

Offering Memorandum

Dollar General

7458 S. Route 220 | Linden, PA 17744



15-Year Lease • NN 1/2

www.hutchinsondevelopment.com

Offering Memorandum

CONFIDENTIAL MEMORANDUM

This offering memorandum is intended solely for your own limited use to determine whether you wish to express any further interest in the property. This Confidential Memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Hutchinson Companies, LLC., primarily from information supplied by the owner. Although the information contained herein has been reviewed by representatives of the owner, it does not propose to be all-inclusive nor does it contain all the information which a prospective purchaser may require. Neither the owner nor any of its officers, directors, employees, agents and Hutchinson Companies, LLC., makes any representation or warranty, expressed or implied, as to the accuracy of this Confidential Memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently. The owner reserves the right to change any of the information contained herein and may choose to withdraw the property from the market at anytime, without notice. This Confidential Memorandum shall not serve as an indication as to the current state of the property or of the owner. By accepting this Confidential Memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Hutchinson Companies, LLC.

Hutchinson Companies, LLC. has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant or represent the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Offering Memorandum

Offering Details & Highlights

Purchase Price: **\$1,754,000**

Cap Rate: **5.5%**

Hutchinson Companies, LLC. is pleased to present for sale the opportunity to purchase a 15 year lease for a Dollar General Store located in Linden, PA. This location is leased to Dolgencorp, LLC.

This property is a 1.96 acres (+/-) parcel with a constructed 9,100 sq. ft. building developed specifically for Dollar General. This store shall operate under a 15 year commercial lease. The lease has two extensions available.

15-Year Commercial Lease

Store was turned over to Dollar General July 2019.

Excellent demographics

This location is directly off of the main route between Williamsport, PA and other communities to the west.

High Daily Traffic

Over 21,000 vehicles pass this site each day traveling to and from Williamsport, PA and the surrounding areas.

Area is Actively Developed

Sheetz and Dunkin Donuts built brand new locations very close to this new Dollar General. A new bank branch locations was also built next door. The gas station/restaurant next door was renovated with new gas pumps and canopy.

Offering Memorandum

Lease Abstract

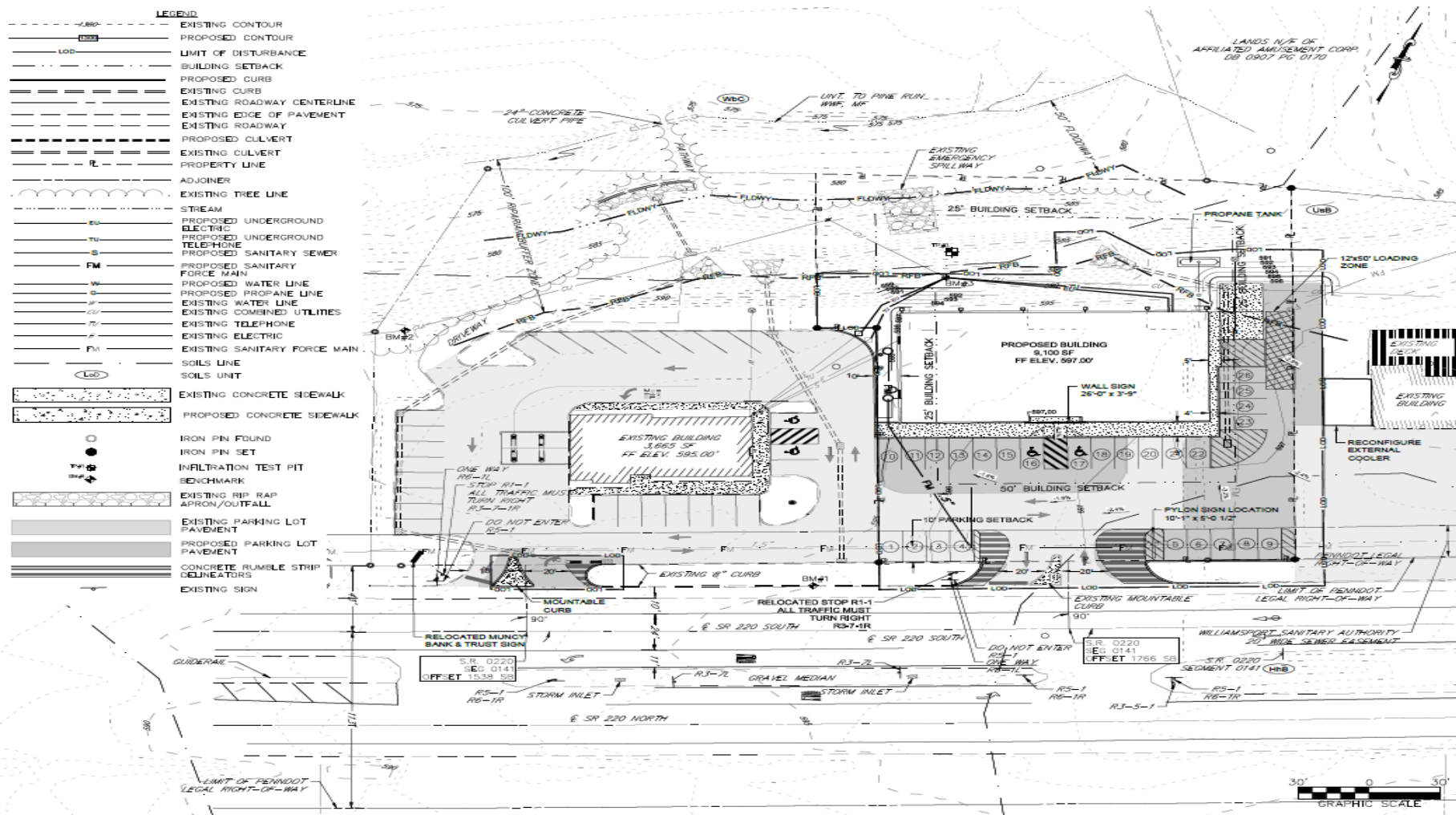
Tenant:	Dollar General
Guarantor:	Dolgen Corp, Inc.
Address:	7458 S. Route 220, Linden, PA 17744
Building Size (SF):	9,100 (+/-) sq. ft.
Lot Size (Acres):	1.96 (+/-) acres
Year Built:	2019
Lease/Rent Commencement:	July 2019
Base Lease Term:	Fifteen (15) years
Annual Base Rent:	\$96,500
Rent Increases:	10% at each option
Renewal Options:	Two (2) five year options
Lease Type:	NN 1/2
Landlord Responsibilities:	Tenant responsible for all interior maintenance and parking lot
Drive-thru:	No
Parcel ID:	60-367-125
ROFR:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1 – 15	\$96,500	\$8,041	-
Option 1 16 – 20	\$106,149	\$8,845	10%
Option 2 21 – 25	\$116,765	\$9,730	10%

Offering Memorandum

Site Plan



Offering Memorandum

Floor Plan

