

Family Dollar  
70 Railroad Street  
Youngsville, PA 16371



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale the 8,320 SF Family Dollar Located at 70 Railroad Street in Youngsville, Pennsylvania. This Opportunity Includes a Triple Net (NNN) Lease With Rent Rental Increases Built into the Primary Lease.

## OFFERING SUMMARY

PRICE	\$1,820,089
CAP	6.75%
NOI	\$122,856
PRICE PER SF	\$218.76
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	70 Railroad Street Youngsville, PA 16371
COUNTY	Warren
BUILDING AREA	8,320 SF
LAND AREA	1.93 AC
BUILT	2014





# HIGHLIGHTS

- Corporate Guaranteed Lease – NYSE : (DLTR)
- Rare Triple Net (NNN) Family Dollar Lease With CPI Increases In the Primary Term
- Strategically Located Between the Youngsville Elementary and High Schools
- Demographics Show a Population of 24,566 Residents Making an Average Household Income of \$61,937 Within a 10-Mile Radius
- Adjacent to the Brokenstraw Valley Winery & Event Center Which Holds Tastings, Comedy Shows, Wine & Spirits Night, Sip and Paint and Other Events
- Youngsville is Located Near the Pennsylvania and New York State Lines and is Just About an Hour From Lake Erie
- Warren County Fairgrounds is Less Than 5-Miles Away and is Holding Their 90th Year Celebration in August of 2021; They Are Also Home to the Annual Wild Wind Folk Art & Craft Festival Currently in Their 41st Year, the Warren County Fair & Livestock Show
- 50-Miles From Downtown Erie, PA; 130-Miles From Pittsburgh, PA; 144-Miles to Cleveland
- The Allegheny National Forest Backs Up to the City and Provides Quality Hardwood For Furniture and Other Needs; It Also Provides Ample Space For Camping, Trails For Skiing and Hiking, Fishing Piers and Areas to Watch Wildlife
- Nearby Tenants Include: TOPS Friendly Markets, United States Postal Service, PNC Bank, NAPA Auto Parts, Dairy Queen Grill & Chill, Northwest Bank, Dollar General and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,320 SF
LEASE COMMENCEMENT	June 6, 2014
LEASE EXPIRATION	June 30, 2029
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	Inquire With Broker
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

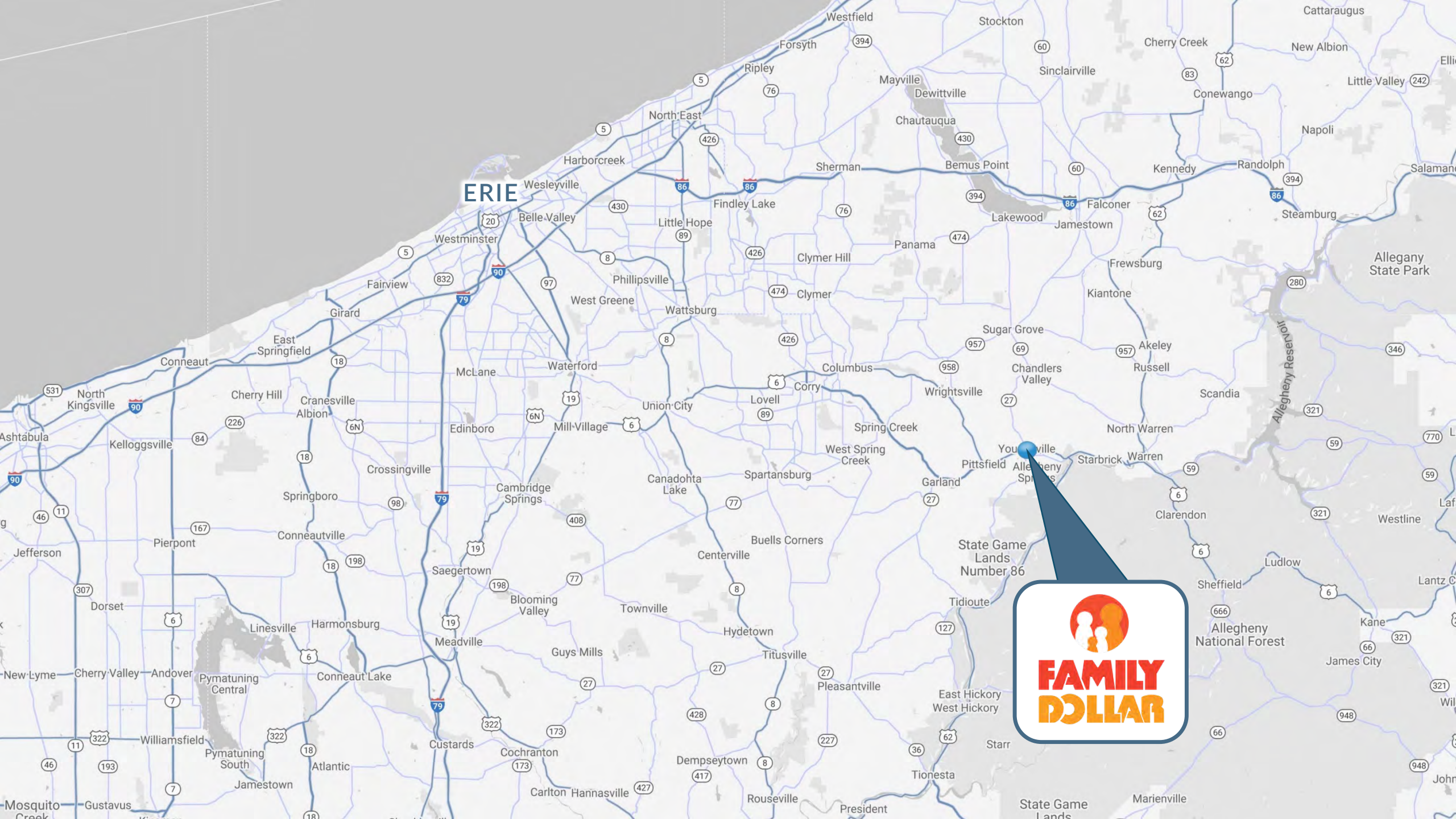
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,320 SF	\$122,856	\$14.77
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ERIE

State Game  
Lands  
Number 86







Youngsville High School

Youngsville Free Methodist Church

St Francis of Assisi Episcopal

WARREN GENERAL

Warren Electric Cooperative, Inc.

ROUSE  
CARING FOR GENERATIONS

First United Methodist Church

TMC TAX Experience

Northwest

PNC

Tops  
Friendly Markets

UNITED STATES POSTAL SERVICE

DOLLAR GENERAL

6

Railroad Street

Youngsville Bypass

FAMILY DOLLAR



Brokenstraw  
Airport-P15



Youngsville  
Elementary School

Saron Lutheran  
Church

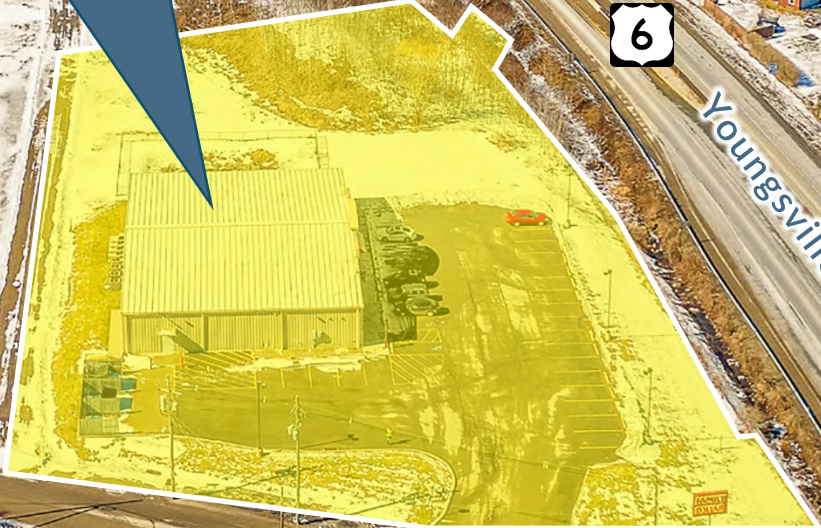
McKinney Funeral Homes  
and Cremation Services, Inc.



Railroad Street



Youngsville Bypass





TSC TRACTOR SUPPLY CO. ALDI goodwill  
Arby's MONROE AUTO SERVICE AND TIRE CENTERS SHOE DEPT. ENCORE  
Dunham's SPORTS OLLIE'S OUTLET

LOWE'S Walmart Supercenter Applebee's  
DOLLAR TREE Bob Evans CARQUEST  
WOODFOREST NATIONAL BANK FAMOUS HAIR  
Advance! Auto Parts maurices Hampton  
Northwest SUBWAY BURGER KING  
AutoZone SHEETZ TACO BELL  
SNAP FITNESS 24-7 DQ

ANYTIME FITNESS Little Caesars CVS pharmacy  
Pizza Hut DOLLAR GENERAL CITGO  
PNC Tops SUBWAY  
Northwest KeyBank  
Tim Hortons AT&T McDonald's SUNDODOMO the

ACE FAMILY DOLLAR  
Northwest QUALITY Days Inn

CITGO NAPA

Tops DOLLAR GENERAL  
Northwest PNC

NAPA DQ CITGO

SUBWAY  
FAMILY DOLLAR

ELLWOOD National Forge







WARREN COUNTY COURTHOUSE

## YOUNGSVILLE | WARREN COUNTY | PA

Youngsville is a very small borough located in the state of Pennsylvania. Youngsville is in Warren County. Youngsville PA, located in the Pennsylvania Wilds is nestled in the serene Brokenstraw Valley, surrounded by the Allegheny Mountains and the Allegheny National Forest, located on historic Route 6 in North Western Pennsylvania. Youngsville is 'the biggest little town on the map. Youngsville is the Western Gateway to the Pennsylvania Wilds & is on the Artisan Trail. The Borough of Youngsville had a population of 1,665 as of July 1, 2020. Warren County Courthouse is a historic county courthouse located at Warren, Warren County, Pennsylvania which is less than 15 minutes away from Youngsville.

Youngsville has always been known as a wholesome and pleasant small town. Overall, Youngsville is a borough of service providers, professionals, and sales and office workers. There are especially a lot of people living in Youngsville who work in office and administrative support, healthcare, and food service. The largest industries in Youngsville, PA are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Transportation & Warehousing, & Utilities, Utilities, and Transportation & Warehousing. The Warren County Fair is held in August every year at the Warren County Fairgrounds in Pittsfield. This is one of the area's biggest events and attracts people from all over the region thus increasing the economy of the region. There are carnival rides, farm animals, horse pulls, stock car football, vendors, and much more.

If one wants to get away from it all but live in a busy world, Youngsville is the location to visit. Some suggestions for things to do biking, hiking, boating, hunting, fishing, birding, camping, snowmobiling, ATV riding, golfing, horseback riding, picnics, and many community activities. Tourists can visit Youngsville's quaint stores. The Local Artist CoOp / Allegheny Artistry will amaze and intrigue with its unique art objects & fine crafted jewelry that are extremely affordable. Tourists can also enjoy the activities that Warren County has to offer. Every summer, visitors are invited to live music, the Farmer's Market, the Four Flags Celebration and the Annual 4th of July Celebration. Warren County has much to offer in both professional and personal fulfillment perspectives. A warm and welcoming small town ambiance supported by dynamic and technology savvy businesses makes for a special community in which to live, work and play. The Brokenstraw Creek, which runs through the center of town, is one of the foremost fishing streams in Northwest Pennsylvania. The Old Fashioned Christmas takes place in the winter.

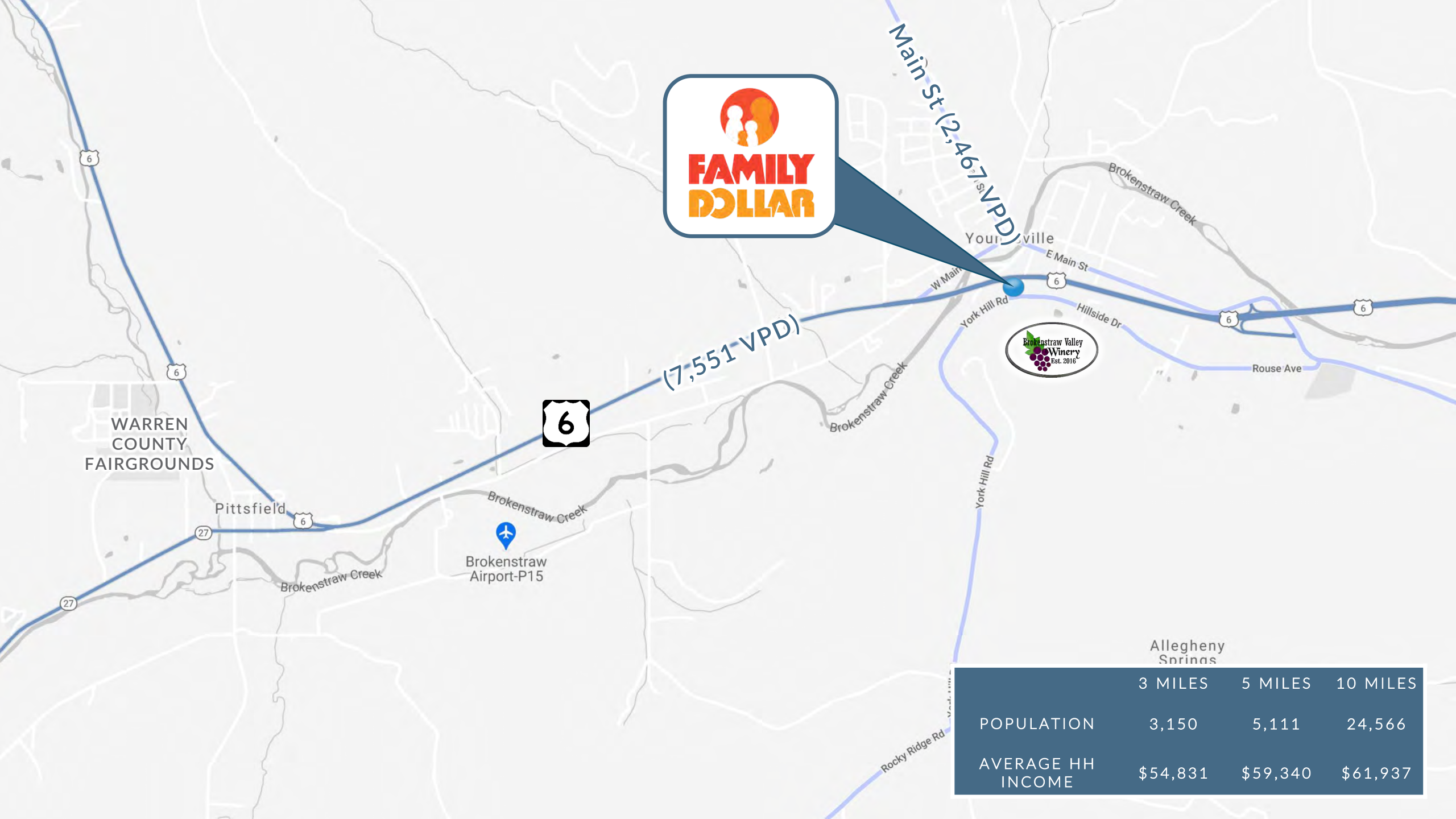


YOUNGSVILLE, PA



WARREN COUNTY FAIR





	Allegheny Sprinas	3 MILES	5 MILES	10 MILES
POPULATION		3,150	5,111	24,566
AVERAGE HH INCOME		\$54,831	\$59,340	\$61,937



# TENANT PROFILE

CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 200 Company, now operates more than 15,685 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods, health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private- brand merchandise customers need and use every day.

The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,685+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
[familydollar.com](http://familydollar.com)  
[dollartree.com](http://dollartree.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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