

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR  
GENERAL**

(S&P: BBB)

2022 Construction | Investment Grade Tenant (S&P: BBB)



13743 Route 68

**SLIGO** PENNSYLVANIA

REPRESENTATIVE PHOTO



**SRS**

NATIONAL  
NET LEASE  
GROUP



**EXCLUSIVELY MARKETING 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

<b>Pricing</b>	\$1,799,000
<b>Net Operating Income</b>	\$94,432
<b>Cap Rate</b>	5.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	13743 Route 68, Sligo, PA 16255
<b>Rentable Area</b>	9,100 SF
<b>Land Area</b>	2.355 AC
<b>Year Built</b>	2022
<b>Tenant</b>	Dollar General
<b>Guaranty</b>	Corporate
<b>Credit Rating</b>	S&P: BBB
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Beginning of Each Option
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	January 27, 2022
<b>Lease Expiration</b>	January 26, 2037

LEASE TERM				RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Monthly	Annually	Options
Dollar General (Corporate Guaranty)	9,100	January 2022	January 2037	Current	\$7,869	\$94,432	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 24,500 residents and 11,000 employees support the 10-mile trade area
- \$61,284 average household income withing 3-mile radius

## Brand New Construction | Directly off State Highway 68 | Limited Competition | Excellent Visibility & Access

- Brand new construction which features high-level finishes and distinct design elements
- Directly off State Highway 68, the primary thoroughfare serving Sligo and the immediate trade area
- First discount/dollar store in Sligo
- Virtually no competition, the nearest discount/dollar store is more than 6 miles from this location, increasing consumer draw to the subject property
- 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



Sligo, Pennsylvania  
Clarion County

ACCESS



State Highway 68: 1 Access Point

TRAFFIC COUNTS



State Highway 68: 3,800 VPD

IMPROVEMENTS



There is approximately 9,100 SF of existing building area

PARKING



There are approximately 29 parking spaces on the owned parcel.  
The parking ratio is approximately 3.18 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD  
Acres: 2.355  
Square Feet: 102,600

CONSTRUCTION



Year Built: 2022

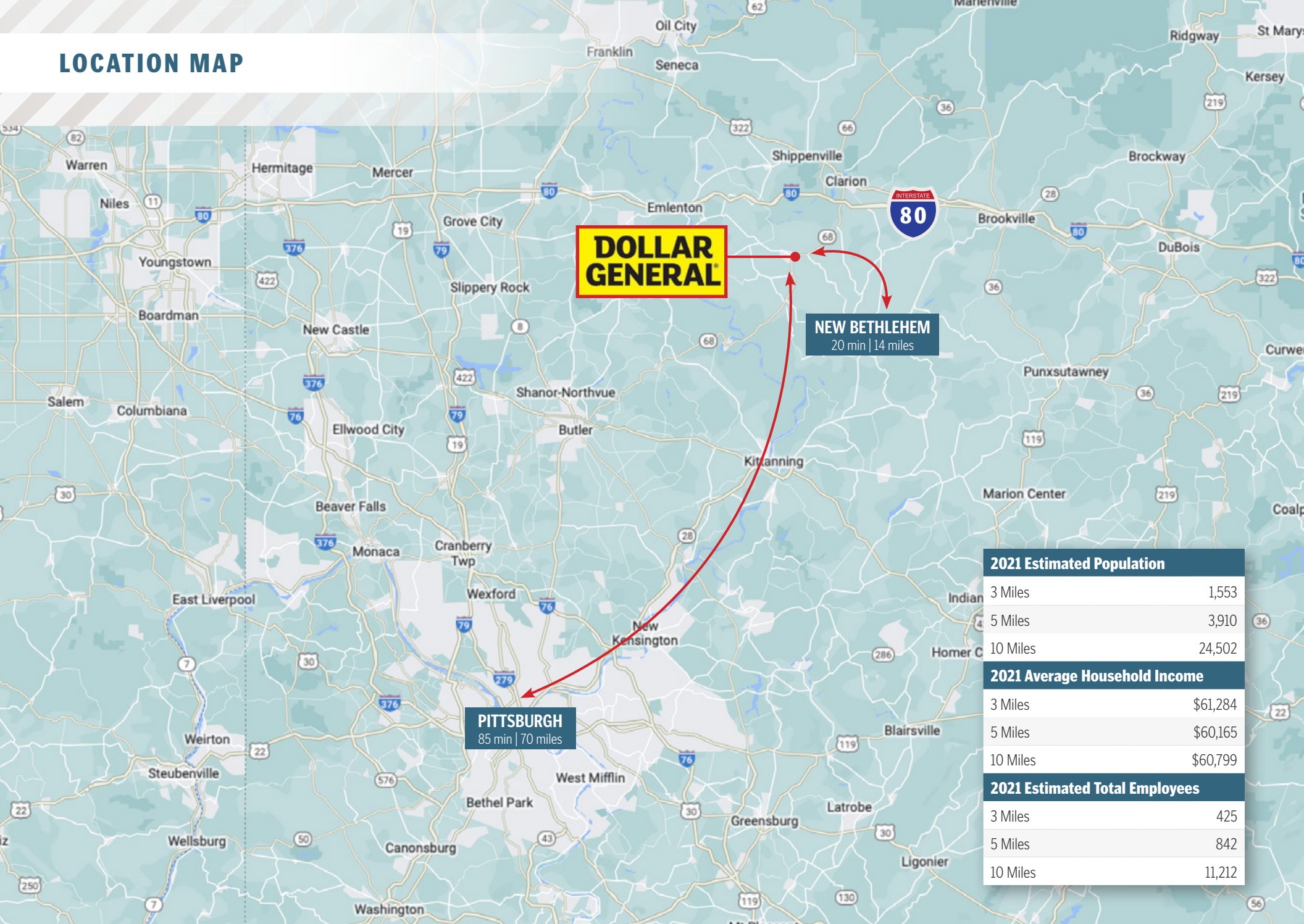
ZONING



Commercial



## LOCATION MAP













## AREA DEMOGRAPHICS

DG

	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2021 Estimated Population	1,553	3,910	24,502
2026 Projected Population	1,524	3,868	24,232
2021 Median Age	46.6	44.4	39.1
<b>Households &amp; Growth</b>			
2021 Estimated Households	613	1,565	9,980
2026 Projected Households	605	1,557	9,931
<b>Race &amp; Ethnicity</b>			
2021 Estimated White	97.66%	97.73%	95.58%
2021 Estimated Black or African American	0.52%	0.54%	1.90%
2021 Estimated Asian or Pacific Islander	0.84%	0.59%	0.96%
2021 Estimated American Indian or Native Alaskan	0.13%	0.13%	0.26%
2021 Estimated Other Races	0.06%	0.15%	0.29%
2021 Estimated Hispanic	1.03%	0.97%	1.37%
<b>Income</b>			
2021 Estimated Average Household Income	\$61,284	\$60,165	\$60,799
2021 Estimated Median Household Income	\$47,537	\$49,082	\$48,199
<b>Businesses &amp; Employees</b>			
2021 Estimated Total Businesses	38	105	1,053
2021 Estimated Total Employees	425	842	11,212





## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 18,000+

**2022 Employees:** 163,000

**2022 Revenue:** \$34.22 Billion

**2022 Net Income:** \$2.40 Billion

**2022 Assets:** \$26.33 Billion

**2022 Equity:** \$6.26 Billion

**Credit Rating: S&P:** BBB

Dollar General Corporation has been delivering value to shoppers for more than 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 18,130 stores in 46 states as of January 28, 2022. 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. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.





## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

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PROFESSIONALS

**25+**

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LARGEST  
REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2021

**840+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2021

**\$3.1B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2021

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