

BRAND NEW CONSTRUCTION

Absolute NNN Investment Opportunity

**DOLLAR
GENERAL**



10100 Route 706

STEVENSVILLE PENNSYLVANIA

REPRESENTATIVE PHOTO

 **SRS** | NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY

DG

ANDREW FALLON

**EMD, NNLG & Market Leader
SRS National Net Lease Group**

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531

OFFERING SUMMARY

DG



OFFERING

Asking Price	\$1,713,000
Cap Rate	5.50%
Net Operating Income	\$94,208

PROPERTY SPECIFICATIONS

Property Address	10100 Route 706 Stevensville, Pennsylvania 18845
Rentable Area	9,026 SF
Land Area	1.60 AC
Year Built	2021
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Beg. of Each Option to Extend
Options	3 (5-Year)
Rent Commencement	August 9 th , 2021
Lease Expiration	August 30 th , 2036

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term						Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Dollar General	9,026	August 2021	August 2036	Current	-	\$7,850	\$94,200	3 (5-Year)
(Corporate Guaranty)								10% Increase Beg. of Each Option

New 15-Year Lease | Investment Grade (S&P: BBB) | Corporate Guaranteed | Scheduled Rental Increases

- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and established discount store with over 17,200 locations
- The lease features a 10% rental increase at the beginning of each option period, growing NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics in 10-mile Trade Area

- More than 11,000 residents and 3,800 employees support the 10-mile area
- \$79,647 average household income

Brand New Construction | Fronting State Route 706 | Limited Competition | Excellent Visibility & Access

- Brand new construction which features high-level finishes and distinct design elements
- Strategically fronting State Route 706, the primary thoroughfare serving Stevensville and the immediate trade area
- Virtually no competition, the nearest discount/dollar store is more than 10 miles from this location, increasing consumer draw to the subject property
- The asset benefits from excellent visibility via significant street frontage along State Route 706 and is equipped with a large pylon sign

Strong Operator | 1,000 New Stores In 2020

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$33.75 billion in 2020
- The company has opened 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 17,266+

2021 Employees: 158,000

2021 Revenue: \$33.75 Billion

2021 Net Income: \$2.66 Billion

2021 Assets: \$25.86 Billion

2021 Equity: \$6.66 Billion

Credit Rating: S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,266 stores in 46 states as of February 26, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.

PROPERTY OVERVIEW



Location



Stevensville, Pennsylvania
Bradford County

Parking



There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 4.10 stalls per 1,000 SF of leasable area.

Access



State Highway 706: 1 Access Point

Parcel



Parcel Number: TBD
Acres: 1.60
Square Feet: 69,696

Traffic Counts



State Highway 706: 2,715 Vehicles Per Day

Construction



Year Built: 2021

Improvements



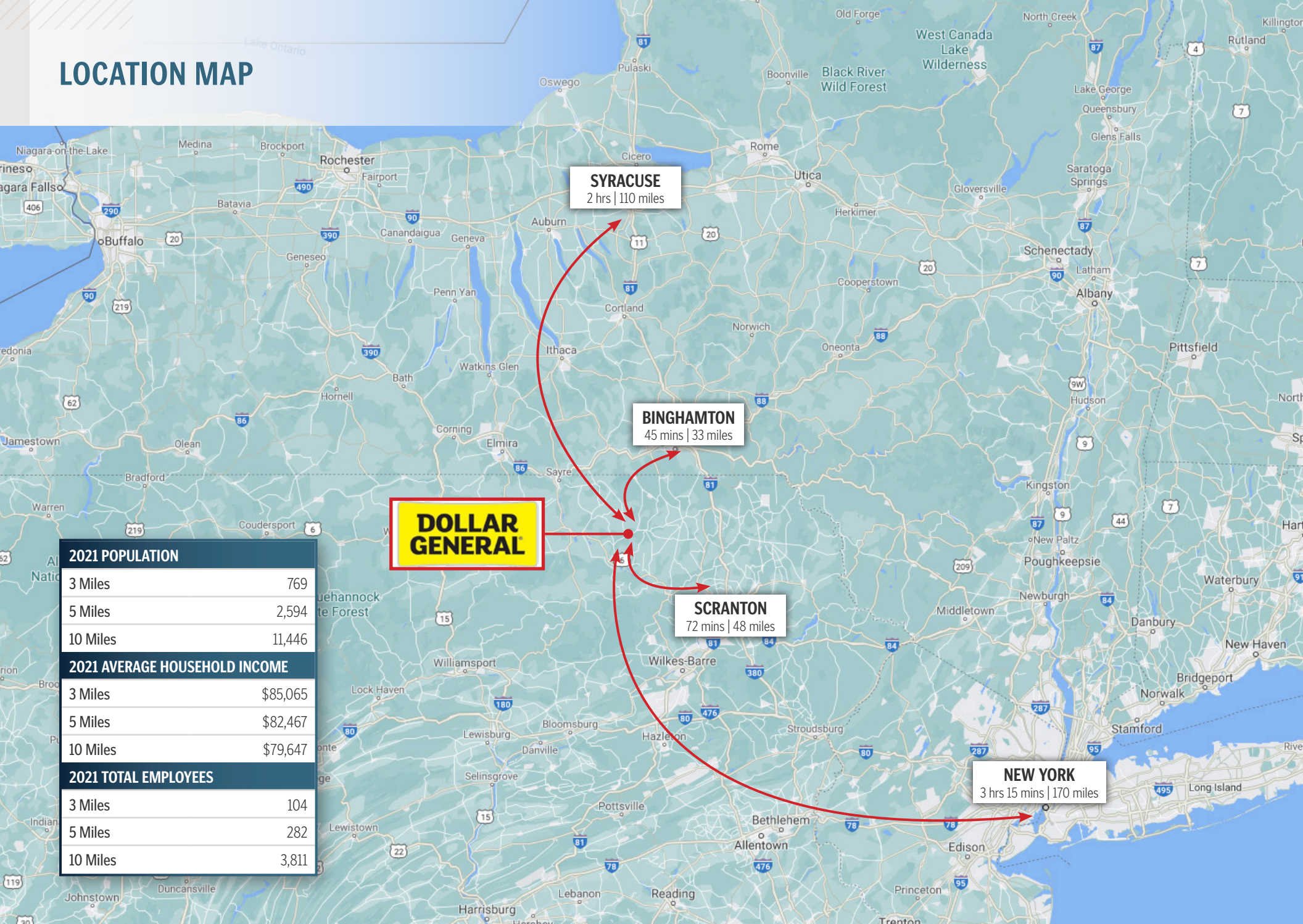
There is approximately 9,026 SF of existing building area

Zoning



Commercial

LOCATION MAP



2021 POPULATION	
3 Miles	769
5 Miles	2,594
10 Miles	11,446
2021 AVERAGE HOUSEHOLD INCOME	
3 Miles	\$85,065
5 Miles	\$82,467
10 Miles	\$79,647
2021 TOTAL EMPLOYEES	
3 Miles	104
5 Miles	282
10 Miles	3,811





AREA DEMOGRAPHICS

DG

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimated Population	769	2,594	11,446
2026 Projected Population	758	2,550	11,248
Median Age	45.7	45.1	44.8
HOUSEHOLDS & GROWTH			
2021 Estimated Households	320	1,063	4,628
2026 Projected Households	318	1,053	4,577
INCOME			
2021 Estimated Average Household Income	\$85,065	\$82,467	\$79,647
2021 Estimated Median Household Income	\$64,337	\$62,250	\$88,105
DAYTIME POPULATION			
2021 Estimated Total Businesses	18	47	366
2021 Estimated Total Employees	104	282	3,811





THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated
to retail

1.7K+

**RETAIL
TRANSACTIONS**
company-wide
in 2020

500+

**NET LEASE
PROPERTIES SOLD**
in 2020

\$1.9B

**NET LEASE
TRANSACTION VALUE**
in 2020

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