



# DOLLAR GENERAL - NNN - 12+ YEARS - 6.65% CAP 3317 ROUTE 36, OLIVEBURG, PA 15764

# **\$1,502,918** 6.65% CAP

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**Representative Photo** 

# **INVESTMENT SUMMARY**

## DOLLAR GENERAL

## OLIVEBURG, PA

## **\$1,502,918 |** 6.65% CAP

- Absolute NNN Dollar General Lease With 12+ Years Remaining on Primary Term
- Zero Landlord Responsibilities
- Excellent Visibility on Route 36 With 3,900+ VPD
- Strong 5 Mile Demographics of 10,200 Residents
- Limited Retail Competition in the Area Store Serving as Main Source of Goods
- Located 75 Miles From Downtown Pittsburgh the Pittsburgh MSA is the Anchor of Western Pennsylvania and Second-Largest in the State With a Population of 2.3M+
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

## **EXCLUSIVELY** MARKETED BY:

### BRANSON BLACKBURN

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## **INVESTMENT** OVERVIEW:

Base Annual Rent:	\$99,944
Rent Per SF:	\$11.07
Rent Commencement Date:	6/24/2018
Lease Expiration Date:	6/30/2033
Lease Term Remaining:	12+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In the first quarter

of 2020. Dollar

General's Net Sales

Increased 27.6% and

its Operatina Profit

Increased 69.2%





**Dollar General Ranks** 

#119 on the Fortune

500 List and is a

**Recession Proof** 

Tenant With

16.000+ Stores

Dollar General, Considered an Essential Business, is located within 5 Minutes of 75% of the US Population

## **PROPERTY** DETAILS:

Building Area:	9,026 SF
Land Area:	4.18 AC
Year Built:	2018
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$166.51

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# LEASE ABSTRACT

#### ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate	
Primary Term	6/24/2018 - 6/30/2033	\$99,944	\$11.07	6.65%	
Three (3), 5-Year Options 10% Increase	7/1/2033 - 6/30/2038	\$109,938	\$12.18	7.31%	
	7/1/2038 - 6/30/2043	\$120,932	\$13.40	8.04%	
	7/1/2043 - 6/30/2048	\$133,038	\$14.74	8.85%	



#### 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

BREAKDOWN

**S** 

**SPONSIBIL** 

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#### 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

#### 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.



# DEMOGRAPHICS

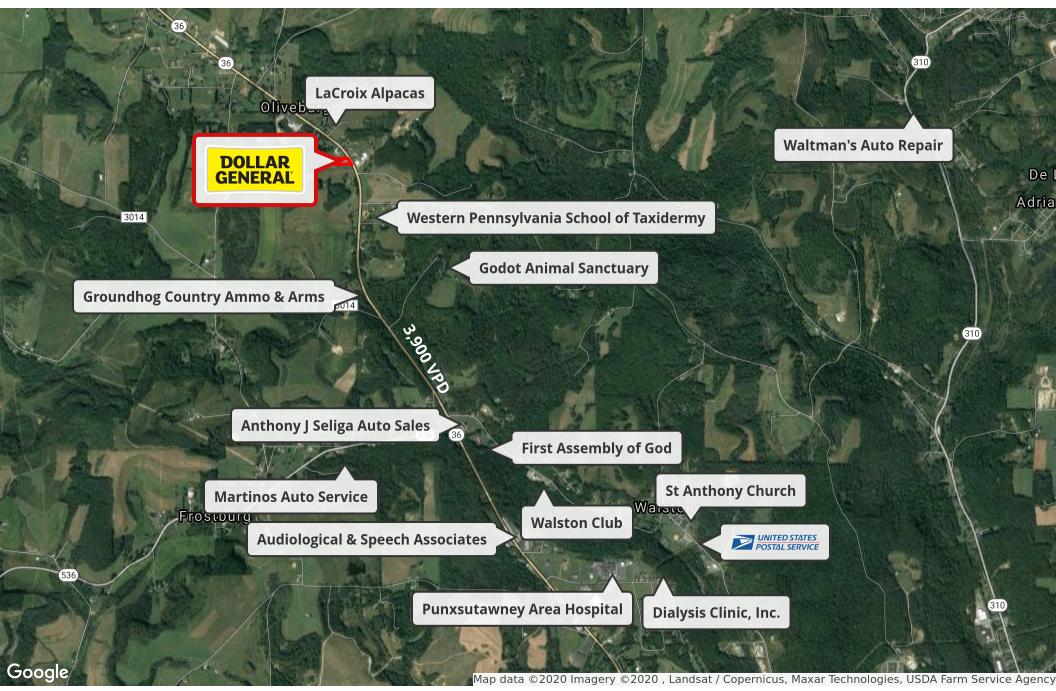
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## **RETAILER MAP**

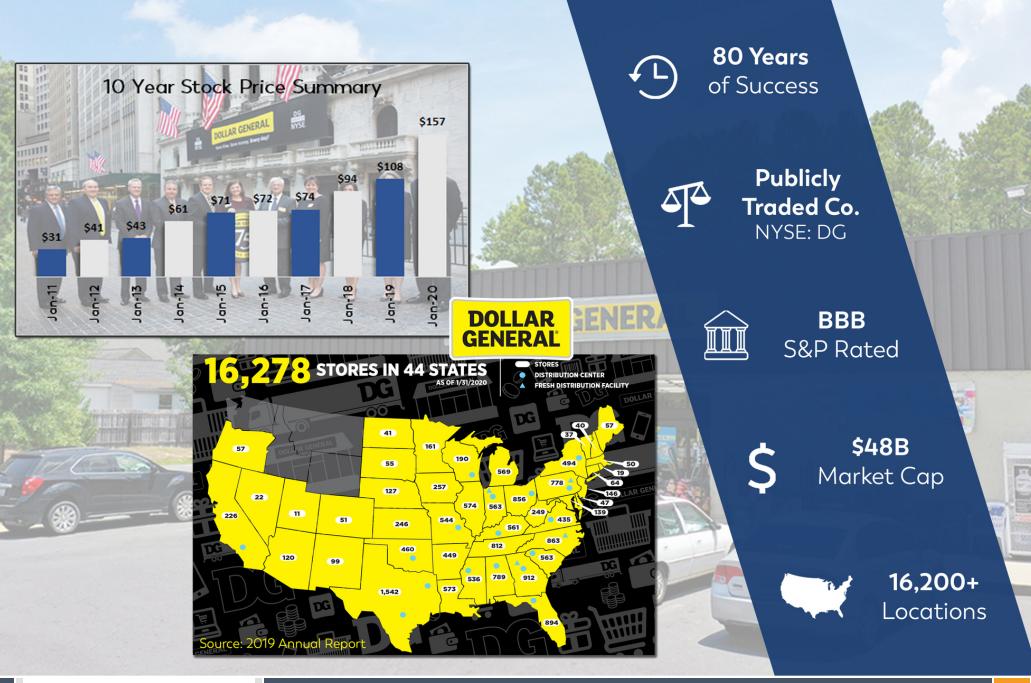


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## **TENANT OVERVIEW**

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# **CONTACT INFORMATION**

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Representative Photo

