



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Family Dollar

3460 Biglerville Road
Biglerville, PA 17307

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 8,050 SF Family Dollar Located at 3460 Biglerville Road in Biglerville, PA. This Deal Includes a Lease That Was Just Extended and the Tenant Took the Full Rent Increase at the Option, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$1,700,000
CAP	7.05%
NOI	\$119,801
PRICE PER SF	\$211.18
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3460 Biglerville Road Biglerville, PA 17307
COUNTY	Adams
BUILDING AREA	8,050 SF
LAND AREA	1.29 AC
YEAR BUILT	2012



HIGHLIGHTS

- Currently in First of the 4 - 5 Year Extensions With Full Rent Increase Taken in the Option
- Strong Corporate Guarantee
- Residents Within a 3-Mile Radius Are Making an Average Household Income of \$87,652
- Within Minutes of the Fire Department, Police Department, Biglerville High & Elementary Schools
- Yellow Hill Farms Brings Out Locals and Other Tourists to Pick Fresh Berries and Flowers From May to September
- Home to the National Apple Museum, Penn State Fruit Research and Extension Center, Knouse Foods Co-op and Inland Corporation Warehouses
- Biglerville is Centrally Located to York (30-Miles) and Harrisburg (35-Miles)
- Gettysburg, Just 8-Miles South, is Home to the Historic Gettysburg Battlefield, National Military Park Museum and Park, Gettysburg College and the Eisenhower National Historic Site
- Nearby Tenants Include: Village Beverage Mart, Kennie's Market, 7-eleven, Subway and Mamma's Pizzeria



ACTUAL PROPERTY IMAGE

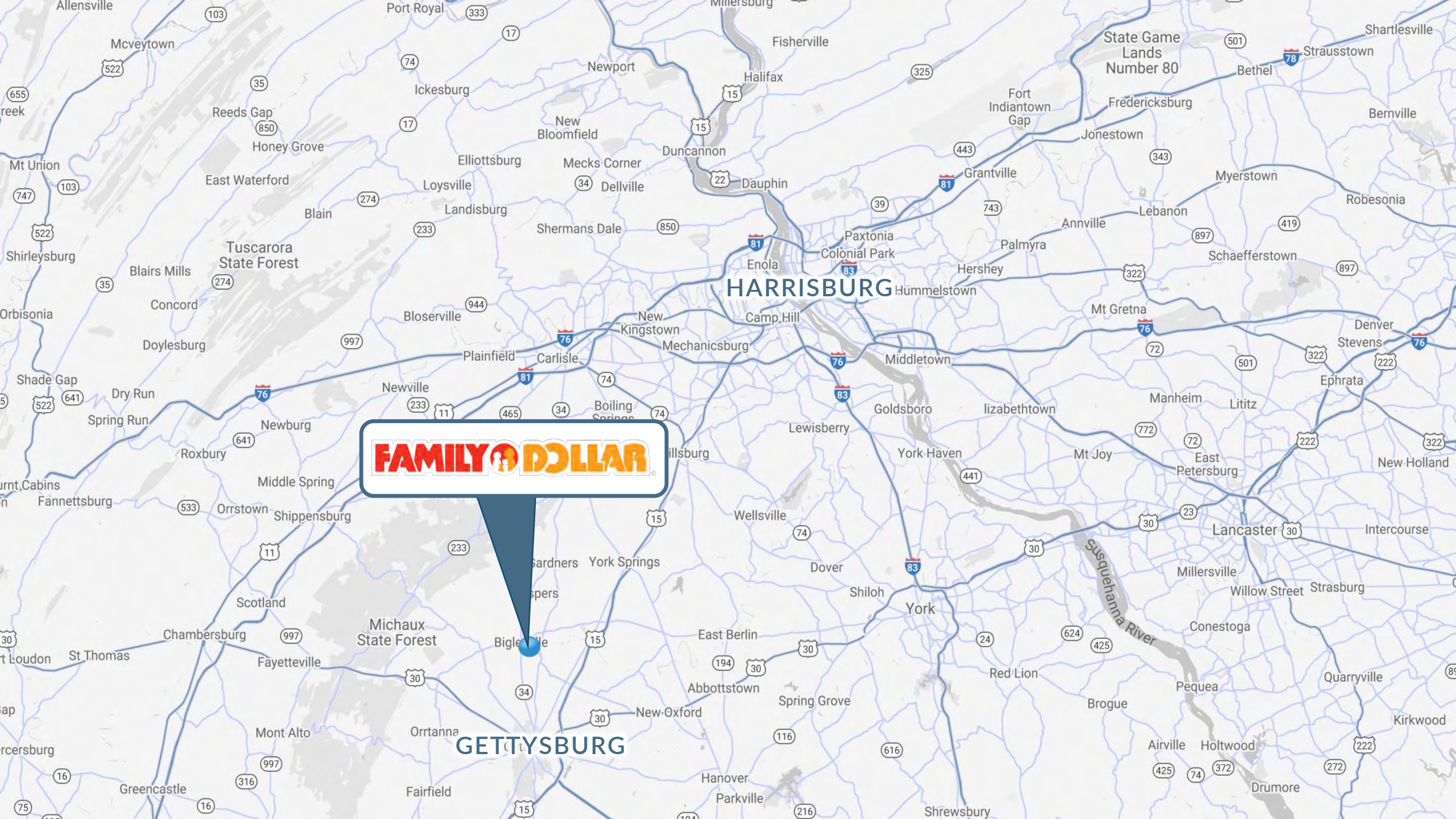
LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building of Approximately 8,050 SF
LEASE COMMENCEMENT	July 15, 2012
LEASE EXPIRATION	July 31, 2027
LEASE TERM	~6 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Each Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant Maintains / Landlord Responsible For Replacement
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,050 SF	\$119,801	\$14.88
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FAMILY DOLLAR

HARRISBURG

GETTYSBURG



Saint Paul Evangelical
Lutheran Church



Biglerville
VFD Station 6

Village Beverage
Mart Inc

Biglerville
High School

Centenary United
Methodist Church



Biglerville
Police Department

Adams County
Fruit Growers



Inland Container
Corporation Warehouse

Growers Equipment
Center Inc

FAMILY DOLLAR



S Main St

34

Kennie's
Market



Oakside
Community Park

48
F8RTY
SOLUTIONS

Butcher Block

Jireh Independent
Baptist Church

V & F
Multi-Service

Biglerville
Elementary School

FAMILY DOLLAR

ACNB
BANK

Kennie's
Market

SUNOCO

Village Beverage
Mart Inc

Exxon

True Value

W York St

234

S Main St

SUBWAY

FAMILY DOLLAR

7 ELEVEN

SUNOCO

IGA

34

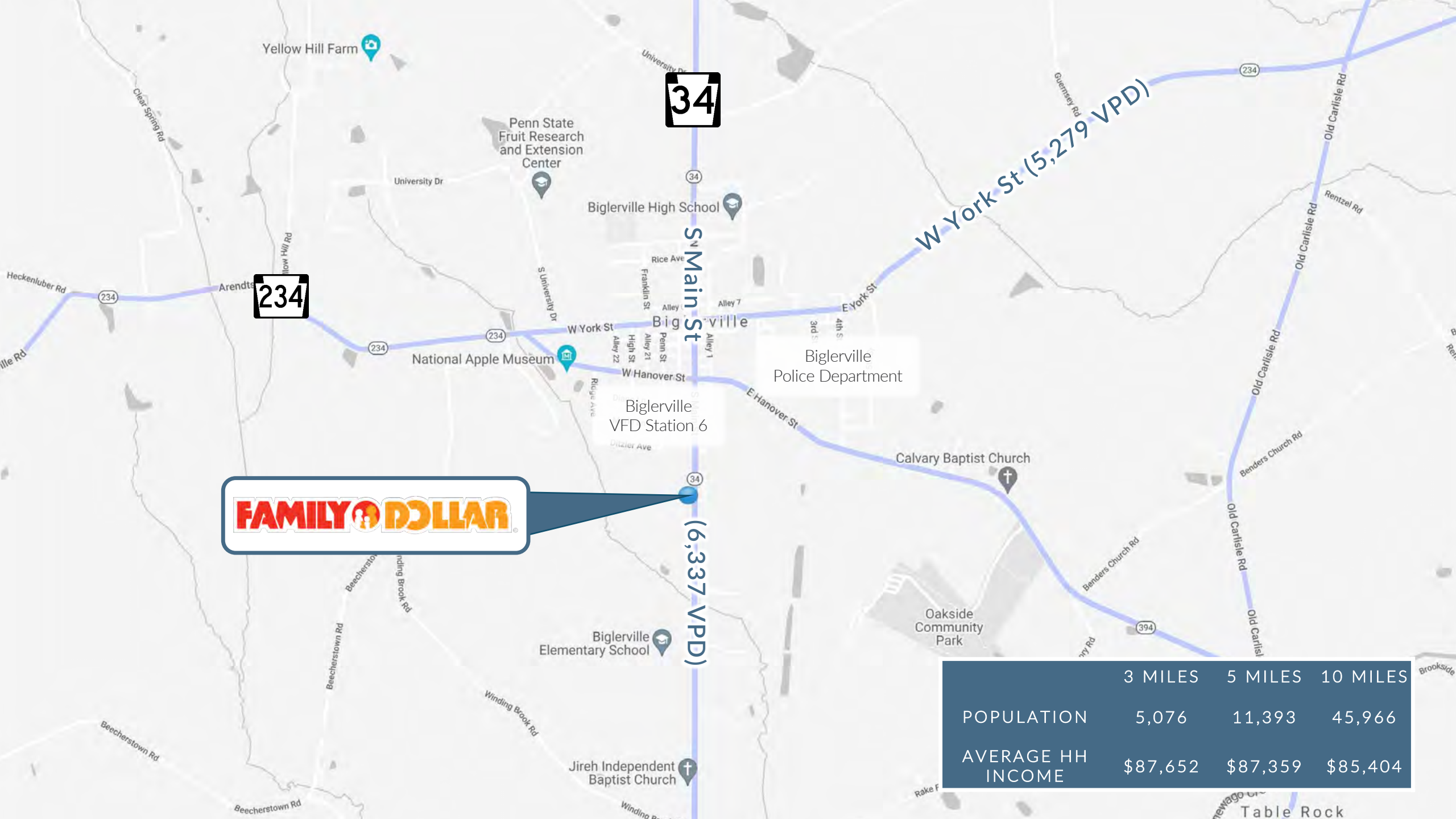
BIGLERVILLE | ADAMS COUNTY | PA

Biglerville is a borough in Adams County, Pennsylvania. According to the United States Census Bureau, the borough has a total area of 0.6 square miles. The Borough of Biglerville had a population of 1,240 as of July 1, 2021. Biglerville Borough is located in the central section of Adams County approximately 8 miles north of Gettysburg. The Borough is a crossroads community, situated at the intersection of PA Routes 34 and 234 approximately 20 miles south of Carlisle and 33 miles from the city of Harrisburg. Harrisburg, the state capital of Pennsylvania, sits on the Susquehanna River. The City of Harrisburg is the 10th largest city in Pennsylvania with a population of 50,901 as of July 1, 2021.

Biglerville is at the center of the Adams County fruit processing industry. All five plants are located within a 6 mile radius of the Borough, with one of those located within the Borough limits. Biglerville is also home to the fruit research lab of the Pennsylvania State University. The fruit processing industry is a major employer in the area. The city can benefit from the economic factors of Harrisburg. Harrisburg is the metropolitan center for some 400 communities. Its economy and more than 6,900 businesses are diversified with a large representation of service-related industries (especially health) and growing technological industry to accompany the dominant government field inherent to being the state's capital. National firms either headquartered in the region or with major operations there include Tyco Electronics Corp. (components), IBM, Hershey Foods, Harsco Corp., and Rite Aid Corp. (retailers). The largest employer, state government, provides stability to the economy and attracts attendant services. Excellent roads and rail transportation contribute to the city's prominence as a center for trade, warehousing, and distribution.

Biglerville may be a small town of about 1,200 people, but the range of possibilities for fun and entertainment are as big as the name implies! Biglerville boasts several wineries, fruit markets and nurseries and is located in the heart of Apple Country, where hundreds of acres of orchards bloom every spring. Boyer Nurseries & Orchards is a 5th generation family-owned business. Hollabaugh Bros. Inc. Fruit Farm and Market is a fruit farm which is one of the attractions in Biglerville. Now a festival of over 20,000 people in attendance, the Firebird Festival celebrates the arts and culture of Phoenixville through the mythology of the Phoenix. This spectacular one-day festival will have live music, craft-making for children, food vendors, and in the evening, a wooden statue of a Phoenix that will be lit. Central PA's year-round indoor and outdoor entertainment complex is the perfect destination for all ages and every occasion, offering indoor and outdoor go-karts, miniature golf, two-tier LED Lasertron laser tag, Hologate VR, batting cages, roller skating and the largest arcade in South Central PA.





34

234

W York St (5,279 VPD)

(6,337 VPD)

FAMILY DOLLAR

	3 MILES	5 MILES	10 MILES
POPULATION	5,076	11,393	45,966
AVERAGE HH INCOME	\$87,652	\$87,359	\$85,404

FAMILY DOLLAR

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, operated 15,865 stores across 48 states and five Canadian provinces as of July 31, 2021. 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
15,865+



HEADQUARTERS
Chesapeake, VA



WEBSITE
familydollar.com
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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