



2021
YEAR BUILT

9,100
TOTAL GLA

NEW CONSTRUCTION DOLLAR GENERAL

NN
LEASE TYPE

15-YEARS
TERM REMAINING

999 Freeport Road, Freeport, PA 16229

Marcus & Millichap
PATEL YOZWIAK GROUP

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MNet Listing

Nearly 2,000+ Agents Companywide

Electronic Marketing (MNet, E-mail, Posting, etc.)

Direct Client Calling Effort to Institutional, Foreign & Private Capital

Advertising & Direct Mail

Cooperating Brokerage

Community

Confidentiality Registration

Offering Memorandum

Distribution

BUYER QUALIFICATION

Develop a Competitive Buyer Pool

Procure Buyer Resume / Website Review

Proof of Funds

Buyer Underwriting

Lender Pre-Approval Letter

CLIENT REPORTING

Market Feedback

Buyer Matrix

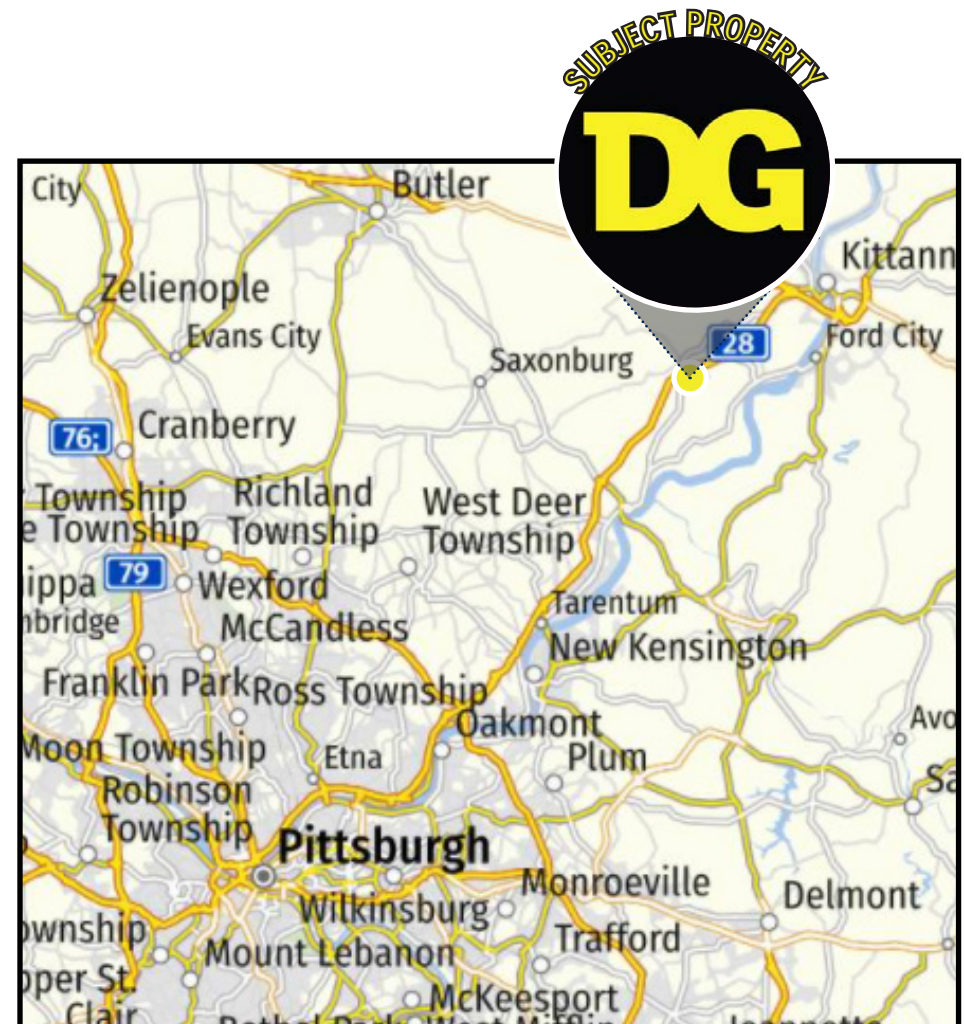
Property Condition Updates

Senior Financial Analyst

Subject Property is located in Freeport, PA. Approximately 30-Miles Northeast of Pittsburgh, and 65-Miles Southeast of Youngstown, OH



PRICING DETAILS // *DOLLAR GENERAL*



THE OFFERING	
Property	Dollar General
Property Address	999 Freeport Road, Freeport, PA 16229
Price	\$1,600,000
Capitalization Rate	5.75%
Price/SF	\$175.82
Net Operating Income	\$92,000
PROPERTY DESCRIPTION	
Lease Type	Double Net - (NN)
Year Built	May 2021
Gross Leasable Area	9,100-SF
Lot Size	2.21 +/- Acres
Occupancy	100%
Type of Ownership	Fee Simple
Landlord Responsibilities	Roof, Structure, & Underground Pipes
Tenant Responsibilities	CAM, Parking Lot, Utilities, Taxes, & Insurance
Roof Warranty	25-Years

DOLLAR GENERAL®

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