



DOLLAR GENERAL

1509 MORAVIA ST | NEW CASTLE, PA 16101

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TENANT OVERVIEW

DOLLAR GENERAL | NEW CASTLE, PA



DOLLAR GENERAL®

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores.

Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.



DOLLAR GENERAL CORPORATE OVERVIEW

TENANT TRADE NAME:	Dollar General
TENANT OWNERSHIP STATUS:	Public
BOARD/STOCK SYMBOL:	NYSE: DG
TENANT:	Corporate Store
LOCATIONS:	-/+ 16,278
CREDIT RATING:	BBB
AGENCY:	Standard & Poor’s
REVENUE:	\$27.8 Billion (2019)
CORPORATE HEADQUARTERS:	Goodlettsville, TN

A photograph of a Dollar General store in New Castle, PA. The store is a single-story building with a dark brown facade and a yellow sign that reads "DOLLAR GENERAL". To the right of the main sign, there is a smaller sign that says "Price Match GUARANTEED". The store is surrounded by a parking lot with several cars parked, including a white SUV, a black sedan, a white sedan, a dark pickup truck, and a red car. In the background, there are trees and a residential house. The sky is overcast. The text "FINANCIAL OVERVIEW" is overlaid in large, bold, yellow letters across the center of the image. Below it, the text "DOLLAR GENERAL | NEW CASTLE, PA" is overlaid in white letters, separated by a vertical line. A thin yellow horizontal line is positioned below the white text.

FINANCIAL OVERVIEW

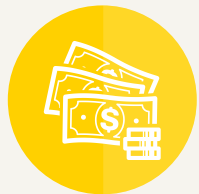
DOLLAR GENERAL | NEW CASTLE, PA



LIST PRICE
\$814,285



CAP RATE
7.00%



TOTAL NOI
\$57,000

Property Highlights

ESTABLISHED, SUCCESSFUL STORE WITH STRONG SALES

Dollar General has been operating here since 2005 and has exercised its option periods numerous times showing commitment to and success at this location | Tenant has over 9 years remaining after recent lease renewal

INVESTMENT GRADE CREDIT TENANT

Corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's

BRAND NEW HVAC SYSTEM

A brand new HVAC system was installed in 2020 with a long-term guarantee

STRONG DOLLAR STORE DEMOGRAPHICS

Dense dollar store demographics with 5,846 people within 1 mile of the site and 31,993 people within 3 miles

SIGNALIZED INTERSECTION LOCATION

Situated at the signalized intersection of Moravia St and Mahoning Ave with combined traffic counts exceeding 13,000 vehicles per day

EASILY WALKABLE LOCATION

Dollar General is located among numerous neighborhoods and local restaurants making it easily walkable for surrounding residents and businesses

1 MILE FROM US HWY 422

Situated just 1 mile via Moravia St from the on/off ramps of US Hwy 422 with traffic counts exceeding 11,000 vehicles per day | Closest Dollar Store to US Hwy 422

LOCATED ACROSS FROM LARGE INDUSTRIAL PARK

Dollar General is located just across the Shenango River from a large industrial park home to BPI Inc, American Hard Chrome, Graham Architectural Products and Entech Industries among others

FINANCIAL
OVERVIEW



PROPERTY ADDRESS:

1509 MORAVIA ST | NEW CASTLE, PA 16101

PRICE:	\$814,285
CAP RATE:	7.00%
YEAR BUILT/RENOVATED:	2005/2013
BUILDING SQUARE FOOTAGE:	9,014
LOT SIZE:	0.75 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Dollar General
GUARANTEE:	Corporate Guarantee
LEASE TYPE:	NN*
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord Responsible
LEASE COMMENCEMENT:	3/1/2005
LEASE EXPIRATION:	2/28/2030
TERM REMAINING ON LEASE:	9+ Years
INCREASES:	5.26% In Option Period
OPTIONS:	1x5 Years

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current - 2/28/2030	\$57,000.00	\$4,750.00
Option 1	\$60,000.00	\$5,000.00
NET OPERATING INCOME:	\$57,000.00	

*Landlord maintenance: all necessary maintenance, repair and replacement to the exterior of the premises including the roof, all paved and grass or landscaped areas, foundation, floors, walls, all exterior utility lines and pipes, and all other structural portions of the building

HVAC: Landlord shall at all times furnish HVAC and shall be responsible for major repairs (costing \$1,000 or more) and replacement of all such equipment. Tenant shall be responsible for minor repairs and routine maintenance (costing less than \$1,000). Tenant shall keep a maintenance contract covering HVAC

Parking Lot: Tenant agrees to pay Landlord its actual cost of care and maintenance on the Parking Lot, not to exceed \$0.60 per square foot of the Demised Premises per annum during the Extended Term, and \$0.70 per square foot of the Demised Premises per annum during the Option Period (if exercised). Care and maintenance shall include the maintenance of any grass or landscaped area, as well as lighting, cleaning, striping, sidewalk and curb repair, but shall not include capital repairs.

Investment Overview

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this 9,014 square foot property leased to Dollar General. Dollar General has been operating at this location since 2005, and has exercised its option periods numerous times showing commitment to and success at this site. There are currently over 9 years remaining in the initial lease term, with one, five year option to renew. This is a NN lease with minimal landlord responsibilities or expenses and the lease also boasts a 5.26% rental increase in the remaining option period. The is a successful store with strong sales, and the lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard and Poor's.

This subject property is situated on a 0.75 acre parcel at the signalized intersection of Moravia St and Mahoning Ave in New Castle, Pennsylvania. Dollar General has excellent access and visibility at this location, with combined traffic counts exceeding 13,000 vehicles per day. This is an ideal location for Dollar General as it has minimal immediate surrounding dollar store or grocery store competition making it a go-to location for surrounding residents and businesses and will serve a multitude of needs in this area. There are 5,846 people within 1 mile of the site, 31,993 people within 3 miles and 45,983 people within 5 miles. The site is also located just across the Shenango River from a large industrial park home to BPI Inc, American Hard Chrome, Graham Architectural Products and Entech Industries among others. This NN lease offering minimal landlord responsibilities and a successful, dedicated tenant makes this the ideal investment for the astute investor.

A photograph of a Dollar General store at dusk or dawn. The store has a dark metal roof and a large yellow sign with 'DOLLAR GENERAL' in black letters. Several cars are parked in the lot, including a silver sedan, a dark SUV, and a white car. A person in a light blue shirt and dark pants is standing near the silver car. The sky is overcast and grey. The image has a semi-transparent dark overlay on the right side.

DOLLAR GENERAL

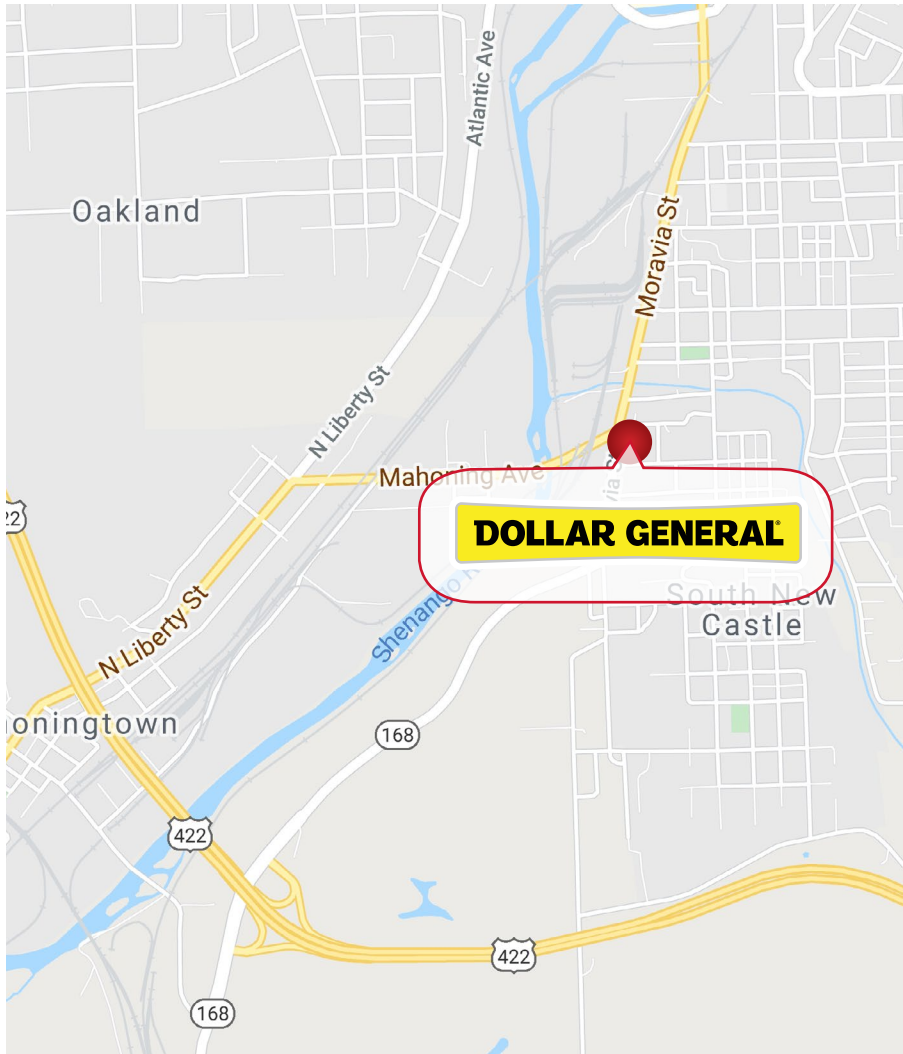
PROPERTY SUMMARY

DOLLAR GENERAL | NEW CASTLE, PA

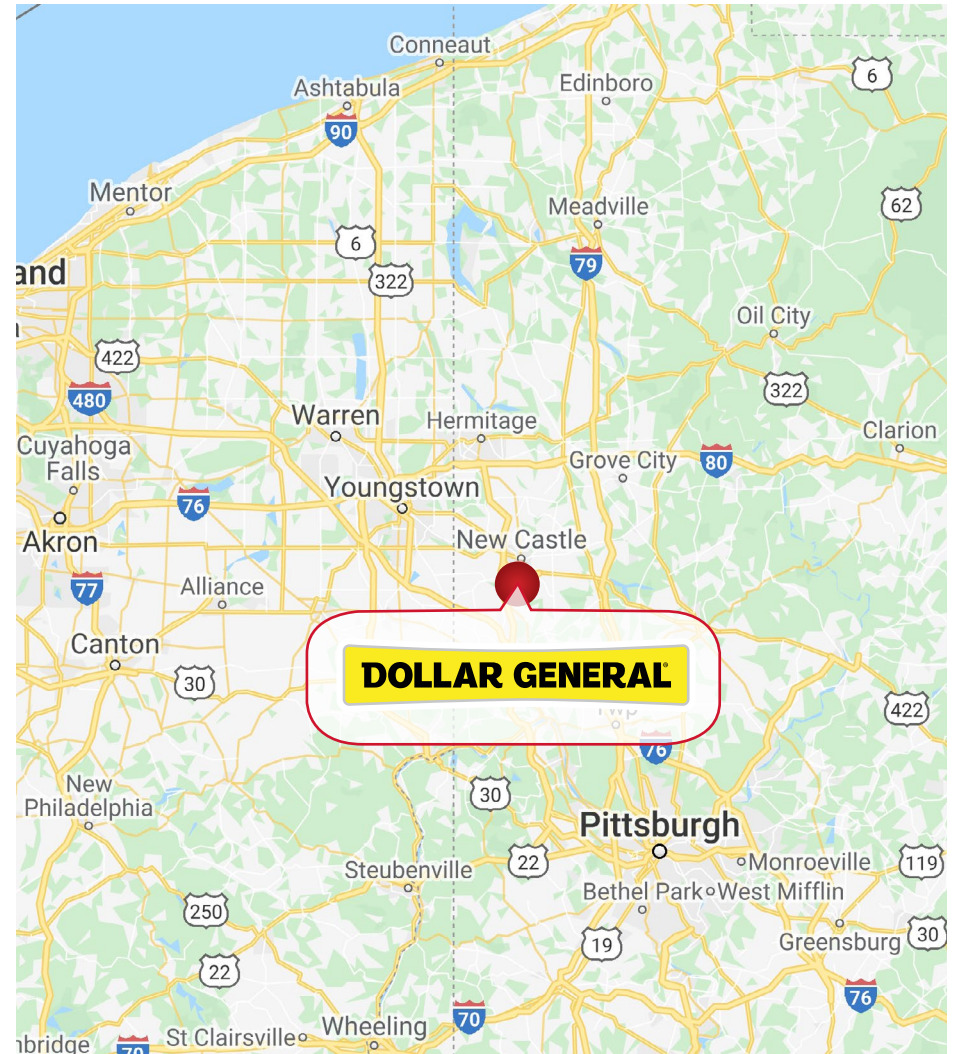
PROPERTY
PHOTOS



LOCAL MAP



REGIONAL MAP



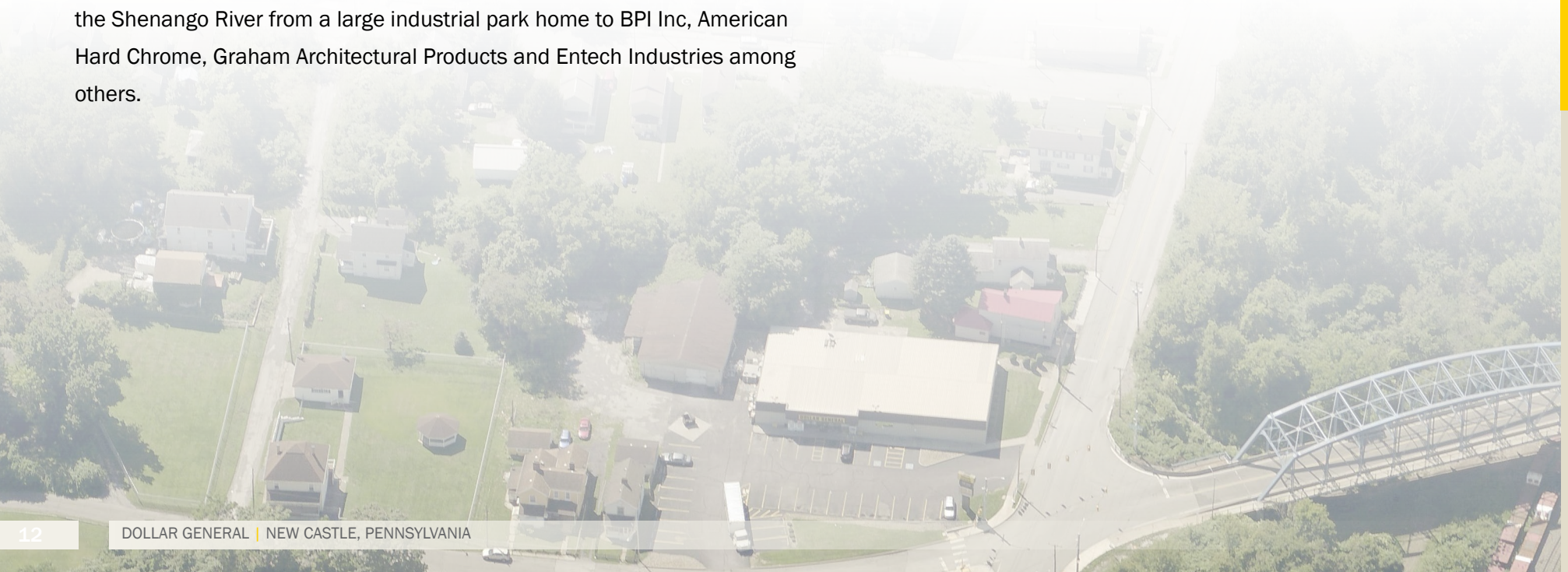
LOCATION OVERVIEW



Dollar General is located on a 0.75 acre parcel at the signalized corner of Moravia St and Mahoning Ave with combined traffic counts exceeding 13,000 vehicles per day. Dollar General has minimal immediate surrounding dollar store or grocery store competition at this site making it a go-to location for surrounding residents and businesses and will serve a multitude of needs in this area. There are 5,846 people within 1 mile of the site, 31,993 people within 3 miles and 45,983 people within 5 miles. The average household income is \$43,626 within 1 mile of the site, \$52,136 within 3 miles and \$59,873 within 5 miles. The property is also located just across the Shenango River from a large industrial park home to BPI Inc, American Hard Chrome, Graham Architectural Products and Entech Industries among others.

New Castle, Pennsylvania

New Castle is located just 50 miles from Pittsburgh near the Pennsylvania- Ohio border and just 18 miles of Youngstown, Ohio. It is the county seat of Lawrence County, Pennsylvania and is the principal city of the New Castle, PA Micropolitan Statistical Area which had a population of 91,108. New Castle is the commercial center of a fertile agricultural region.



SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	6,162	33,085	47,493
2020 POPULATION	5,846	31,993	45,983
PROJECTED POPULATION (2025)	5,684	31,272	44,959
HISTORICAL ANNUAL GROWTH			
2010-2020	-0.51%	-0.33%	-0.31%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.56%	-0.45%	-0.45%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	2,482	13,894	19,875
2020 HOUSEHOLDS	2,379	13,603	19,498
PROJECTED HOUSEHOLDS (2025)	2,318	13,334	19,131
HISTORICAL ANNUAL GROWTH			
2010-2020	-0.41%	-0.21%	-0.19%
PROJECTED ANNUAL GROWTH			
2020-2025	-0.52%	-0.40%	-0.38%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2020 AVERAGE	\$43,626	\$52,136	\$59,873
2020 MEDIAN	\$32,064	\$38,906	\$44,608

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	83.6%	84.1%	87.9%
AFRICAN AMERICAN POPULATION	11.3%	10.7%	7.8%
ASIAN POPULATION	0.3%	0.4%	0.5%
PACIFIC ISLANDER POPULATION	0.3%	0.2%	0.2%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.5%	0.5%	0.4%
TWO OR MORE RACES POPULATION	4.0%	4.1%	3.2%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	2.3%	2.4%	2.1%
WHITE NON-HISPANIC	82.5%	82.8%	86.7%

2020 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	41.1/45.7	41.6/46.0	43.4/47.4

TRAFFIC COUNTS			
MORAVIA ST	MAHONING AVE	US HWY 422	
9,311	4,679	11,435	

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