

New Construction  
Absolute NNN  
15-Year Lease



927 Unity Center Rd  
Plum, PA 15239

**DOLLAR GENERAL®**



Representative Photo

Offering Memorandum

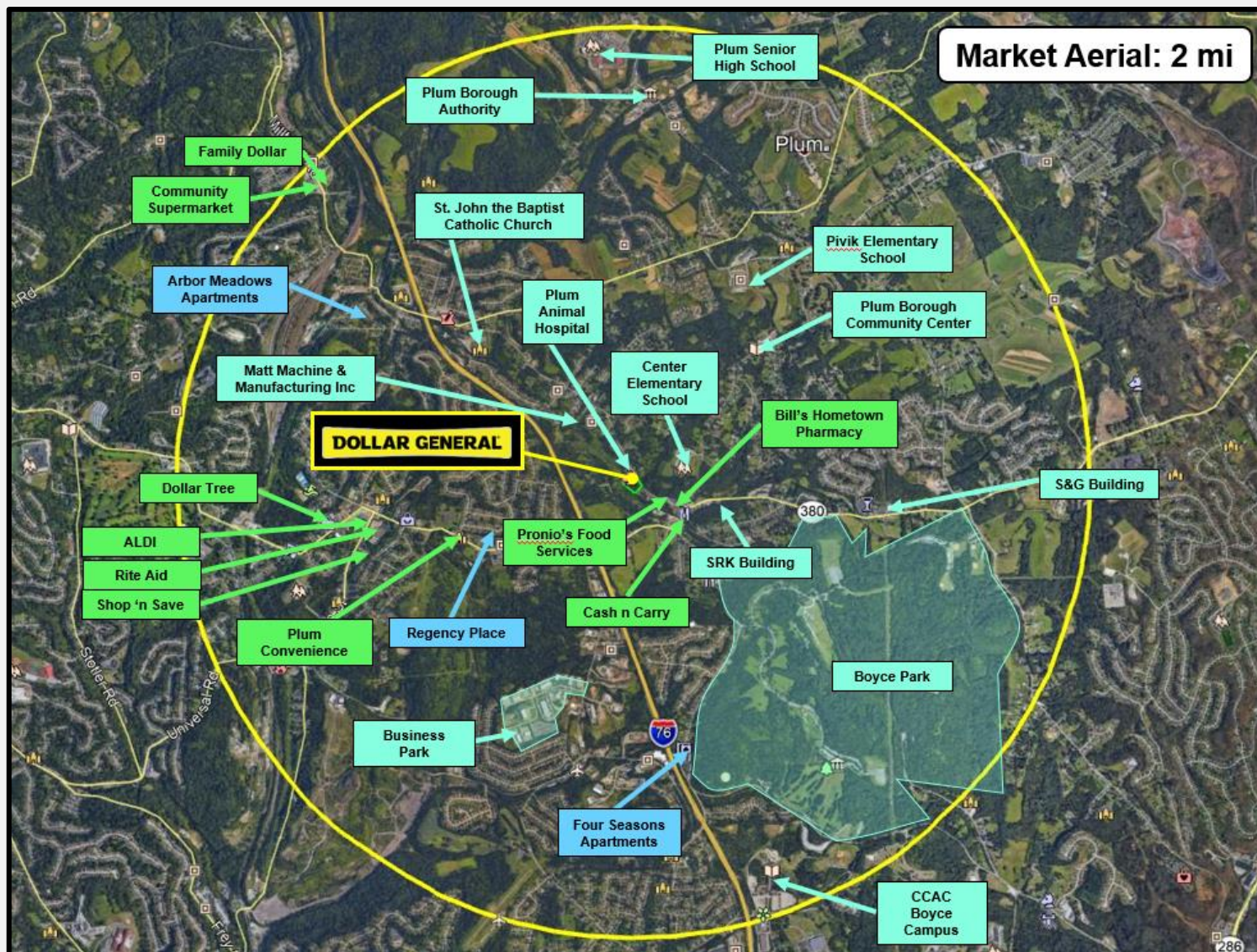
PennTex Ventures, LLC is pleased to exclusively present to the market a newly constructed Dollar General store (#21279), located in Plum, PA; 17 miles Northeast of Pittsburgh, PA and 5 miles Northeast of Monroeville, PA. The Tenant has a 15-year initial term absolute NNN Lease set to commence in July 2020. Dollar General (DG) then has 3 extension options of 5 years each, with 10% rent 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 \$27.8 Billion in net sales in 2019. DG is #119 on the 2019 Fortune 500 list.

The store is located 927 Unity Center Road (also referred to as "Unity Trestle Road") in Plum. It is located in the southwest corner of the Borough of Plum, about 13 miles east of the City of Pittsburgh, in the northeast corner of Allegheny County in Western Pennsylvania. Plum is primarily a residential community that serves as a bedroom community for the City of Pittsburgh with small scattered pockets of retail along the main arteries. The store is in an area of residential homes and smaller community businesses. The intersection of Unity Center Road with Saltsburg Road (PA 380) is a small retail area with convenience store, tobacco shop, pharmacy, pet hospital, auto repair, pop and beer distributor. In a 2-mile radius is a population of 15,507 and 6,373 households, a great trade area for Dollar General.



- Dollar General (#21279) – Plum, PA (South-Western PA) 17 miles NE of Pittsburgh, PA | 5 miles NE of Monroeville, 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
- 109,800 people within 5 miles | 5,890 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)





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- 6,000 people in a 1-mile radius
- Ideal demographic for Dollar General
- Daytime Population of 112,000
- 5,890 VPD on Unity Trestle Rd.

ADDRESS	927 Unity Trestle Rd, Plum, PA 15239
STORE NUMBER	#21279
APPROXIMATE ACREAGE	2.56 ac.
BUILDING SIZE	9,100 sf
YEAR BUILT	2020
EXTERIOR	Steel and Masonry block
VEHICLES PER DAY	5,980 VPD on Unity Trestle Rd
SIGNAGE	1 pylon sign & 1 building sign
PARKING	34 Parking Spaces
INGRESS/EGRESS	Full turn ingress and egress to Unity Trestle Rd



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PRICE	\$1,698,000
CAP RATE	6.2%
LEASE TYPE	Triple-Net (NNN)
GROSS NOI	\$105,276
PRICE PER SF	\$186.59
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 7/27/2020
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	\$105,276	\$8,773	\$11.57
Option Years 16-20	\$115,803.60	\$9,650.30	\$12.73
Option Years 21-25	\$127,383.96	\$10,615.33	\$13.99
Option Years 26-30	\$140,122.36	\$11,676.86	\$15.39

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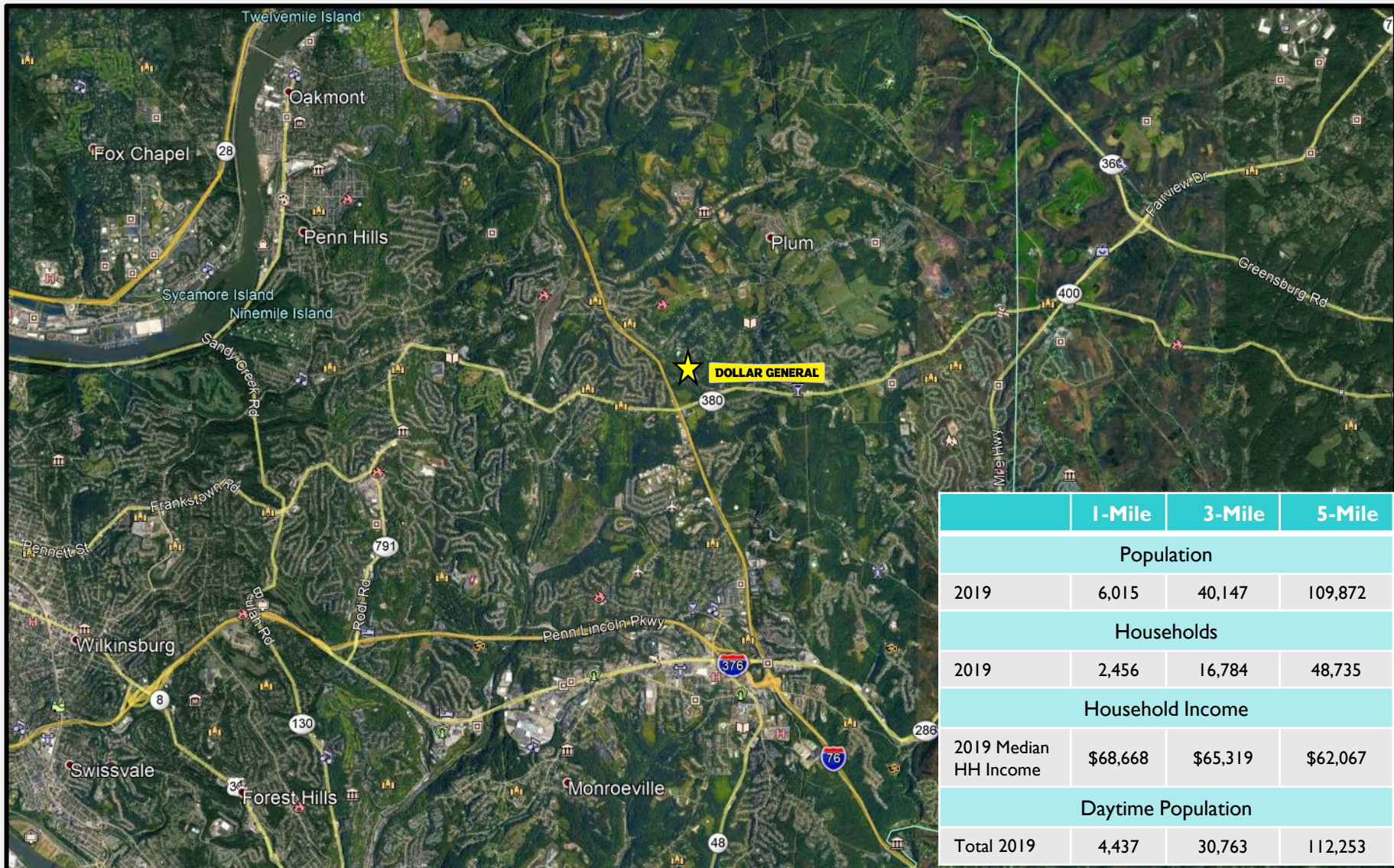
Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, 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 30<sup>th</sup> 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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Within a 5-minute drive (1.0 miles) of this store is the 1,100-acre Boyce Park of Allegheny County. It has activities all year long including skiing, athletic fields, swimming, tennis, picnicking to name a few. Within a 10 minute drive time (1.9 miles) of the store are 2,400 public school students and the 3,500 students at the County Community College; Within 15 minute drive time (3.5 miles) are 23 large businesses employing thousands, including the University of Pittsburgh Medical Center East Hospital with 325 beds and a staff of over 400; Within an 18 minute drive (4 miles) is Western Pennsylvania's second largest mall, the 1.5 million square foot Monroeville Mall. It has over 150 stores including four anchor stores and a movie theatre.

25-minute car drive (14 miles) to the west is the City of Pittsburgh (302,500 population). Its largest employers include University Pittsburgh Medical Center Hospitals (53,000 employees), University of Pittsburgh (10,000), Federal Government (18,358), Commonwealth of PA (16,573), PNC Bank (13,000), Allegheny Health Network (21,251), Giant Eagle (32,000) and Allegheny County (6,708). It is the home of the Pittsburgh Pirates, Pittsburgh Penguins and Pittsburgh Steelers professional sports teams. Higher education in Pittsburgh includes Duquesne University, University of Pittsburgh, Carnegie Mellon University, Carlow University, Point Park College and Robert Morris University. It is a 10-minute drive (3.5 miles) to Monroeville (28,386 population). Its largest industries include healthcare (2,700 employees), retail services (1,700), professional services (1,270), education (1,170) and finance (1,108).

This market is located in the southwest corner of the Borough of Plum, a town with a population of about 27,126. It is a suburban, blue collar community and the square mile population density is 2.5 times as dense as the state of Pennsylvania as a whole. As mentioned, the traffic volume of 5,894 on Unity Center Road is .2 miles away from Saltsburg Road (PA 380). Saltsburg Road has a traffic volume of 8,099 vehicles as it heads west to Penn Hills Township (42,329 population) and East to the town of Monroeville (28,386 population.) Within 2 miles of the Unity Center Road site is a population of 15,507 within 6,373 households that earns a median Household Income of \$63,481.

Business Name	Number of Employees
Plum Borough School District	2,400 students
Community College of Allegheny County	3,500 students
University of Pittsburgh Medical Center East Hospital	325 beds, 400+ staff
Boyce Park of Allegheny County	1,100 acre

Dollar General



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Plum, PA 15239

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