



TRINITY

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - NNN - 12+ YEARS - 6.65% CAP

3317 ROUTE 36, OLIVEBURG, PA 15764

\$1,502,918

6.65% CAP

TRINITYREIS.COM

Representative Photo

**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:

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CODY CRIST

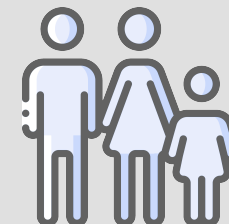
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INVESTMENT OVERVIEW:

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 Operating Profit Increased 69.2%



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



Dollar General Ranks #119 on the Fortune 500 List and is a Recession Proof Tenant With 16,000+ Stores

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

LEASE ABSTRACT

3317 ROUTE 36 | OLIVEBURG, PA

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%



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

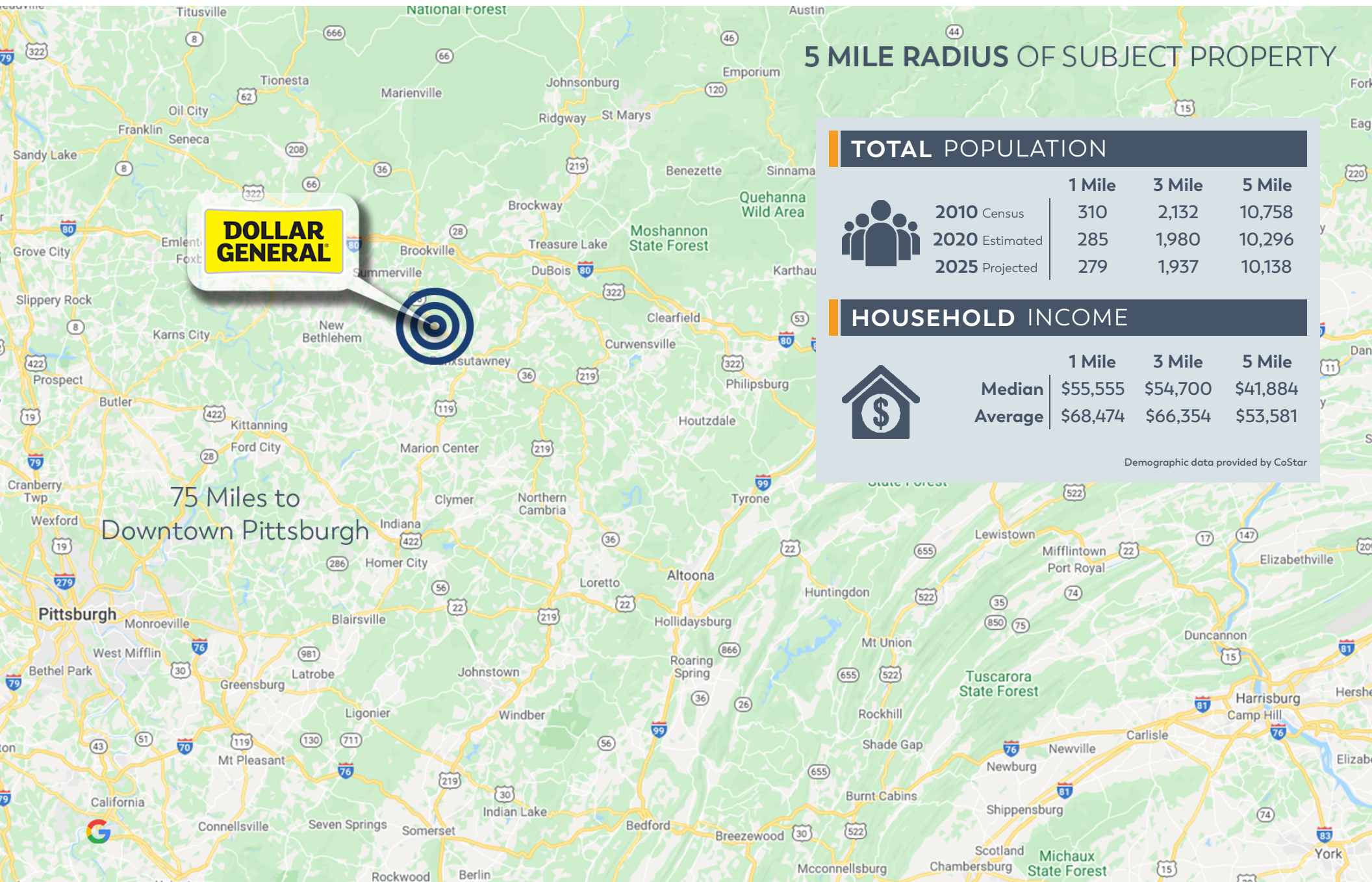
PAID BY **TENANT**

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

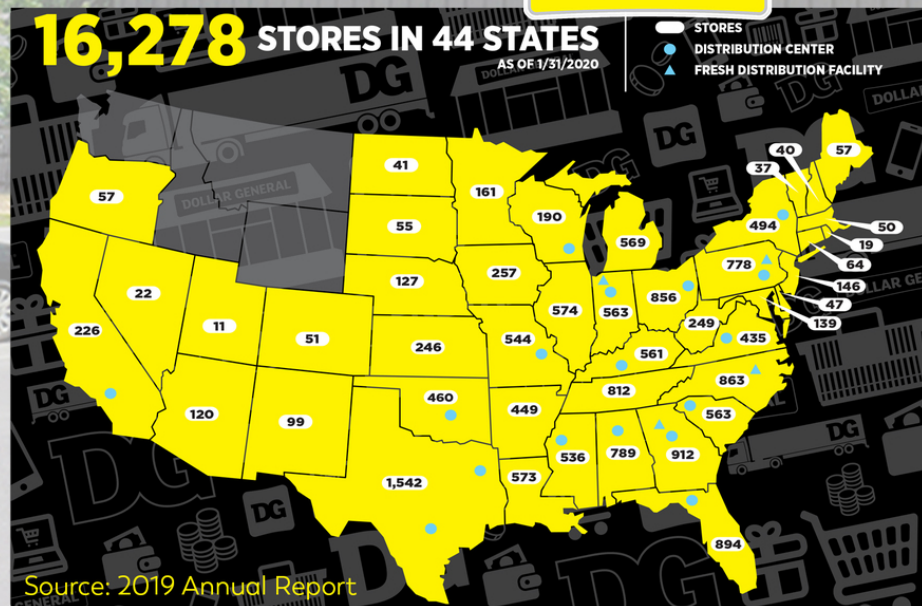
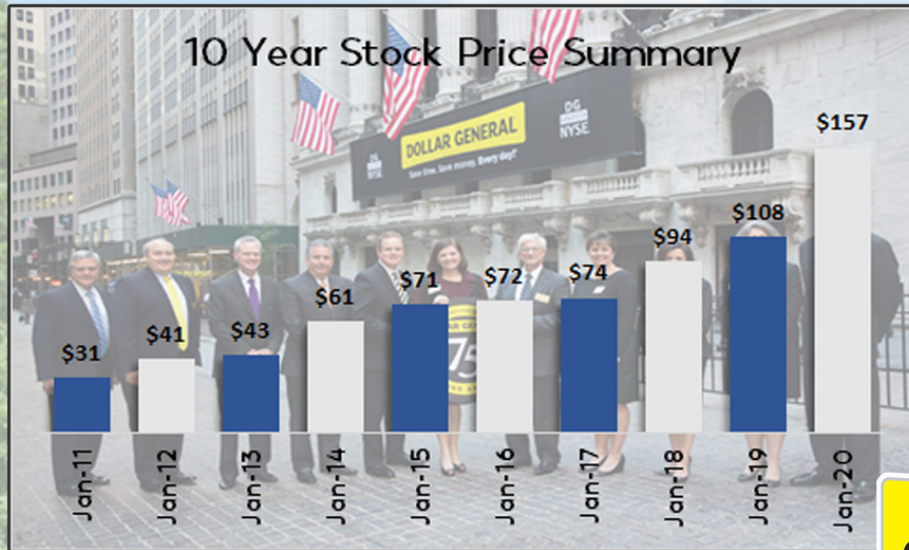
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80 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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