



2020
PROJECTED-
YEAR BUILT

9,100
TOTAL GLA

NEW CONSTRUCTION DOLLAR GENERAL

NNN
LEASE TYPE

15-YEARS
TERM REMAINING

Pittsburgh MSA | 182,300+ Residents | AHHI: \$99,300 Within 7-Miles

3137 State Route 18, Wampum, PA 16157

Marcus & Millichap
THE PATEL GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID 19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap

DOLLAR GENERAL

3137 State Route-18, Wampum, PA 16157

Marcus & Millichap is pleased to present the exclusive listing for the Brand New Dollar General located at 3137 State Route-18, Wampum, PA 16157. The property consists of a 9,100 square foot building space situated on roughly \pm 1.84 acres of land. The subject property is currently being built-to-suit for Dollar General with a estimated completion date of December 2020. The initial term will be a fifteen (15)-year lease term with three-(3), five-(5) year renewal options. The lease is triple-net (NNN), providing minimal landlord obligations and is equipped with rent increases in each of the option periods. Dollar General has an annual rent of \$103,350 and has exceptional visibility to over 4,800 vehicles per day.

Dollar General strives to make shopping hassle-free and affordable with more than 16,000 convenient, easy-to-shop stores in 46 states. Dollar General delivers everyday low prices on items including food, snacks, health, and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products, and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. From serving their customers with value and convenience and their employees with career opportunities to serving the communities, Dollar General has been committed to their mission of Serving Others since it was founded in 1939.

INVESTMENT HIGHLIGHTS

New Construction | Build-to-Suit in 2020

15-Year Triple Net (NNN) Lease | Minimal Landlord Responsibilities

Located on Main Thoroughfare, State Route-18

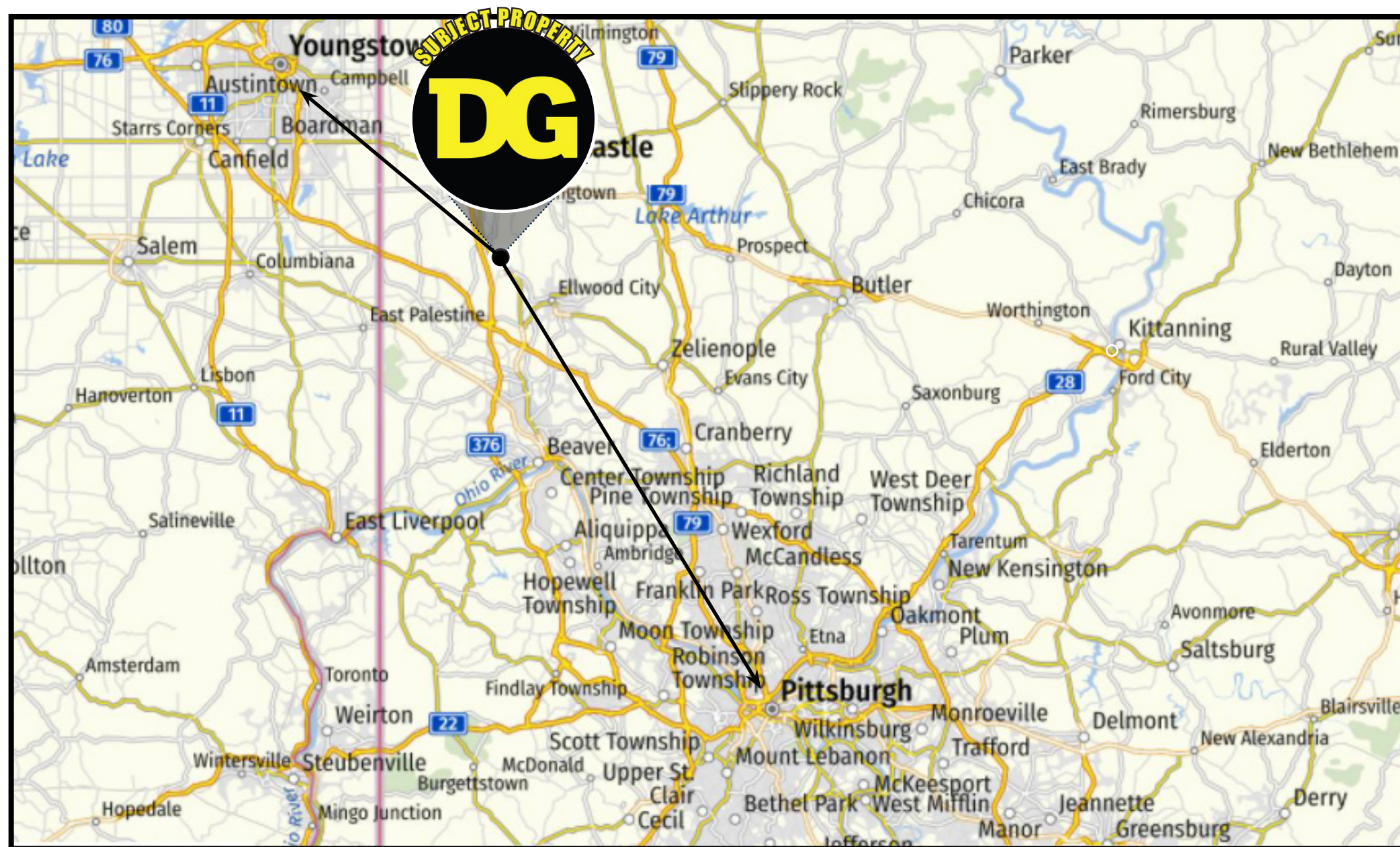
Investment Grade Credit Tenant (S&P: BBB) | Corporate Guarantee

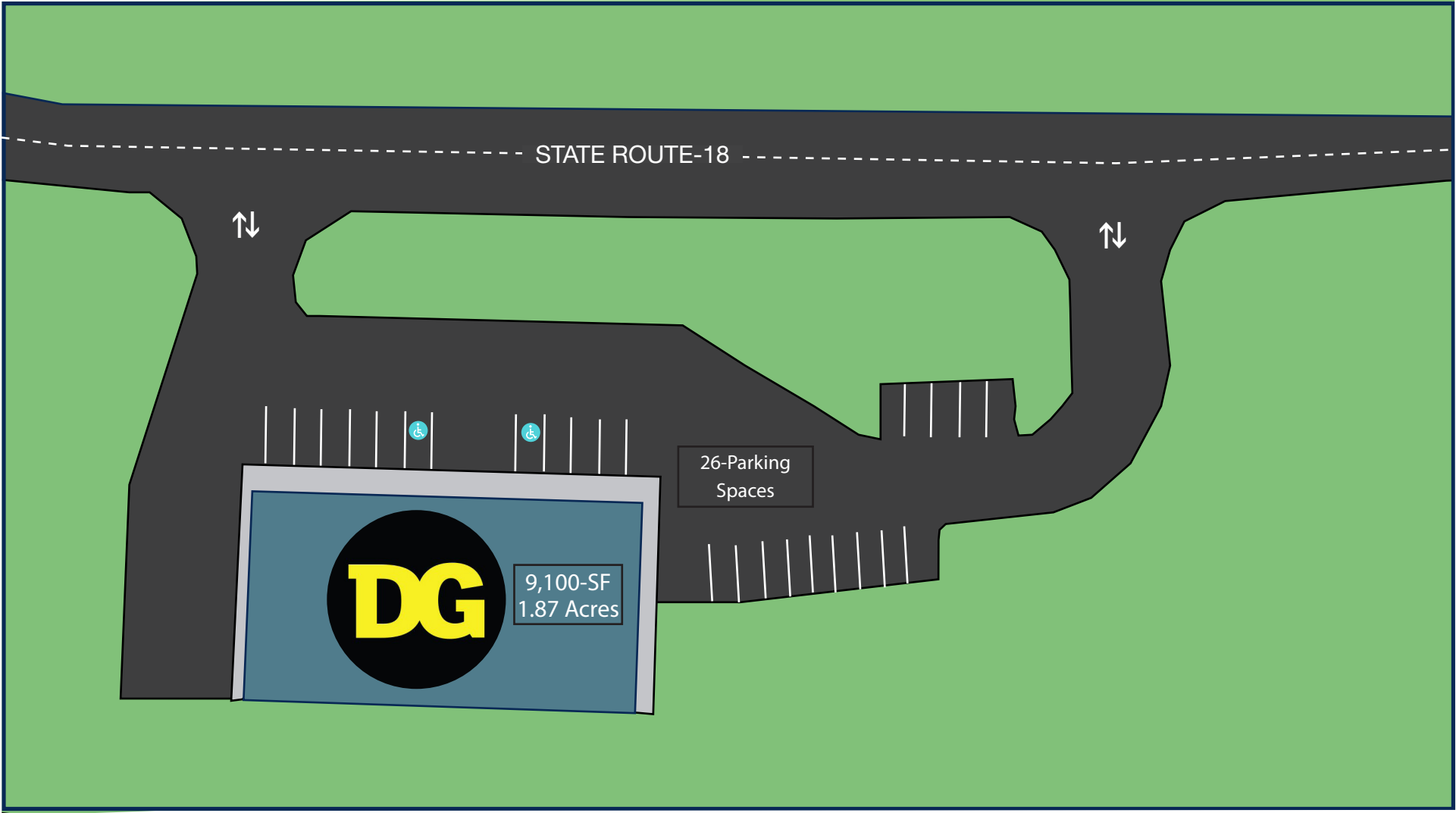
Essential Business | Remains Open Through COVID-19 Pandemic

Pittsburgh MSA | 182,300+ Residents | AHHI: \$99,300 Within 7-Miles

Same-store Sales Rose 18.8% | Net Sales Increased by 24.4% | Q2 2020 Results

Subject Property is located in Wampum, PA. Approximately 40-Miles Northwest of Pittsburgh, and 25-Miles Southeast of Youngstown, OH.





PRICING DETAILS // *DOLLAR GENERAL*



THE OFFERING

Property	Dollar General
Property Address	3137 State Route-18, Wampum, PA 16157
Price	\$1,630,000
Capitalization Rate	6.34%
Price/SF	\$179.12
Net Operating Income	\$103,350

PROPERTY DESCRIPTION

Projected Year Built	December 2020
Gross Leasable Area	9,100-SF
Lot Size	1.84 +/- Acres
Occupancy	100%
Type of Ownership	Fee Simple

TERM	ANNUAL RENT	MONTHLY RENT
12/2020 - 12/2035	\$103,350	\$8,612
Option 1 - 12/2035 - 12/2040	\$113,685	\$9,473
Option 2 - 12/2040 - 12/2045	\$125,053	\$10,421
Option 3 - 12/2045 - 12/2050	\$137,558	\$11,463

LEASE SUMMARY

Lease Type	Triple Net - (NNN)
Lease Date	December 2020
Lease Expiration	December 2035
Term Remaining on Lease	Fifteen (15)-Years
Landlord Responsibility	Exterior Walls, Roof, Foundations, Gutters, Downspouts, & All Structural Portions of Premises
Tenant Responsibility	Responsible for Everything Else
Renewal Options	Three (3), Five (5)-Year Options

DOLLAR GENERAL®

PITTSBURGH

OVERVIEW

The Pittsburgh metro rests at the foothills of the Allegheny Mountains in the southeastern corner of Pennsylvania, outside the congested East Coast corridor. Consisting of Armstrong, Butler, Fayette, Westmoreland, Washington, Allegheny and Beaver counties, the metro contains nearly 2.4 million residents, with nearly half concentrated in Allegheny county. The region's economy, which was once dominated by the steel industry, has diversified with the help of the area's many colleges and universities. The city of Pittsburgh is located where the Allegheny and Monongahela rivers join to form the Ohio River. Pittsburgh is the most populous city in the metro and the second-largest in Pennsylvania, with approximately 310,900 residents.

METRO HIGHLIGHTS



EMPLOYMENT TRENDS

Although job growth has slowed recently, more than 29,000 jobs have been added since 2015. During this time, gains were led by the education, healthcare and the hospitality sectors.



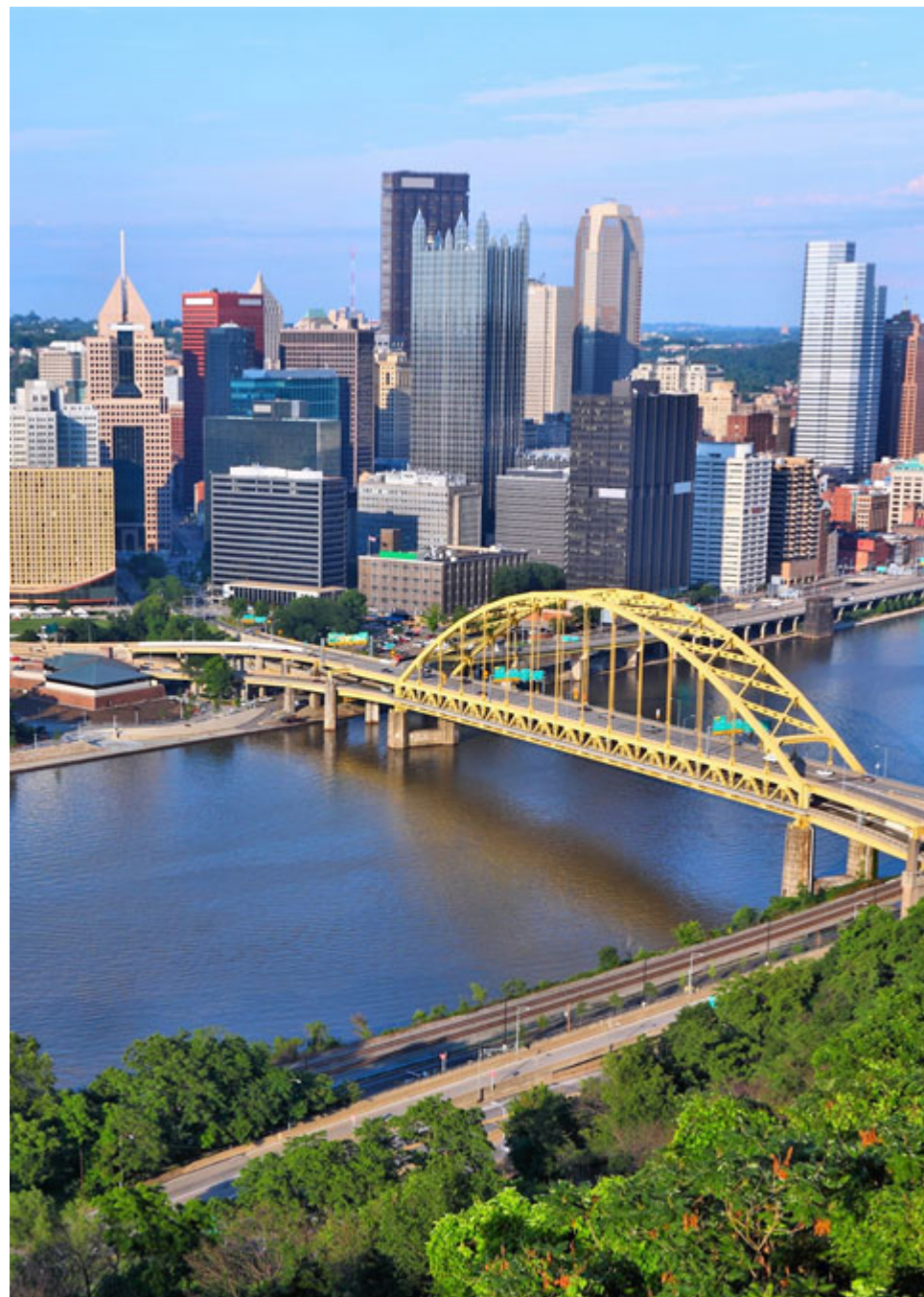
QUALITY HIGHER EDUCATION

The local economy benefits from university-related startup companies. Carnegie Mellon, Duquesne and the University of Pittsburgh are among the local higher-educational institutions.



POPULATION GROWTH

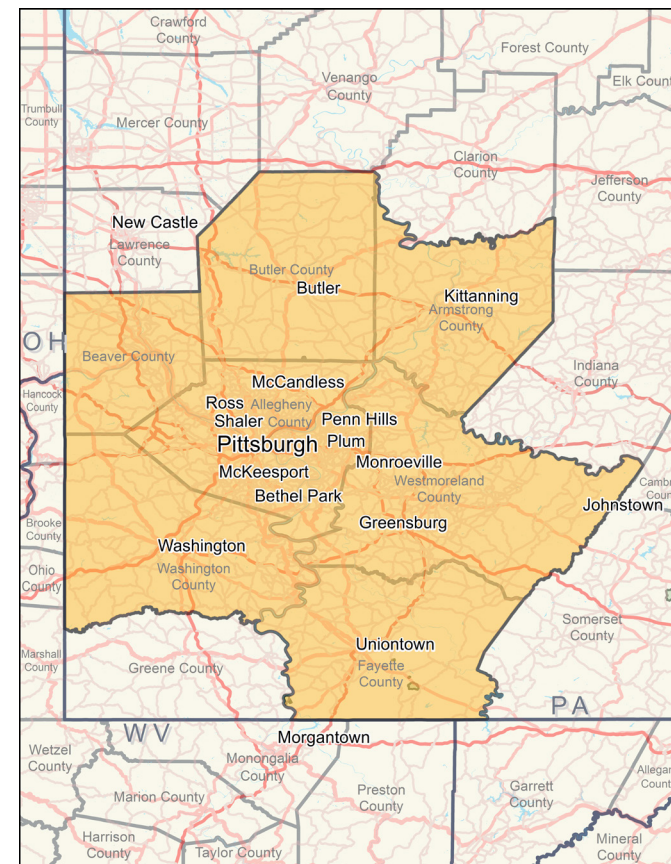
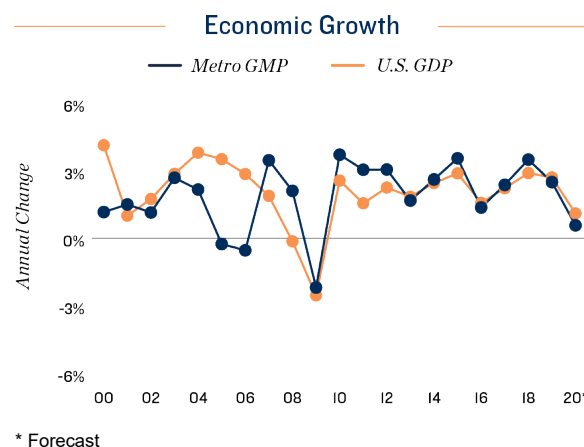
After years of decline, job seekers moving to the metro contribute to a rising population.



ECONOMY

- Once centered on the steel industry, Pittsburgh's economy has become much more diversified over the past 20 years and continues to change.
- A multitude of international firms have headquarters or regional offices in the metro. Additionally, seven Fortune 500 companies are headquartered in Pittsburgh: U.S. Steel Corp., Kraft Heinz Co, PNC Financial, Wesco International, Alcoa, PPG Industries and Dick's Sporting Goods.
- High-tech is expanding, particularly in automation and manufacturing equipment, software, biotechnology, environmental services, and pharmaceuticals.

MAJOR AREA EMPLOYERS
UPMC
Allegheny Health Network
University of Pittsburgh
BNY Mellon Corp.
PNC Financial Services
Eat'n Park Hospitality Group
Carnegie Mellon University
Highmark Health
U.S. Steel
Children's Hospital of Pittsburgh



SHARE OF 2019 TOTAL EMPLOYMENT

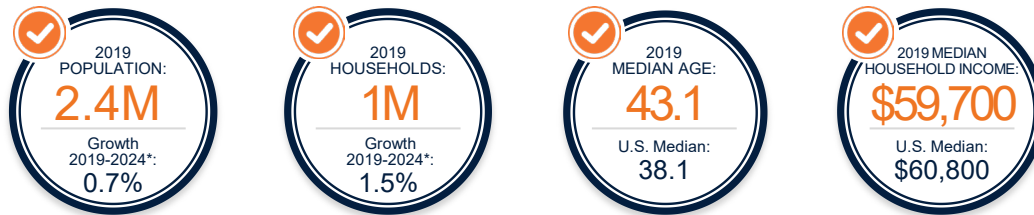
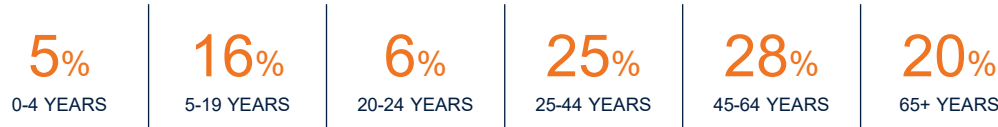




DEMOGRAPHICS

- The metro is expected to add nearly 16,500 people through 2024, which will result in the formation of more than 15,400 households.
- A median home price below the national level allows 62 percent of households to own their home, which is above the national rate of 57 percent.
- Roughly 33 percent of people age 25 and older hold bachelor's degrees; among those residents, 13 percent also have earned a graduate or professional degree.

2019 Population by Age



QUALITY OF LIFE

Pittsburgh is a relatively affordable place to live compared with many other major East Coast metros. In addition, the market has one of the lowest crime rates in the country. There are more than 500 organizations serving southwestern Pennsylvania, such as the Pittsburgh Cultural Trust, which has revitalized downtown. Regional amenities also include three professional sports teams: the Steelers (NFL), Pirates (MLB) and Penguins (NHL). The Pittsburgh Penguins and the University of Pittsburgh Medical Center (UPMC) built a \$72 million sports medical center and practice rinks. UPMC is one of the busiest transplant centers in the world. In addition, Children's Hospital of Pittsburgh is one of the highest-ranked children's hospitals in the nation.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION



ARTS & ENTERTAINMENT



POPULATION	3 Mile	5 Miles	7 Miles
2025 Projection			
Total Population	12,323	87,177	208,784
2020 Estimate			
Total Population	10,751	74,306	182,315
2010 Census			
Total Population	8,193	53,189	136,761
2000 Census			
Total Population	4,132	19,684	67,855
Current Daytime Population			
2020 Estimate	9,454	55,761	148,989
HOUSEHOLDS	3 Mile	5 Miles	7 Miles
2025 Projection			
Total Households	4,058	28,123	70,177
2020 Estimate			
Total Households	3,546	23,937	61,177
Average (Mean) Household Size	3	3.12	2.98
2010 Census			
Total Households	2,675	16,940	45,566
2000 Census			
Total Households	1,404	6,629	22,388
HOUSEHOLDS BY INCOME	3 Mile	5 Miles	7 Miles
2020 Estimate			
\$150,000 or More	5.88%	11.74%	13.29%
\$100,000 - \$149,000	25.09%	22.57%	20.48%
\$75,000 - \$99,999	23.96%	22.85%	19.68%
\$50,000 - \$74,999	18.89%	20.46%	19.24%
\$35,000 - \$49,999	11.33%	10.11%	10.70%
Under \$35,000	14.85%	12.26%	16.59%
Average Household Income	\$82,348	\$99,969	\$99,335
Median Household Income	\$80,256	\$82,589	\$79,214
Per Capita Income	\$27,158	\$32,204	\$33,375

HOUSEHOLDS BY EXP.	3 Mile	5 Miles	7 Miles
Total Average Household Retail Expenditure	\$76,325	\$78,218	\$75,472
Consumer Expenditure Top 10 Categories			
Housing	\$20,129	\$20,815	\$19,941
Transportation	\$13,004	\$13,292	\$12,906
Shelter	\$11,110	\$11,476	\$10,936
Personal Insurance and Pensions	\$9,435	\$9,914	\$9,236
Food	\$6,827	\$6,947	\$6,782
Health Care	\$5,201	\$5,209	\$5,003
Utilities	\$5,061	\$5,148	\$4,937
Entertainment	\$3,880	\$4,058	\$3,771
Cash Contributions	\$2,307	\$2,058	\$2,027
Miscellaneous	\$2,025	\$2,260	\$2,035

POPULATION PROFILE	3 Mile	5 Miles	7 Miles
Population By Age			
2020 Estimate Total Population	10,751	74,306	182,315
Under 20	32.56%	34.36%	32.54%
20 to 34 Years	18.97%	21.77%	23.03%
35 to 39 Years	8.50%	9.08%	8.60%
40 to 49 Years	14.59%	14.33%	13.76%
50 to 64 Years	16.61%	13.93%	14.45%
Age 65+	8.78%	6.54%	7.60%
Median Age	34.01	31.55	31.84
Population 25+ by Education Level			
2020 Estimate Population Age 25+	6,638	44,398	111,679
Elementary (0-8)	2.39%	2.74%	4.61%
Some High School (9-11)	8.43%	6.57%	7.62%
High School Graduate (12)	33.36%	27.13%	25.44%
Some College (13-15)	25.13%	25.53%	24.29%
Associate Degree Only	9.10%	8.86%	8.48%
Bachelors Degree Only	15.59%	20.73%	20.71%
Graduate Degree	5.05%	6.62%	7.07%

Marcus & Millichap
THE PATEL GROUP

EXCLUSIVELY LISTED BY

Colby Haugness

First Vice President
Tampa Office

Direct: (858) 964-8434 // Fax: (813) 387-4710

Colby.Haugness@marcusmillichap.com

License: OH BRKP.2017005012

Darpan Patel

First Vice President
Tampa Office

Direct: (513) 878-7723 // Fax: (513) 878-7710

Darpan.Patel@marcusmillichap.com

License: OH SAL.2012000748

Sean Bueche

Broker of Record
Lic #RB062197C