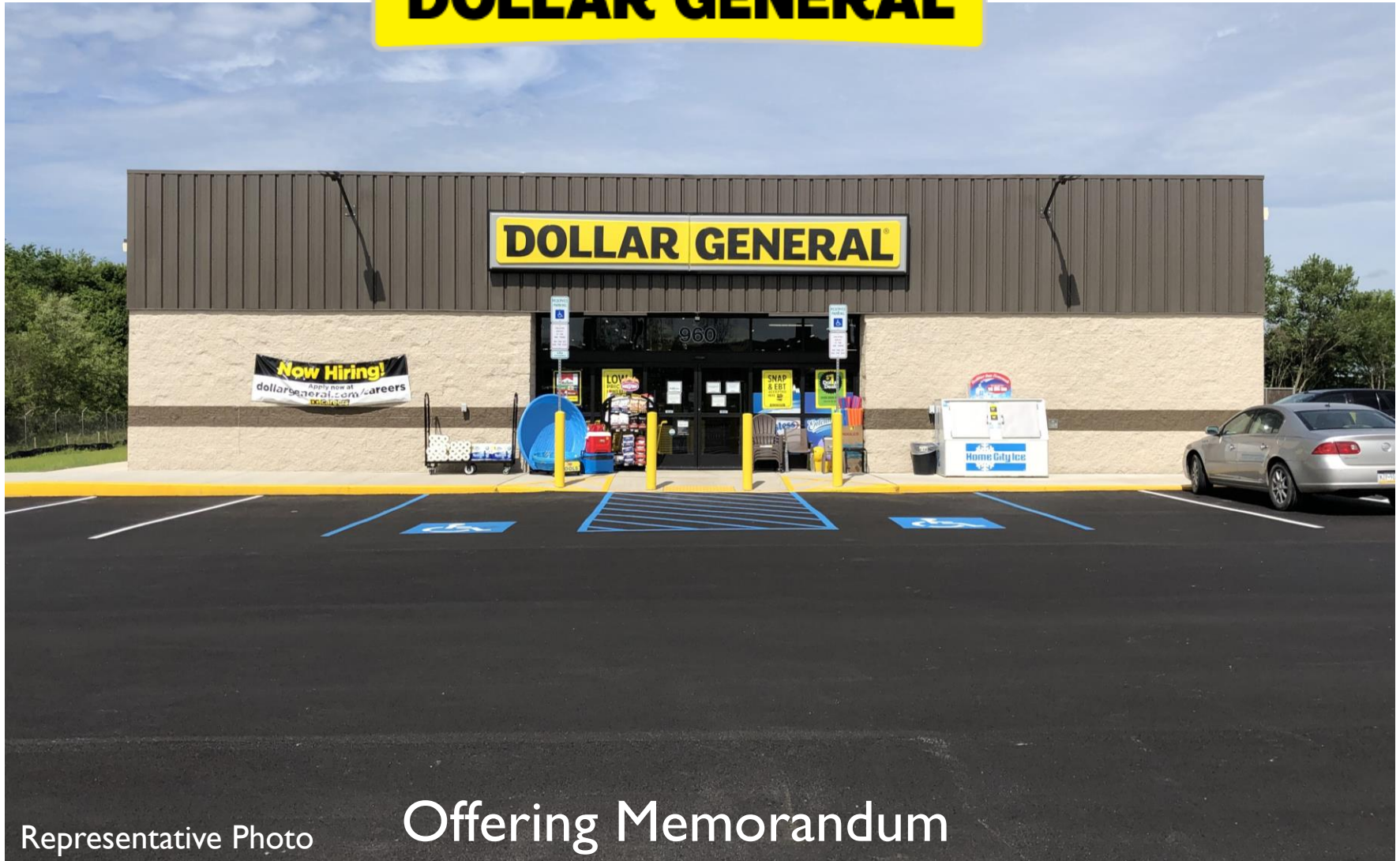


New Construction
Absolute NNN
15-Year Lease



1415 Memorial Blvd,
Connellsville, PA 15425

DOLLAR GENERAL®



Representative Photo

Offering Memorandum

PennTex Ventures, LLC is pleased to exclusively present to the market a newly constructed Dollar General store (#21035), located in Connellsville, PA; 12 miles Northeast of Uniontown, PA and 30 miles Southeast of Pittsburgh, PA. The Tenant has a 15-year initial term absolute NNN Lease set to commence in August 2020. Dollar General (DG) then has 3 extension options of 5 years each, with 10% rent increases 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 \$27.8 Billion in net sales in 2019. DG is #119 on the 2019 Fortune 500 list.

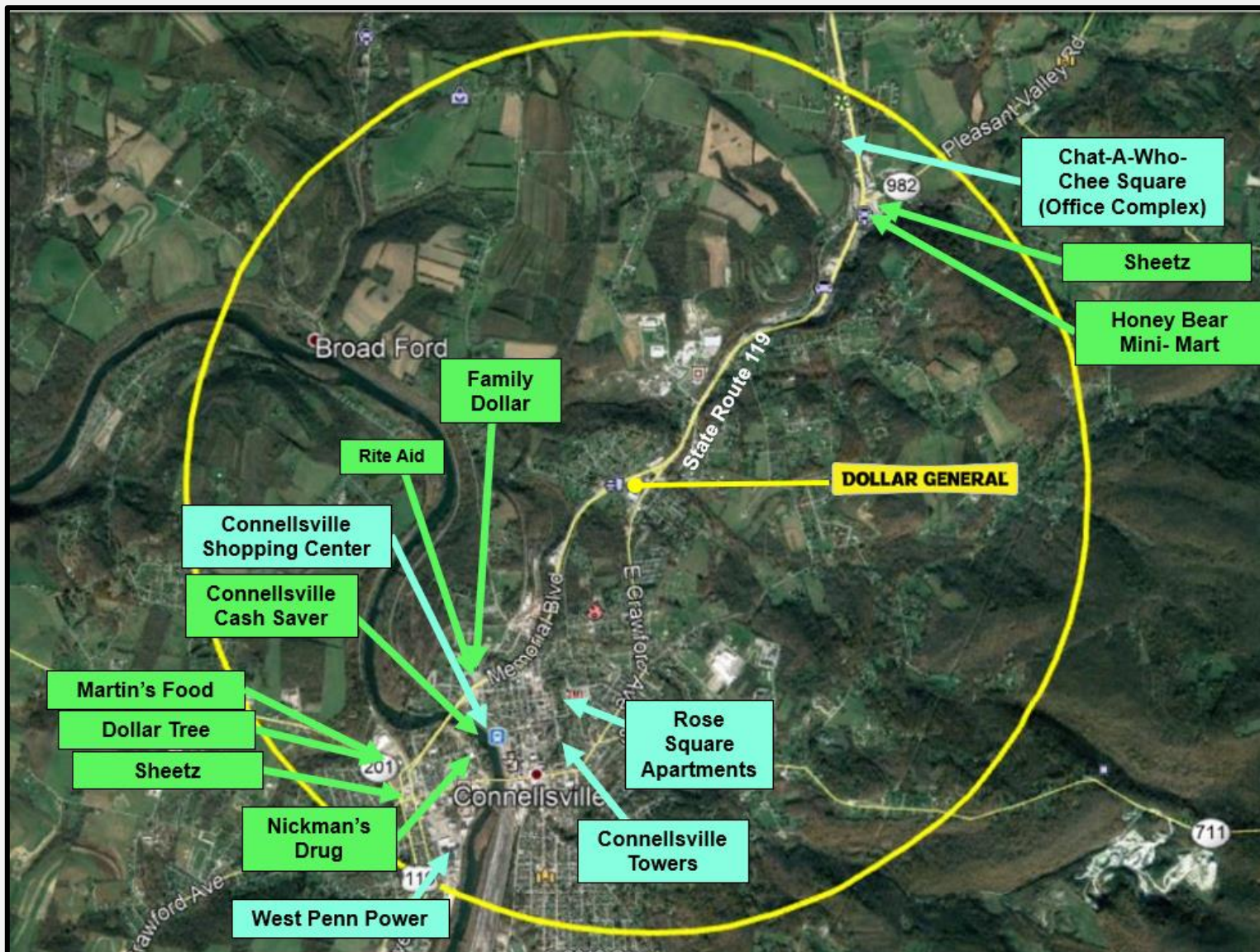
The store is located on State Route 119 (24,000 VPD) and 165 ft. of frontage on E Crawford Ave (6,200 VPD). Second only to State Route 119 in vehicle volume, E Crawford Ave. is the main artery through Connellsville. All traffic heading in and out of town North of the city will pass this store on E Crawford Ave. The store offers a curb cut in the front (Rt. 119) and rear (E. Crawford Ave.), State Route 119 allows right-in/right-out turning movements, and E. Crawford Ave. offers full turn access. Customers traveling along Rt. 119 needing to turn left will reach E. Crawford Ave. by two intersections within 450 Ft. of either side of the site. Both intersections offer left turning lanes to help facilitate full turn movements.



- Dollar General (#21035) – Connellsville, PA (South-Western PA) 12 miles NE of Uniontown, PA | 30 miles SE of Pittsburgh, PA
- 15-Year Guaranteed NNN Lease with rent to commence in August 2020
- 3-Five Year Option Periods with 10% rent increases in each Option Period
- Brand new construction
- Corporate guaranteed by Dollar General Corporation
- Investment Grade Rated BBB by Standard and Poor's
- 30,000 people within 5 miles | 24,000 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



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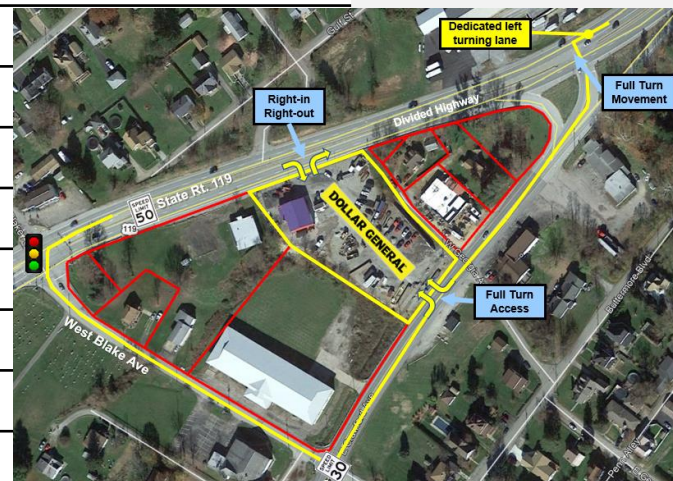
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Representative Photo

- Ideal demographic for Dollar General
- Situated between two roads for two points of access
- Investment Grade Tenant
- Daytime Population of 25,000
- 24,000 VPD on Memorial Blvd

ADDRESS	1415 Memorial Blvd, Connellsville, PA 15425
STORE NUMBER	#21035
APPROXIMATE ACREAGE	1.5 ac.
BUILDING SIZE	7,500 sf
YEAR BUILT	2020
EXTERIOR	Steel and Masonry block
VEHICLES PER DAY	24,000 VPD on Memorial Blvd
SIGNAGE	1 pylon sign & 2 building signs
PARKING	28 Parking Spaces
INGRESS/EGRESS	Right in/ Right out ingress and egress to Memorial Blvd. Full turn access ingress and egress to East Crawford Ave



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PRICE	\$1,706,094
CAP RATE	6.4%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$109,190
PRICE PER SF	\$227.47
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 Tentative 8/27/2020

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	\$109,190	\$9,099	\$14.56
Option Years 16-20	\$120,109	\$10,009	\$16.01
Option Years 21-25	\$132,120	\$11,010	\$17.62
Option Years 26-30	\$145,332	\$12,111	\$19.38

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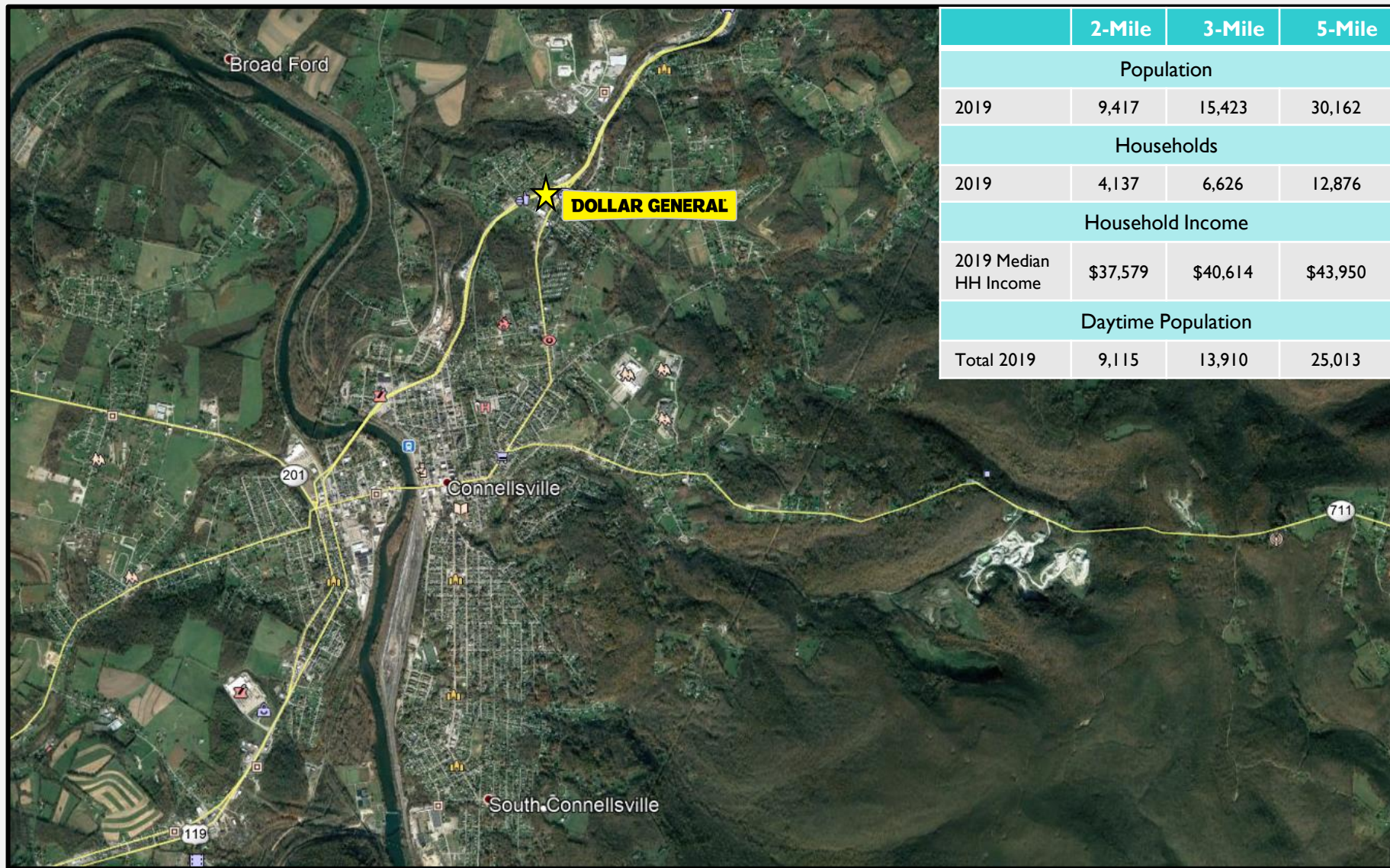
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Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most 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 \$27.8 billion in net sales in 2019, DG saw a \$2.3 billion profit. 2019's same-store sales marked Dollar General's 30th consecutive year of same-store sales growth.

DOLLAR GENERAL®

16,500+ Stores	Rated BBB by Standard & Poor
143,000+ Team Members	Number 119 in Fortune 500 (May 2019)
80 Years in operation	8.8% increase in profit & 8.3% increase in sales from 2018 to 2019
\$27.8 Billion in Net Sales in 2019	\$2.3 Billion in Profit in 2019





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This store is in Connellsville Township, an 11.5 Square mile municipality in Fayette County, PA. The store lies on the edge of the City of Connellsville with a population of 9,146 people and 3,963 households, and is the primary market servicing our site. The city's key advantage is having State Route 119 (24,000 VPD) running directly through its center linking itself to Uniontown PA - 12 miles SW, and Pittsburgh PA - 30 miles Northwest. Having been served by five railroads, and by being located directly on the Youghiogheny River (a tributary of the Monongahela), Connellsville has remained a well populated, blue-collar working city. Heading 0.5 miles North along State Route 119 there are 4 major points of local employment; Ebtech Industrial Building Solutions with 30 Employees, Pleasant Trucking with 85 Employees, PSI Industries with 75 Employees, and Shallenberger Construction with 40 Employees. Also, within a mile and a half radius there are 4 schools with 2,200+ students, and 240 staff combined, as well as Highlands Hospital with 400 Employees.

Business Name	Number of Employees
Ebtech Industrial Building Solutions	30
Pleasant Trucking	85
PSI Industries	75
Shallenberger Construction	40
4 Schools	2,200+ students, 240 staff
Highlands Hospital	400

Dollar General



1415 Memorial Blvd,
Connellsville, PA 15425

DOLLAR GENERAL®



Contact:

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412-225-7518

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Broker of Record:
Timothy H. Weinman
PA: RB-046768L