

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
LEIGHTON, PENNSYLVANIA



**SCHUCHERT**  
RETAIL GROUP





## EXCLUSIVELY LISTED BY:



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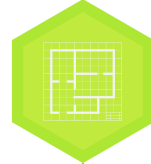
## INVESTMENT SUMMARY



LIST PRICE  
**\$2,012,545**



CAP RATE  
**5.50%**



BUILDING SIZE  
**9,100 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



TERM REMAINING  
**11.75 YEARS**



RENEWAL OPTIONS  
**3 - 5 YEAR**



PARKING  
**30 SPACES**



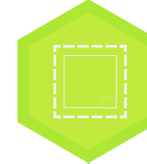
APN  
**27-57-B2.01**



LOCATION  
**6745 INTERCHANGE ROAD  
LEHIGHTON, PA 18235**



ANNUAL RENT  
**\$110,690.00**



LAND AREA  
**4.83 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**10/31/2033**



RENT INCREASES  
**10% AT OPTIONS**



YEAR BUILT  
**2018**



TRAFFIC COUNTS  
**6,556 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 11.75 Years Remaining in Initial Lease Term (Lease Exp: 10/31/2033)
- 2018 Build-to-Suit Dollar General
- Three (3) – Five (5) Year Option Periods with 10% Rental Increases

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

## LEHIGHTON, PENNSYLVANIA:

- Located in Carbon County
- Carbon County is Included in the Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area



## BLUE MOUNTAIN RESORT

- 14 Miles from Subject Property
- Located in the Pocono Mountains
- Offers 40 Ski Trails, 5 Terrain Parks, 16 Lifts & 46 Tubing Lanes

## PROXIMITY FROM LEHIGHTON:

- Allentown, PA | 25 Miles
- Philadelphia, PA | 77 Miles
- Trenton, NJ | 81 Miles
- New York, NY | 108 Miles
- Baltimore, MD | 155 Miles
- Hartford, CT | 206 Miles
- Pittsburgh, PA | 274 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 464 Residents
- 1-Mile Average Household Income = \$109,997
- 3-Mile Population = 4,727 Residents
- 3-Mile Average Household Income = \$101,422
- 5-Mile Population = 15,905 Residents
- 5-Mile Average Household Income = \$88,294
- 7-Mile Population = 34,976 Residents
- 7-Mile Average Household Income = \$84,098

## TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)









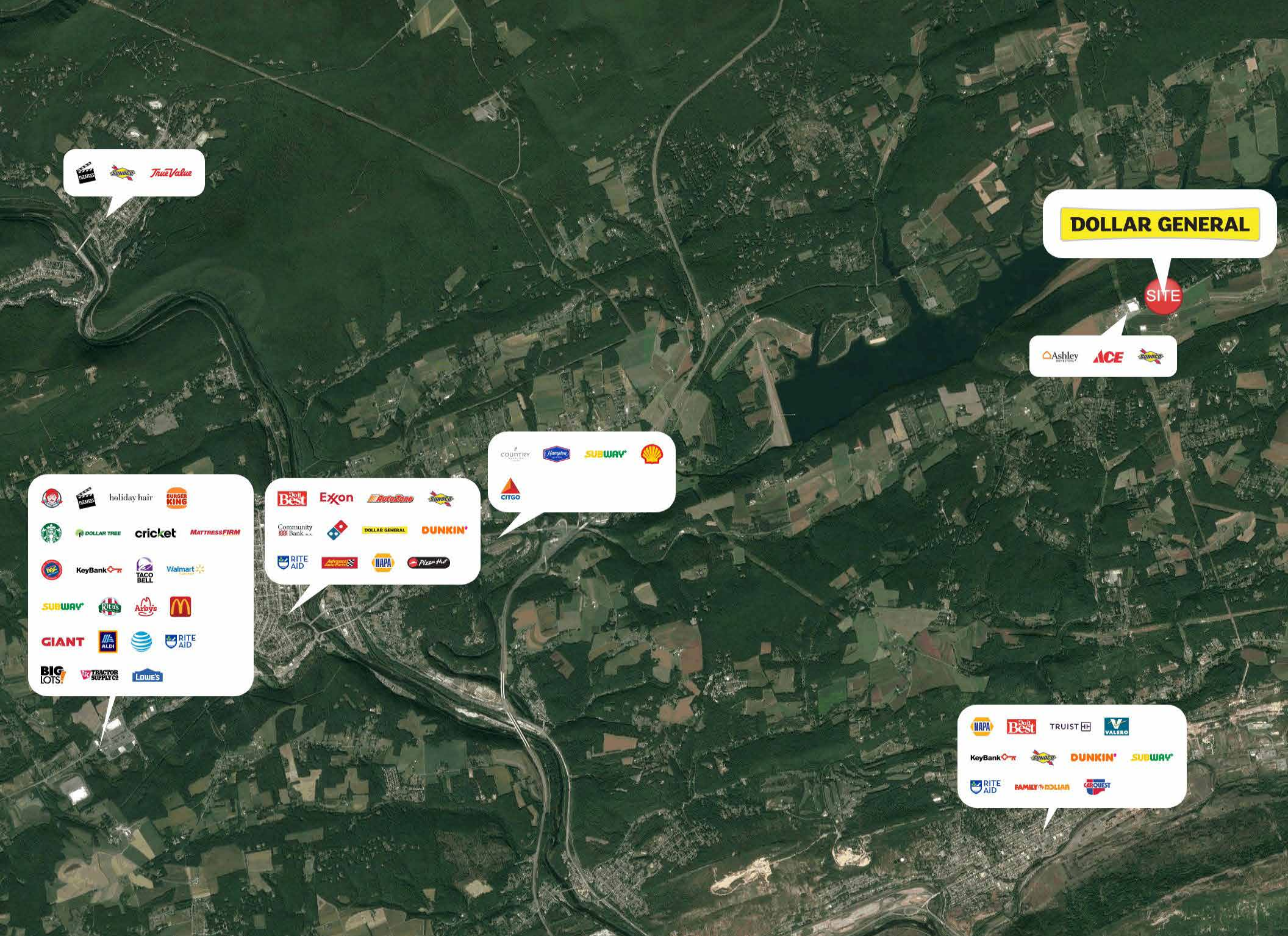












WALKER  
BUNGER  
True Value

**DOLLAR GENERAL**

**SITE**

Ashley  
ACE  
BUNGER

holiday hair  
BUNGER KING  
STARBUCKS  
DOLLAR TREE  
cricket  
MATTRESSFIRM  
KeyBank  
TACO BELL  
Walmart  
SUBWAY  
KFC  
Arby's  
McDonald's  
GIANT  
ALDI  
AT&T  
RITE AID  
BIG LOTS  
TRACTOR SUPPLY CO  
LOWE'S

Best  
Exxon  
AutoZone  
BUNGER  
Community Bank  
DOLLAR GENERAL  
DUNKIN'  
RITE AID  
Advance  
NAPA  
Pizza Hut

COUNTRY  
Hampden  
SUBWAY  
SHELL  
CITGO

NAPA  
Best  
TRUIST  
VALERO  
KeyBank  
BUNGER  
DUNKIN'  
SUBWAY  
RITE AID  
FAMILY DOLLAR  
CERQUEST







# AREA OVERVIEW



## LEHIGHTON, PENNSYLVANIA

Lehigh is a borough in Carbon County, Pennsylvania, United States, 77 miles north of Philadelphia, and 54 miles south of Scranton. In the past, it developed early industries because of water power from the Lehigh River. With the location of a repair facility here and its regional operations, the Lehigh Valley Railroad became for years a major employer of thousands of people from the area. Post-World War II railroad and industry restructuring led to job and population losses.

From a peak of nearly 7,000 in 1940, the population was 5,500 at the 2010 census. Lehigh is the most populous borough in Carbon County and still the business hub of the county.

Carbon County is included in the Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area. It comprises the northern part of the Lehigh Valley, which is part of Philadelphia's Designated Media Market. It is considered part of the state's Coal Region, though the eastern and northeastern sections are considered part of the Pocono Mountains, since is east of the Lehigh River, the demarcation separating the county's mountain ridge and valley.





# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE
2021 Population	464	4,727	15,905
2026 Projected Population	471	4,733	16,096
2020 Census Population	407	4,624	15,958
Annual Growth Rate: 2021 to 2026	0.31%	-	0.23%



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Households	178	1,817	6,388
2026 Projected Households	189	1,894	6,709
2020 Census Households	155	1,776	6,419
Annual Growth Rate: 2021 to 2026	1.20%	0.84%	1.00%
Average Household Size	2.60	2.60	2.48



## INCOME

	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$109,997	\$101,422	\$88,294
2021 Median Household Income	\$76,642	\$79,417	\$72,879
2021 Per Capita Income	\$42,168	\$38,989	\$35,478



## HOUSING

	1 MILE	3 MILE	5 MILE
2021 Housing Units	178	1,817	6,388
2021 Owner-Occupied Units	163	1,649	5,157
2021 Renter Occupied Housing Units	15	168	1,231



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2021 Businesses	49	102	422
2021 Employees	401	729	3,515



# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#91



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
18,000



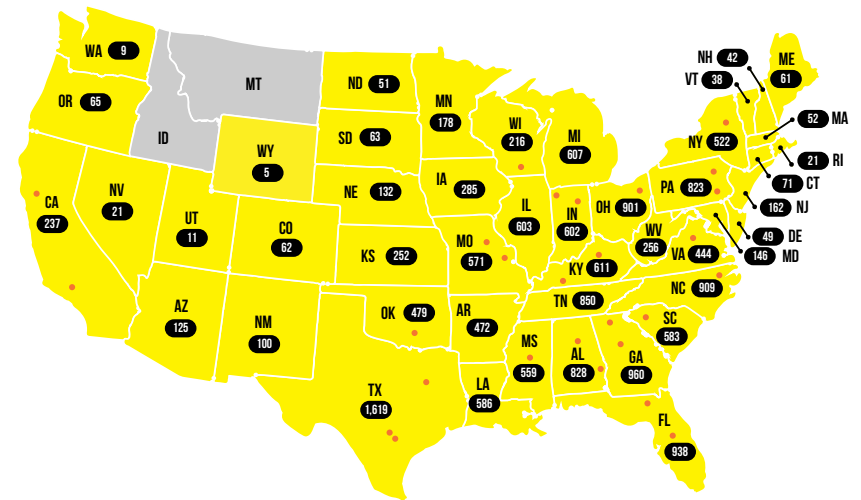
**NO. EMPLOYEES**  
157,000

## ABOUT

Dollar General Corporation has been delivering value to shoppers for 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 18,000 stores in 46 states as of November 13, 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.

**18,000 STORES** | **IN 46 STATES** |  
AS OF 11/13/2021

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 6745 Interchange Road, Lehigh, PA 18235 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.





DOLLAR GENERAL

6745

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