



\*RENDERING REPRESENTATIVE PHOTOS

**LISTING PRICE** \$2,669,680

**5.0% Cap Rate**



## PROPERTY DETAILS

**225 E Franklin St, Hagerstown MD 21740**

- **\*RARE 2-level UPGRADED FAÇADE\***
- Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent to commence December 2021
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 91,500+ Population within 5 miles
- 12,462 Average Daily Traffic count

## ABOUT THE PROPERTY

  
**PRICE**  
\$2,669,680

  
**BUILT**  
December 2021

  
**AVAILABLE SF**  
7,489

  
**CAP RATE**  
5.0%

  
**NOI**  
\$133,484

  
**ZONING**  
Commercial



## OFFERING SUMMARY

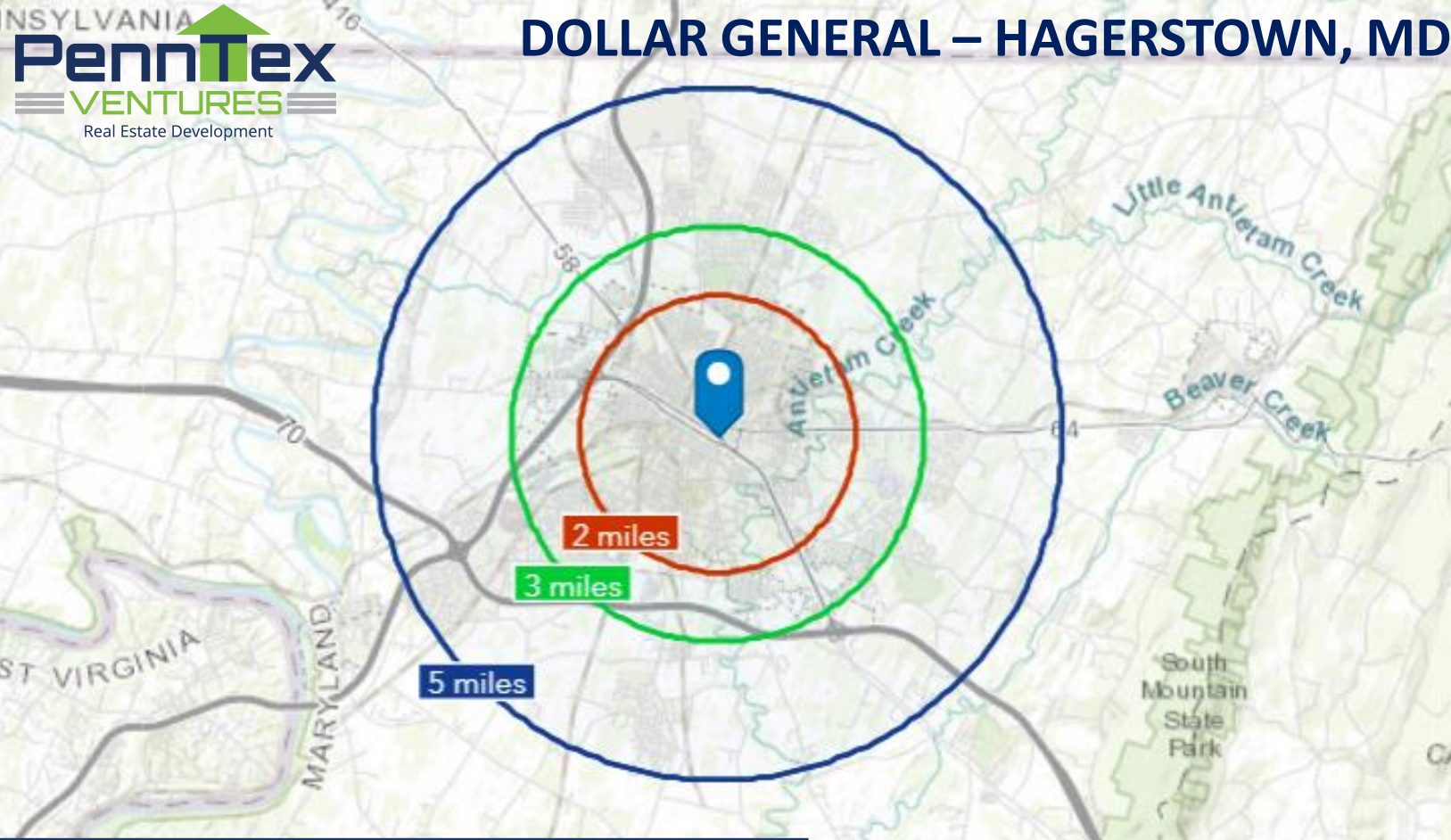
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<b>Year To Be Built:</b>	2021	<b>RENT SCHEDULE</b>			
<b>Lot Size:</b>	1.23 acres				
<b>Building Size:</b>	7,489 SF		<b>Monthly</b>	<b>Annual</b>	<b>Per SF</b>
<b>Traffic Count:</b>	12,462 VPD	Initial Term	\$11,124	\$133,484	\$17.82
<b>Zoning:</b>	Commercial	Option 1	\$12,236	\$146,832	\$19.61
<b>Lease Type:</b>	Absolute NNN	Option 2	\$13,460	\$161,516	\$21.57
<b>Primary Lease Term:</b>	15 years	Option 3	\$14,806	\$177,667	\$23.72
<b>Annual Rent:</b>	\$133,124	<b>DOLLAR GENERAL®</b>			
<b>Landlord Responsibilities:</b>	NONE				
<b>Lease Start Date:</b>	12/15/2021				
<b>Lease Expiration Date:</b>	12/31/2036				
<b>Rent Bumps:</b>	10% Each Option				
<b>Renewal Options:</b>	3 (Five Year)				
<b>Lease Guarantor:</b>	Dollar General Corporation				

## SITE PLAN







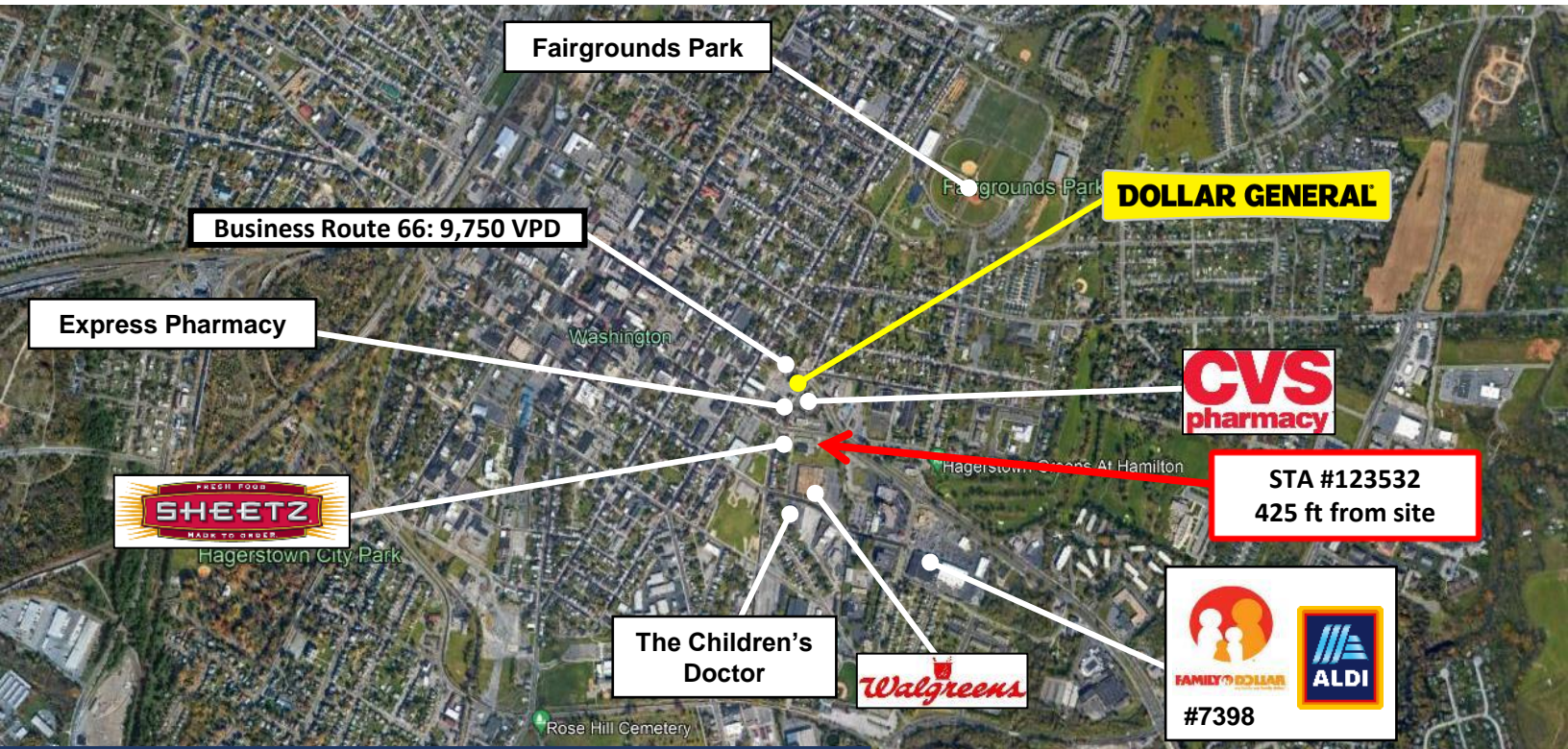
## DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2010 Total Population	42,259	58,549	86,178
2021 Total Population	43,771	61,497	91,521
2021 Total Daytime Population	46,259	71,258	100,921
Workers	20,758	36,186	49,264
Residents	25,501	35,072	51,657

## HOUSEHOLD SUMMARY

2010 Households	17,736	24,280	34,976
2021 Households	18,281	25,389	36,951
2021 Median Household Income	\$41,452	\$46,317	\$53,099
2026 Median Household Income	\$43,787	\$49,707	\$56,344





## MARKET OVERVIEW

The Hagerstown market is located Southeast of Frederick. Hagerstown has a population of 91,521.

Traffic generators and major employers within a 25-minute drive of the Site include:

### SCHOOLS:

- |                                |                  |
|--------------------------------|------------------|
| • Barbara Ingram School        | • 300 Students   |
| • Eastern Elementary School    | • 439 Students   |
| • Northern Middle School       | • 670 Students   |
| • South Hagerstown High School | • 1,258 Students |

### SHOPPING CENTERS:

- |                             |             |
|-----------------------------|-------------|
| • Hagerstown Plaza          | • 14 Stores |
| • Valley Mall               | • 92 Stores |
| • South End Shopping Center | • 10 Stores |

### HOSPITALS:

- |                                    |                           |
|------------------------------------|---------------------------|
| • Western Maryland Hospital Center | • 200 Beds, 139 Employees |
| • Meritus Medical Center           | • 300 Beds, 604 Employees |

### MAJOR EMPLOYERS

- |                                 |                   |
|---------------------------------|-------------------|
| • Amazon                        | • 500 Employees   |
| • CITI Credit Card Processing   | • 2,400 Employees |
| • Fiserv Credit Card Processing | • 1,700 Employees |
| • Volvo Group Trucks            | • 1,900 Employees |

# **DOLLAR GENERAL®**

## **TENANT OVERVIEW**

Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#112), Dollar General is investment grade rated BBB by Standard and Poor's. With \$33.7 billion in net sales in 2020, DG saw a \$3.6 billion profit. 2020's same-store sales marked Dollar General's 31<sup>st</sup> consecutive year of same-store sales growth.

**17,000+ Stores in 46 states**

**Rated BBB by Standard and Poor's**

**143,000 Team Members**

**#112 in Fortune 500 (2020)**

**80 Years in Operation**

**21.6% Net Sales Increase from 2019 to 2020**

**\$33.7 Billion in 2020 Net Sales**

**\$3.6 Billion 2020 Profit**

## DISCLAIMER

### Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 225 E Franklin St, Hagerstown MD 21740 (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PTV 1044, LLC, the owner of the Property (“Owner”).

This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.





Real Estate Development



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