

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR
GENERAL**

(S&P: BBB)

2021 Construction | Investment Grade Tenant (S&P: BBB)



4500 7th Street Road

NEW KENSINGTON PENNSYLVANIA

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY

DG

ANDREW FALLON

**EMD, NNLG & Market Leader
SRS National Net Lease Group**

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531

OFFERING SUMMARY

DG



OFFERING

Pricing	\$1,798,000
Net Operating Income	\$92,600
Cap Rate	5.15%

PROPERTY SPECIFICATIONS

Property Address	4500 7th Street Road, New Kensington, PA 15068
Rentable Area	7,500 SF
Land Area	4.65 AC
Year Built	2021
Tenant	Dollar General
Guaranty	Corporate
Credit Rating	S&P: BBB
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Beginning of Each Option
Options	3 (5-Year)
Rent Commencement	December 20, 2021
Lease Expiration	December 19, 2036

LEASE TERM				RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Monthly	Annually	Options
Dollar General (Corporate Guaranty)	7,500	December 2021	December 2036	Current	\$7,717	\$92,600	3 (5-Year) 10% Rental Increase Beg. of Each Option

Brand New 15 Year Lease | Corporate Guaranteed | Scheduled Rental Increase | Options to Extend

- 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 18,000 locations
- The lease features 10% rental increases at the beginning of each option, increasing NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics & Trade Area

- More than 188,000 residents and 85,000 employees support the 10-mile trade area
- \$88,398 average household income withing 3-mile radius

Brand New Construction | Fronting State Hwy 780/7th Street Road | Excellent Visibility & Access

- Brand new construction which features high-level finishes and distinct design elements
- Strategically fronting State Highway 780/7th Street Road, a primary thoroughfare leading into New Kensington
- The asset benefits from excellent visibility via significant street frontage and is equipped with a large pylon sign

Strong Operator | 1,000 New Stores In 2021

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$34.22 billion
- The company has opened 1,050 new stores across the U.S. in 2021, expanding its presence to 46 states throughout the country

LOCATION



New Kensington, Pennsylvania
Westmoreland County
Pittsburgh MSA

ACCESS



7th Street Road/State Highway 780: 1 Access Point

TRAFFIC COUNTS



7th Street Road/State Highway 780: 5,700 VPD
State Highway 380: 9,800 VPD

IMPROVEMENTS



There is approximately 7,500 SF of existing building area

PARKING



There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 4.93 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 62-06-00-0-035
Acres: 4.65
Square Feet: 202,554

CONSTRUCTION



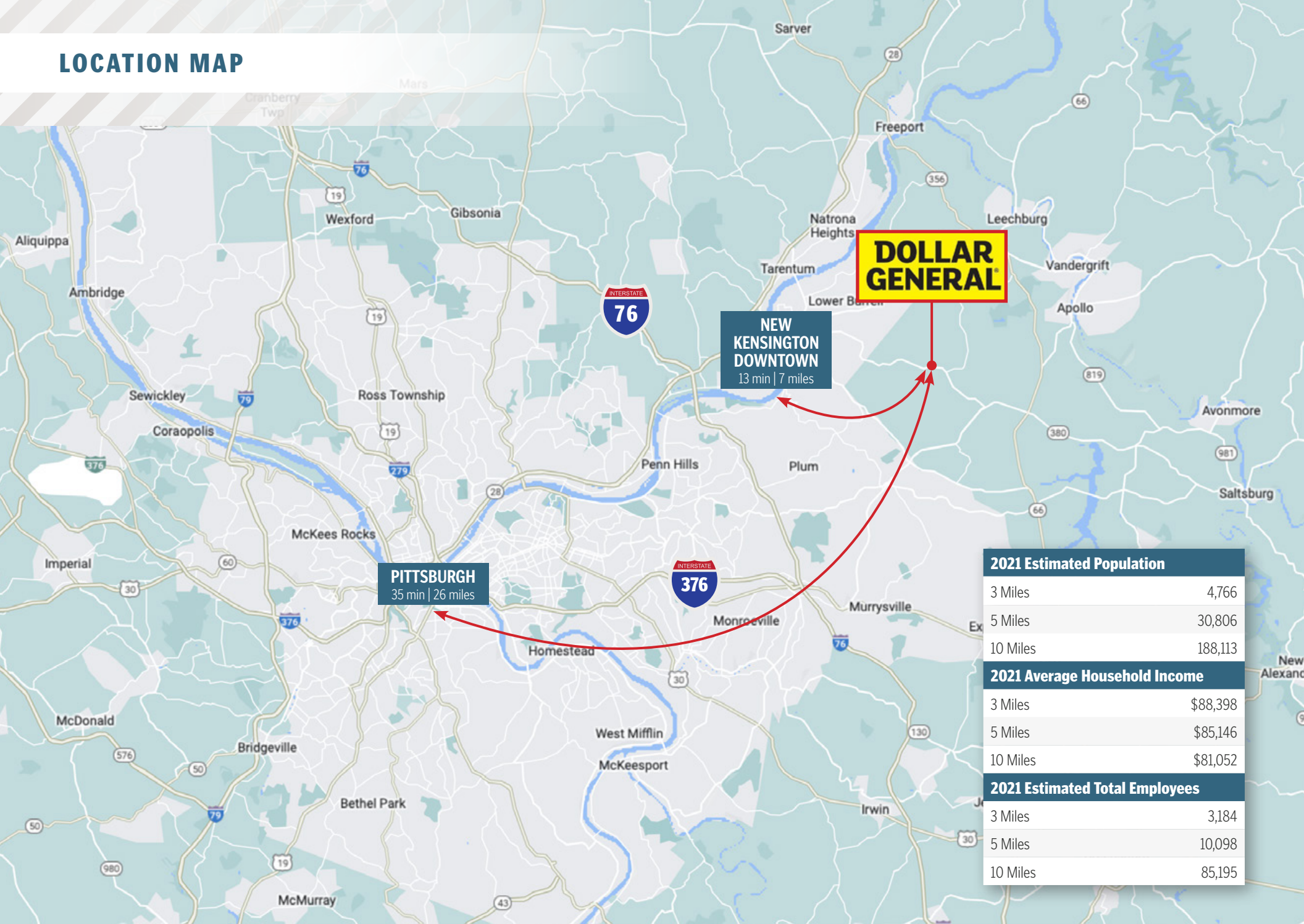
Year Built: 2021

ZONING

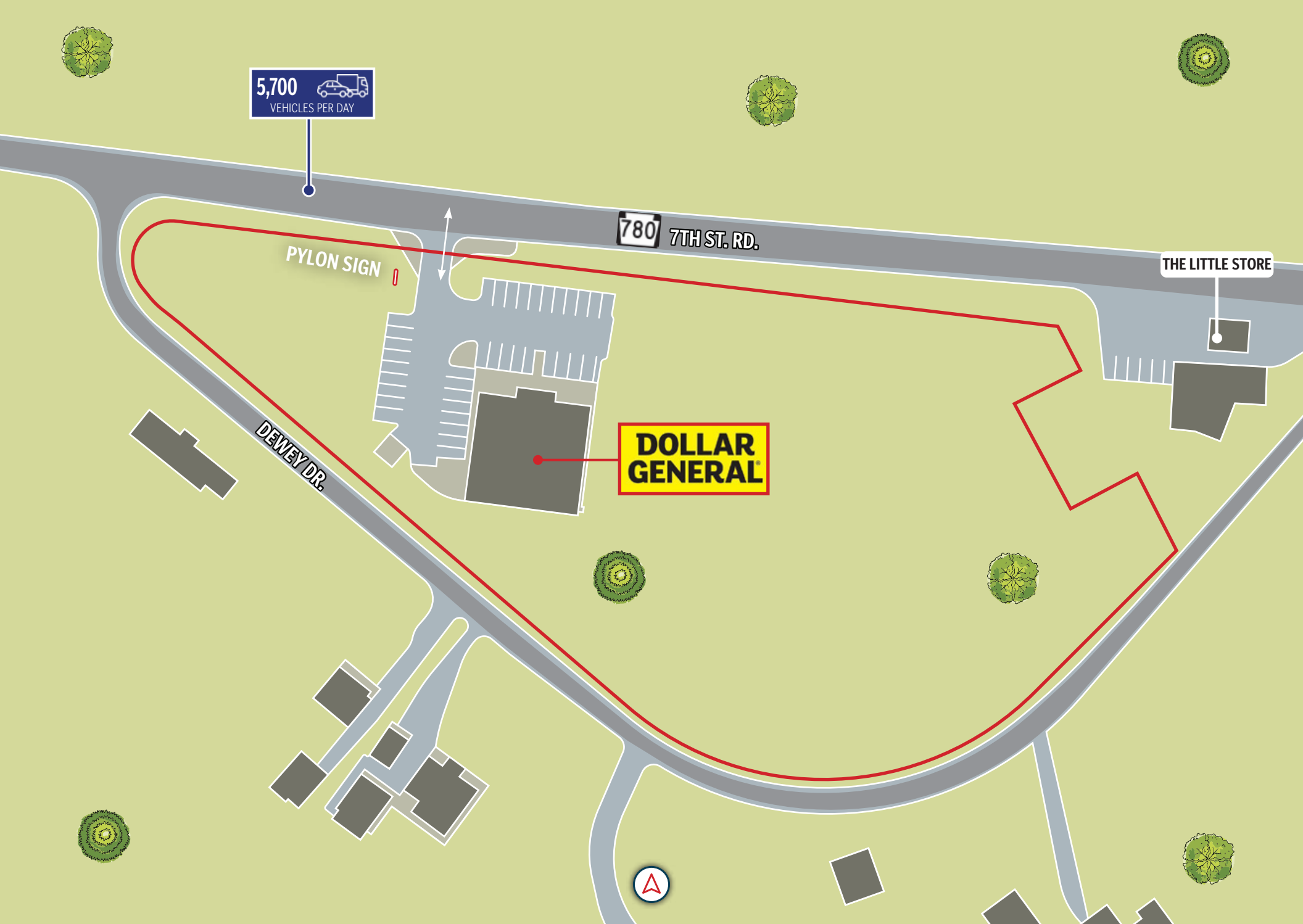


Commercial

LOCATION MAP



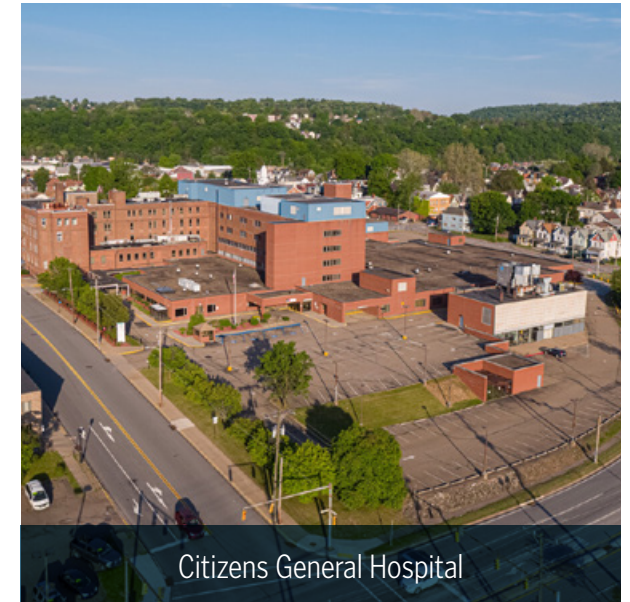


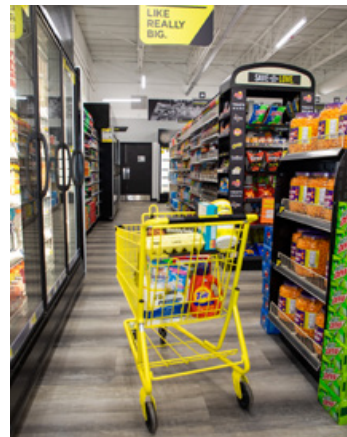


AREA DEMOGRAPHICS

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	3 Miles	5 Miles	10 Miles
Population			
2021 Estimated Population	4,766	30,806	188,113
2026 Projected Population	4,658	30,165	185,082
2021 Median Age	51.3	50.6	47.6
Households & Growth			
2021 Estimated Households	2,029	13,270	82,413
2026 Projected Households	1,995	13,069	81,555
Race & Ethnicity			
2021 Estimated White	96.56%	95.87%	89.07%
2021 Estimated Black or African American	1.70%	1.78%	6.51%
2021 Estimated Asian or Pacific Islander	0.61%	0.63%	1.98%
2021 Estimated American Indian or Native Alaskan	0.15%	0.11%	0.15%
2021 Estimated Other Races	0.40%	0.25%	0.37%
2021 Estimated Hispanic	1.15%	1.03%	1.59%
Income			
2021 Estimated Average Household Income	\$88,398	\$85,146	\$81,052
2021 Estimated Median Household Income	\$67,613	\$64,975	\$60,446
Businesses & Employees			
2021 Estimated Total Businesses	155	908	6,900
2021 Estimated Total Employees	3,184	10,098	85,195





Credit Rating: S&P: BBB

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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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NET LEASE
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in 2021

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NET LEASE
TRANSACTION
VALUE
in 2021

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