



DOLLAR GENERAL

415 MAIN STREET | ELKLAND, PA 16920

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TENANT OVERVIEW

DOLLAR GENERAL | ELKLAND, 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 | ELKLAND, PA

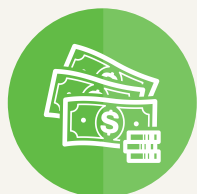




LIST PRICE
\$1,666,311



CAP RATE
6.75%



TOTAL NOI
\$112,476

PROPERTY HIGHLIGHTS

NO LANDLORD RESPONSIBILITIES

This is a NNN lease with no landlord responsibilities or expenses

CORPORATELY GUARANTEED LEASE

The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's

LARGE PARCEL SIZE

The property sits on an oversized 1.42 acre parcel

SURROUNDED BY LOCAL USES

Nearby uses include Elkland Chevrolet Service, U-Haul, Acorn Market, Buchanan Brothers Pharmacy, and C&N Bank

BRAND NEW CONSTRUCTION

Brand new construction property with Dollar General's newest prototype

5,394 VEHICLES PER DAY

Dollar General is ideally located on Main Street with traffic counts exceeding 5,394 vehicles per day

RENTAL INCREASES

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

FINANCIAL OVERVIEW



PRICE: **\$1,666,311**

CAP RATE: **6.75%**

YEAR BUILT/RENOVATED: 2017

BUILDING SQUARE FOOTAGE: 10,566 SF

LOT SIZE: 1.42 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

LEASE COMMENCEMENT: 7/18/2017

LEASE EXPIRATION: 7/31/2032

TERM REMAINING ON LEASE: 12 Years

INCREASES: 10% in each Option Period

OPTIONS: 2x5 Years, 1x4 Years 11 Months
-180 Days Prior Notice

ROFR: N/A

PROPERTY ADDRESS:

415 MAIN STREET | ELKLAND, PA 16920

| ANNUALIZED OPERATING DATA | | |
|------------------------------|--------------|------------------|
| RENT INCREASES | ANNUAL | MONTHLY |
| Current – 7/31/2032 | \$112,476.00 | \$9,373.00 |
| Option 1 | \$123,723.60 | \$10,310.30 |
| Option 2 | \$136,095.96 | \$11,341.33 |
| Option 3 | \$149,705.52 | \$12,475.46 |
| NET OPERATING INCOME: | | \$112,476 |

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this Dollar General property located on 1.42 acres in Elkland, Pennsylvania. The tenant has 12 years remaining on its NNN lease with minimal landlord responsibilities or expenses. There are also 10% rental increases in each of the 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 Main Street with traffic counts exceeding 5,394 vehicles per day. The property was newly constructed in 2017 offering no deferred maintenance. There are 1,649 people within 1 mile of the site, 2,860 people within 3 miles and 4,461 people within 5 miles. The average household income is exceeding \$50,500 within 1 mile of the site, over \$54,000 within 3 miles of the site and over \$56,000 within 5 miles. Dollar General is also surrounded by numerous local uses including Elkland Chevrolet Service, U-Haul, Acorn Market, Buchanan Brothers Pharmacy, and C&N Bank. Elkland is a borough in Tioga County, Pennsylvania and backs up to the Pennsylvania and New York state line.



PROPERTY SUMMARY

DOLLAR GENERAL | ELKLAND, PA



PROPERTY PHOTOS



LOCAL MAP



REGIONAL MAP





LOCATION OVERVIEW



This 10,566 square foot Dollar General is situated on 1.42 acres on Main Street in Elkland, Pennsylvania. Main Street is a major thoroughway in Elkland with over 5,394 vehicles traveling by Dollar General daily. There are 1,649 people within 1 mile of the site, 2,860 people within 3 miles and 4,461 people within 5 miles. Dollar General is also surrounded by numerous local uses including Elkland Chevrolet Service, U-Haul, Acorn Market, Buchanan Brothers Pharmacy, and C&N Bank. Elkland is a borough in Tioga County, Pennsylvania and backs up to the Pennsylvania and New York state line.

SUBJECT AREA DEMOGRAPHICS



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|---------|---------|---------|
| 2010 POPULATION | 1,696 | 2,906 | 4,489 |
| 2019 POPULATION | 1,649 | 2,860 | 4,461 |
| PROJECTED POPULATION (2024) | 1,620 | 2,813 | 4,392 |
| 2010-2019 | -0.30% | -0.17% | -0.07% |
| 2019-2024 | -0.35 % | -0.33% | -0.31% |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| 2010 HOUSEHOLDS | 769 | 1,203 | 1,846 |
| 2019 HOUSEHOLDS | 750 | 1,192 | 1,850 |
| PROJECTED HOUSEHOLDS (2024) | 738 | 1,175 | 1,826 |
| 2010-2019 | -0.27% | -0.10% | 0.02% |
| 2019-2024 | -0.32% | -0.29% | -0.26% |

| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|------------------|----------|----------|----------|
| 2019 AVERAGE | \$50,624 | \$54,561 | \$56,609 |
| 2019 MEDIAN | \$39,545 | \$42,630 | \$44,556 |

| POPULATION BY RACE | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|--------|---------|---------|
| WHITE POPULATION | 97.5% | 97.7% | 97.7% |
| AFRICAN AMERICAN POPULATION | 0.4% | 0.4% | 0.5% |
| ASIAN POPULATION | 0.1% | 0.1% | 0.2% |
| PACIFIC ISLANDER POPULATION | 0.0% | 0.0% | 0.0% |
| AMERICAN INDIAN AND ALASKA NATIVE | 0.2% | 0.2% | 0.2% |
| OTHER RACE POPULATION | 0.0% | 0.1% | 0.2% |
| TWO OR MORE RACES POPULATION | 1.7% | 1.5% | 1.3% |

| HISPANIC OR LATINO POPULATION BY ORIGIN | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| HISPANIC OR LATINO | 1.1% | 1.5% | 1.3% |

| 2019 AGE BY GENDER | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| MEDIAN AGE | 42.1 | 42.9 | 43.3 |
| MALE/FEMALE | 40.6/43.3 | 41.8/43.9 | 42.4/44.1 |

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