



ACTUAL SITE PHOTO

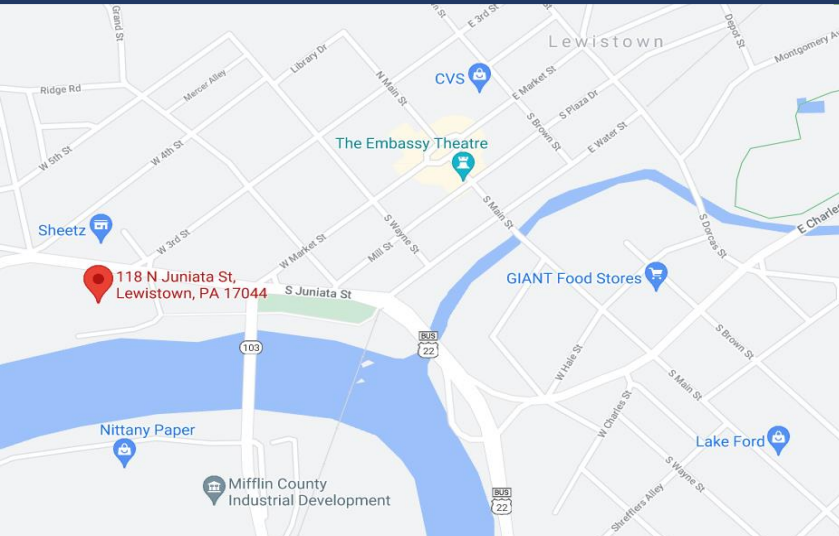
**LISTING PRICE** **\$2,253,470**

**5.70% Cap Rate**

**PROPERTY DETAILS**

**118 N Juniata St, Lewistown, PA 17044**

- **\*PART OF 3 DG PORTFOLIO\***
- 15-yr NNN Lease
- Zero Landlord Responsibilities
- Rent commenced March 10, 2019
- “Plus” store – 10,566 SF
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor’s
- 22,000+ Population within 5 miles
- 15,000 Average Daily Traffic count



**ABOUT THE PROPERTY**



**PRICE**  
\$2,253,470



**YEAR BUILT**  
2019



**AVAILABLE SF**  
10,566



**CAP RATE**  
5.70%



**NOI**  
\$128,448



**ZONING**  
Commercial



REPRESENTATIVE PHOTO

## OFFERING SUMMARY

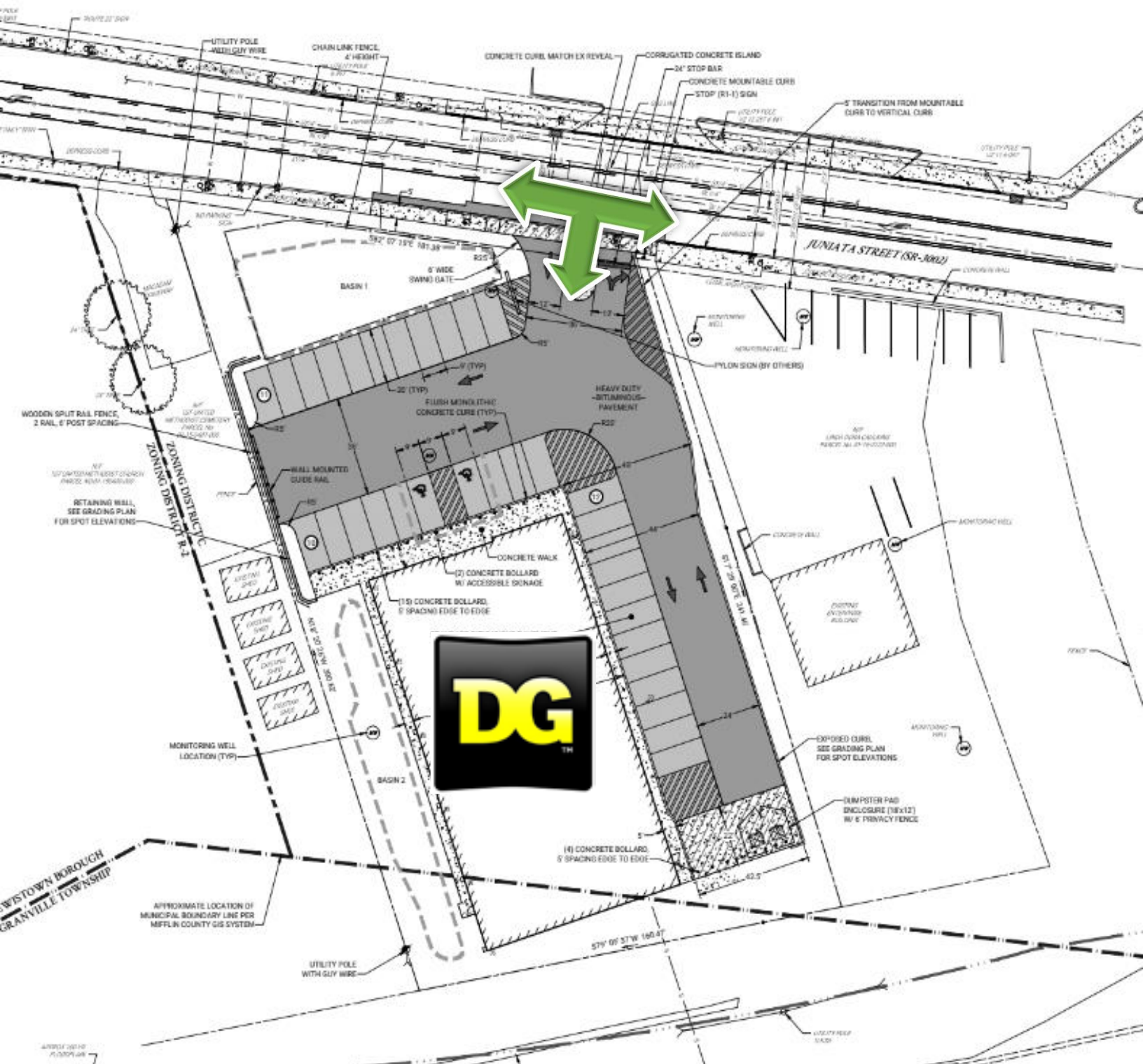
<b>Year Built:</b>	2019
<b>Lot Size:</b>	1.12 acres
<b>Building Size:</b>	10,566 SF
<b>Traffic Count:</b>	15,000 VPD
<b>Zoning:</b>	Commercial
<b>Lease Type:</b>	NNN
<b>Primary Lease Term:</b>	15 years
<b>Annual Rent:</b>	\$128,448
<b>Landlord Responsibilities:</b>	None
<b>Lease Start Date:</b>	3/10/2019
<b>Lease Expiration Date:</b>	3/31/2034
<b>Rent Bumps:</b>	10% Each Option
<b>Renewal Options:</b>	3 (Five Year)
<b>Lease Guarantor:</b>	Dollar General Corporation

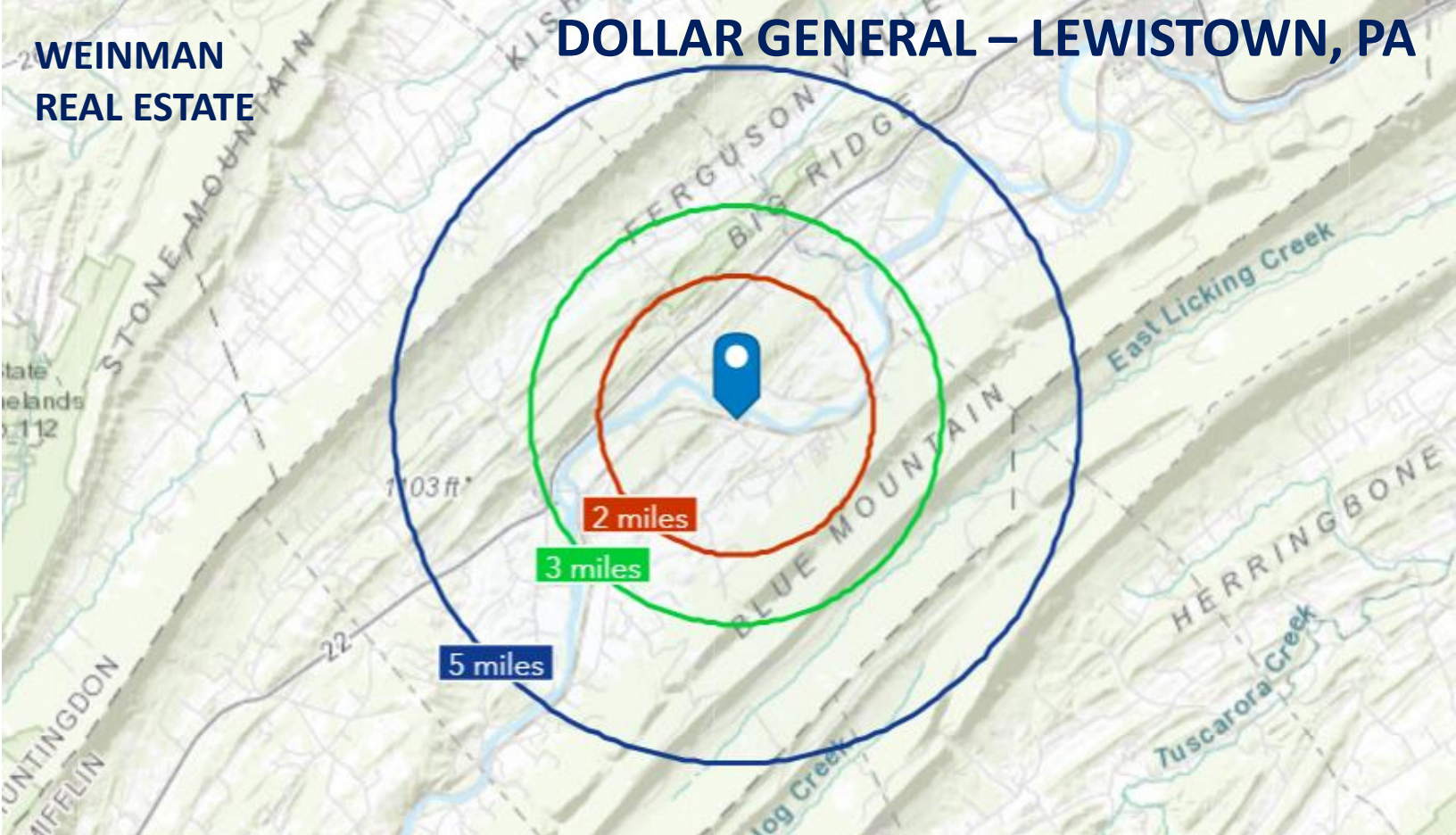
RENT SCHEDULE			
	Monthly	Annual	Per SF
Initial Term	\$10,704	\$128,448	\$12.16
Option 1	\$11,774	\$141,293	\$13.37
Option 2	\$12,952	\$155,422	\$14.41
Option 3	\$14,247	\$170,964	\$16.18

**DOLLAR GENERAL®**



SITE PLAN





## DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2010 Total Population	12,523	15,544	23,136
2021 Total Population	12,439	15,373	22,845
2021 Total Daytime Population	13,375	18,661	24,352
Workers	6,779	10,673	12,562
Residents	6,596	7,988	11,790

## HOUSEHOLD SUMMARY

2010 Households	5,485	6,878	9,875
2021 Households	5,493	6,863	9,852
2021 Median Household Income	\$41,683	\$44,802	\$49,688
2026 Median Household Income	\$115,424	\$120,526	\$124,981





## MARKET OVERVIEW

The Lewistown market is located Southeast of Harrisburg. Lewistown has a population of 8,194.

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

### SCHOOLS:

- |  |                  |
|--|------------------|
| • Mifflin County School District                 | • 5,584 Students |
| • Geisinger Lewistown Hospital School of Nursing | • 61 Students    |

### SHOPPING CENTERS:

- |                           |             |
|---------------------------|-------------|
| • Greater Lewistown Plaza | • 15 Stores |
| • Mifflin County Commons  | • 15 Stores |

### HOSPITALS:

- |                                |                          |
|--------------------------------|--------------------------|
| • Geisinger Lewistown Hospital | • 123 beds, 65 employees |
|--------------------------------|--------------------------|

### MAJOR EMPLOYERS

- |   |                  |
|---|------------------|
| • First Quality Lewistown PA            | • 650+ Employees |
| • Mifflin County Industrial Development | • 50 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 118 N Juniata St, Lewistown PA 17044 ("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 Weinman Real Estate, the broker of the Property ("Broker").

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 Broker 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 Broker or constitute an indication that there has been no change in such affairs of the Property or Broker 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 Broker 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. Broker 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. Broker 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 Broker and such entity and any conditions to the Broker's obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

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