



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



DOLLAR GENERAL - NEW DEVELOPMENT - PITTSBURGH, PA MSA

1080 SOUTH ARCH STREET, CONNELLSVILLE, PA 15425

\$1,621,125

6.4% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

CONNELLSVILLE, PA

\$1,621,125 | 6.4% CAP

- New Development Dollar General With 15 Years Remaining - Rent Projected to Commence October of 2020
- Absolute NNN Lease Requiring no Landlord Responsibility
- Healthy 5 Mile Demographics of 22,732+ Residents
- Located 46 Miles SE of Pittsburgh - the Second Largest City (2.33M+ MSA Population) in Pennsylvania
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

325.513.6406 | Matt@trinityreis.com

CODY CRIST

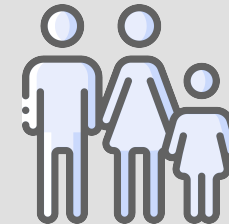
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$103,752
Rent Per SF:	\$11.49
Projected Rent Commencement Date:	10/26/2020
Lease Expiration Date:	10/31/2035
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General had
\$27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	+/- 1.0 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$179.61

LEASE ABSTRACT

1080 SOUTH ARCH STREET | CONNELLSVILLE, PA

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	10/26/2020 - 10/31/2035	\$103,752	\$11.49	6.40%
Three (3), 5-Year Options 10% Increase	11/01/2035 - 10/31/2040	\$114,127	\$12.64	7.04%
	11/01/2040 - 10/31/2045	\$125,540	\$13.91	7.75%
	11/01/2045 - 10/31/2050	\$138,094	\$15.30	8.52%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

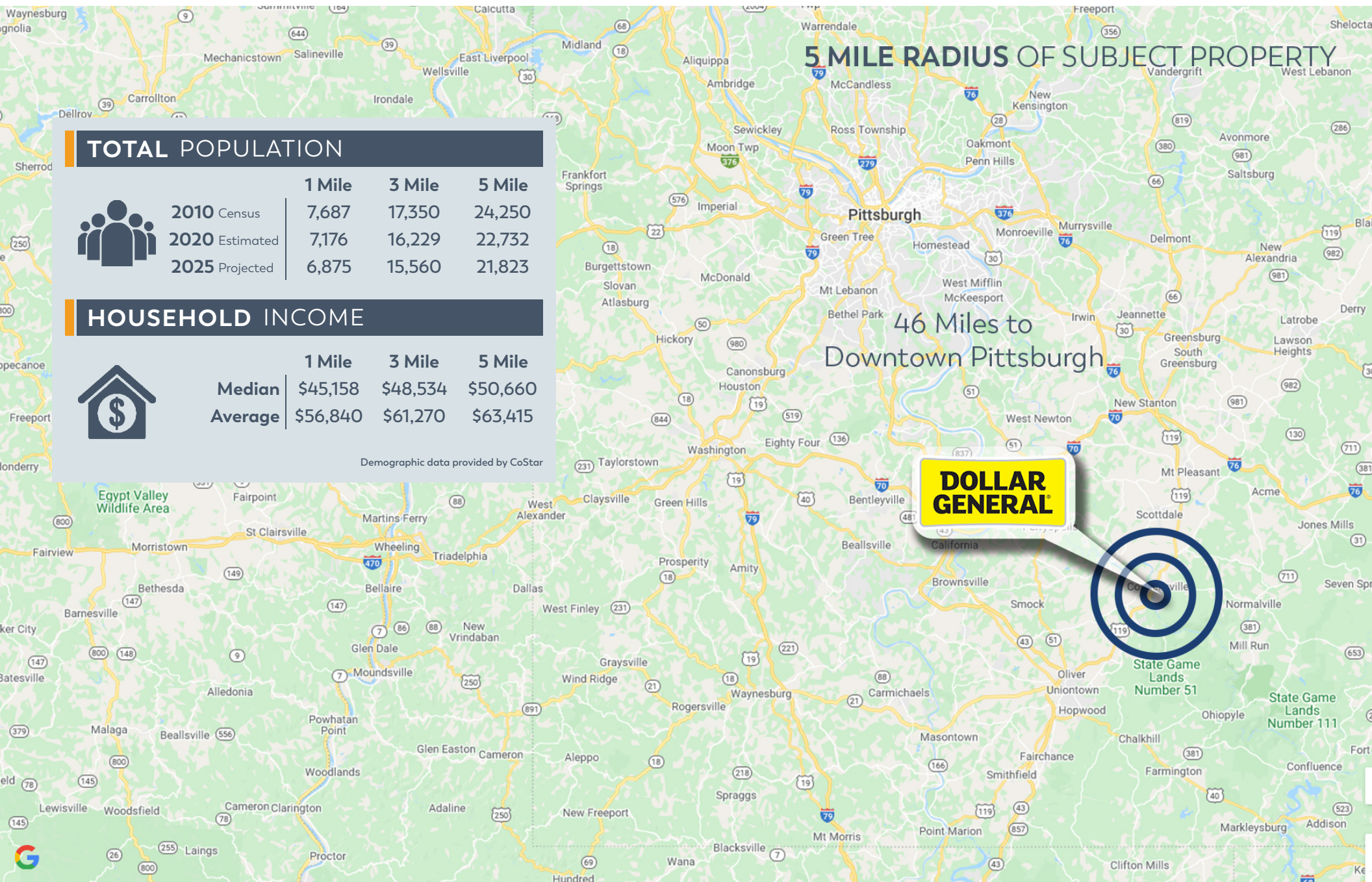
PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

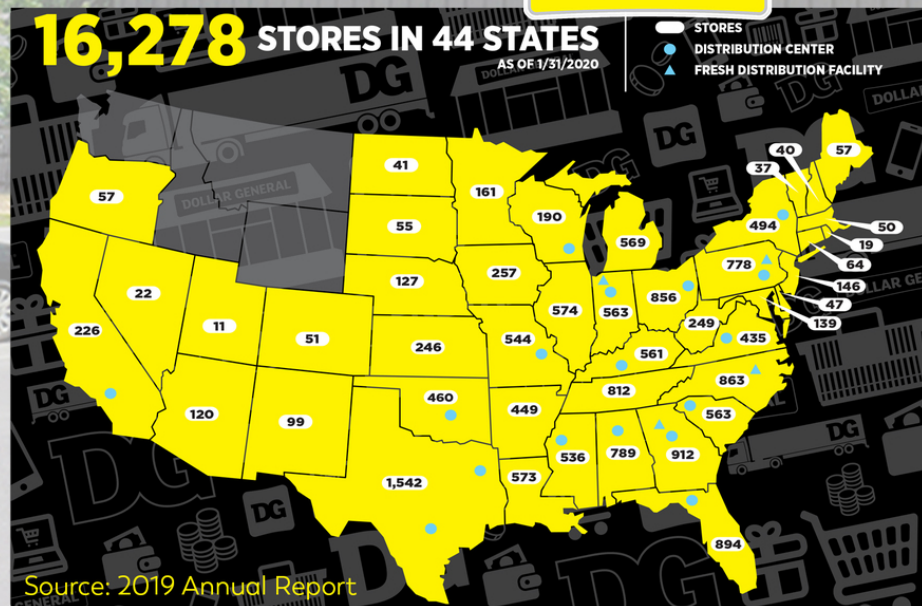
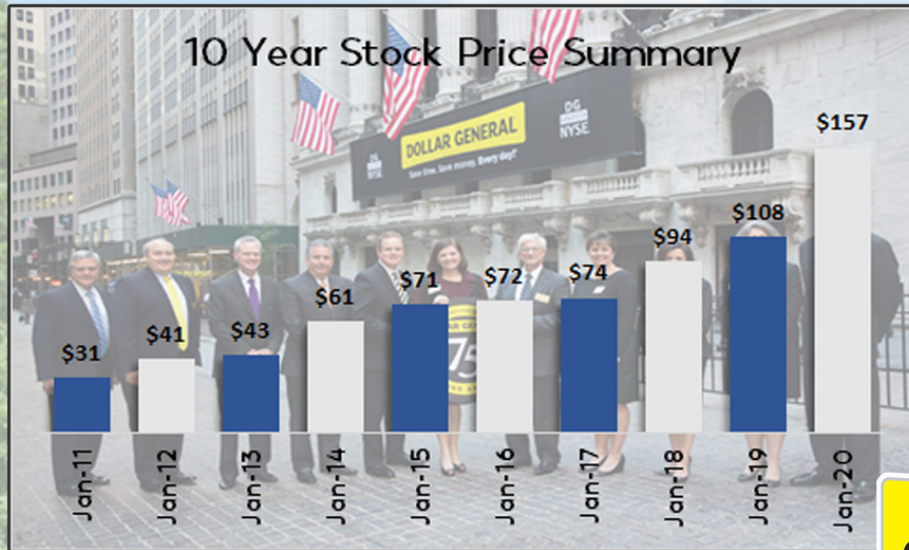
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80 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

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BROKER OF RECORD

BRADY CARROLL

KW Commercial

Crownstone Investment Group

PA #RS318466