

New Construction
Absolute NNN
15-Year Lease



546 Route 68,
New Brighton, PA 15066

DOLLAR GENERAL®



Representative Photo

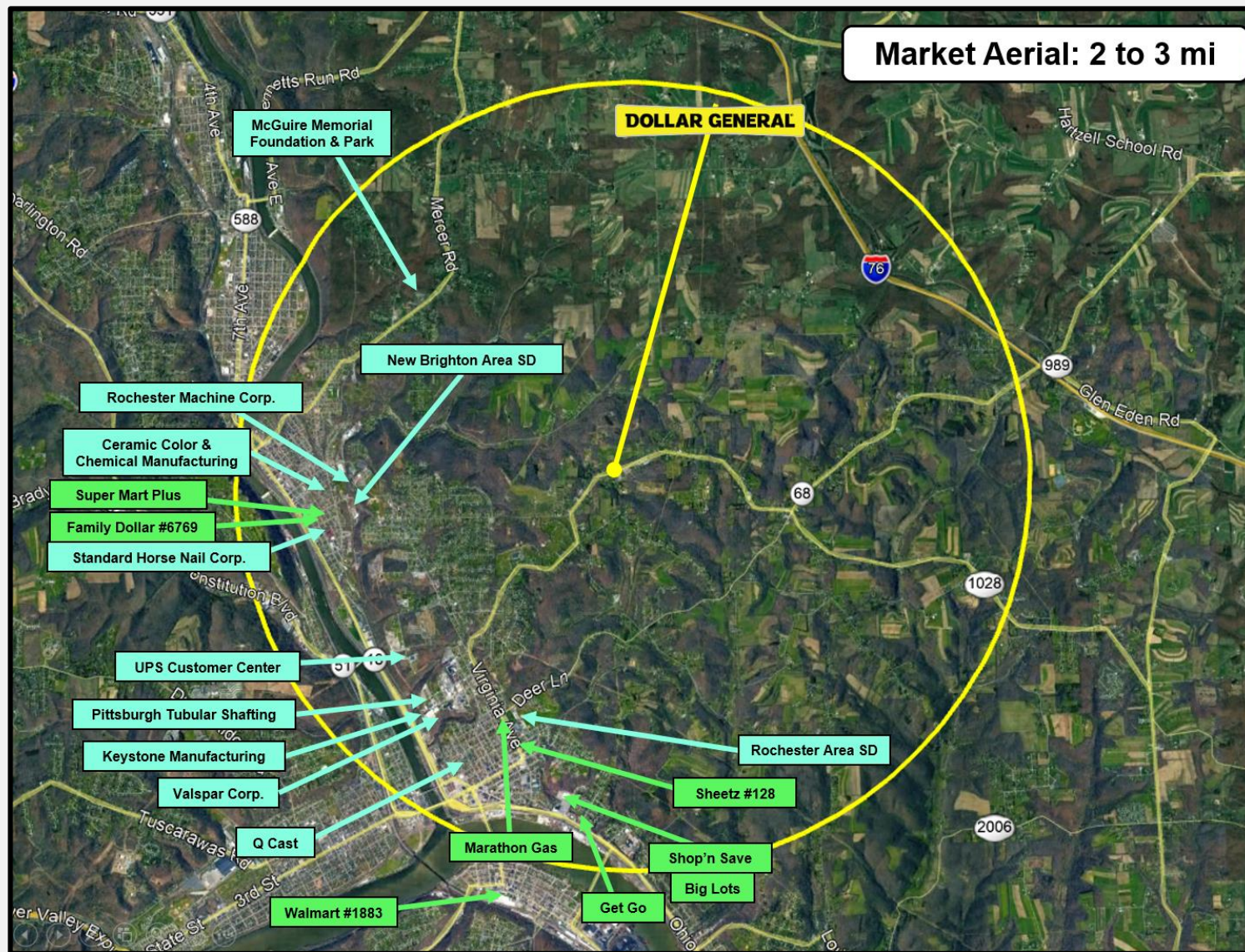
Offering Memorandum

PennTex Ventures, LLC is pleased to exclusively present to the market a newly constructed, Dollar General store (#21304), located in New Brighton, PA; 10 miles Northwest of Cranberry, PA and 30 miles Northwest of Pittsburgh, PA. The Tenant has a 15-year initial term absolute NNN Lease set to commence in July 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 annual sales in 2019. DG is #119 on the 2019 Fortune 500 list.

The store sits on Sunflower Rd. (Rt. 68), which sees 3,493 VPD per PennDOT. This stretch of Rt. 68 is considered to be the business district of the surrounding area, attracting additional customers already frequenting the adjacent businesses neighboring our site such as Route 68 Auto Services, McHill's Bar & Grill, Saddle Your Donkey Landscape & Supply, and Route 68 Self Storage. This store has 203 Ft of frontage along Sunflower Rd. (Rt. 68) that will provide full turn access.



- Dollar General (#21304) – New Brighton, PA 10 miles NW of Cranberry, PA | 30 miles NW of Pittsburgh, PA
- 15-Year Guaranteed NNN Lease with rent to commence in July 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
- 60,000 people within 5 miles | 3,493 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



- Located in an underserved market
- Investment Grade Tenant
- Daytime Population of 57,000
- 3,490 VPD on Rte .68

ADDRESS	546 Route 68, New Brighton, PA 15066
STORE NUMBER	#21304
APPROXIMATE ACREAGE	1.53 ac
BUILDING SIZE	9,100 sf
YEAR BUILT	2020
EXTERIOR	Steel and Masonry block
VEHICLES PER DAY	3,490 VPD on Rte.68
SIGNAGE	1 pylon sign & 1 building sign
PARKING	32 Parking Spaces
INGRESS/EGRESS	Full turn ingress and egress to Route 68



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PRICE	\$1,584,745
CAP RATE	6.45%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$102,216
PRICE PER SF	\$174.15
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 7/30/2020

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	\$102,216	\$8,518	\$11.23
Option Years 16-20	\$112,437	\$9,369	\$12.35
Option Years 21-25	\$123,681	\$10,306	\$13.59
Option Years 26-30	\$136,050	\$11,337	\$14.95

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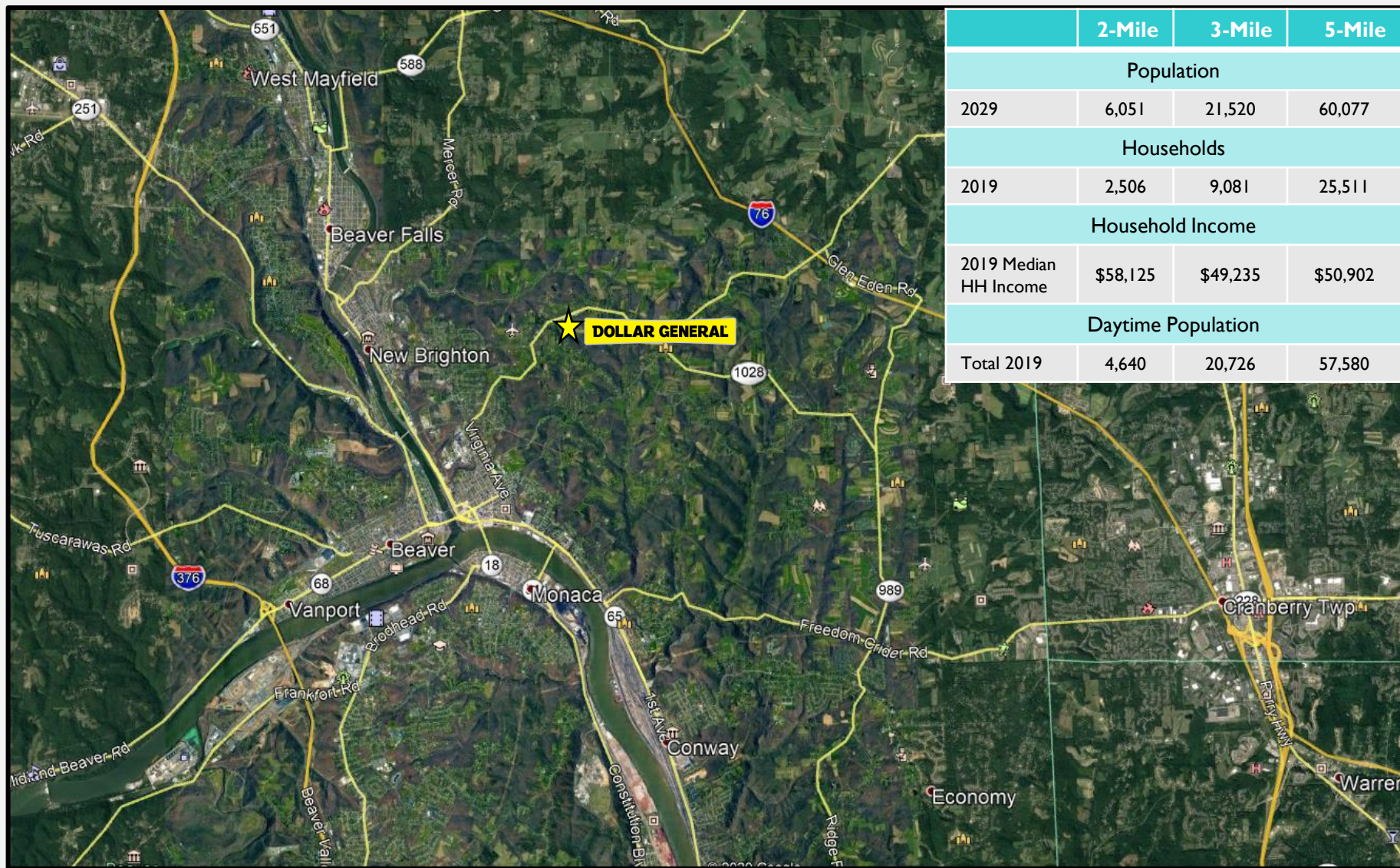
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Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most 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 Dollar General is located in Sunflower, Beaver County, Pennsylvania; an area within Daugherty Township. Sunflower Rd. (State Route 68) is a commuter road that maintains a steady 35 MPH speed limit throughout. This route serves as the main connection from Zelienople PA (Population: 3,660) 7 miles NE of site, to Rochester PA (Population: 3,499) 3 miles SW of site. Route 68 also intersects with Route 1028 which creates a direct connection 7 miles SE into Cranberry Township; one of the fastest growing markets of the Pittsburgh metropolitan area. Cranberry is projected to have a population of 50,000 people by 2050, from 30,000 people present day. As the trend of development continues to edge westward, the Sunflower area is poised to see dramatic change in household density over the next few years. The 2-mile radius holds 2,513 HH with an average HH income of \$53,953. The area's economy is sustained by several mid-size manufacturing and distribution facilities within a 2-mile radius; Several include Guy's Mechanical Systems – (30 employees), Pittsburgh Tubular Shafting (manufacturer – 25 employees), Valspar (107 employees), and UPS Customer Center (Procurement Center – 113 employees). Additionally, there are several nearby schools, including McGuire Memorial Foundation & School (80 students/25 faculty & staff), Rochester Area SD (200 students/30 faculty & staff), and New Brighton Area SD (1,200 students/170 faculty & staff).

Business Name	Number of Employees
Guy's Mechanical Systems	30
Pittsburgh Tubular Shafting	25
Valspar	107
UPS Customer Center	113
McGuire Memorial Foundation & School	80 students, 25 faculty & staff
Rochester Area School District	200 students, 30 faculty & staff
New Brighton Area School District	1,200 students, 170 faculty & staff

Dollar General



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New Brighton, PA 15066

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