



DOLLAR GENERAL PLUS

OFFERING MEMORANDUM

5 E OLD STAGE RD | ALBRIGHTSVILLE, PA 18210

EXCLUSIVELY LISTED BY:

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TABLE OF CONTENTS

03

Executive Overview

07

Area Overview

05

Financial Overview

11

Tenant Overview

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





LIST PRICE

\$2,364,530



YEAR BUILT

2022



CAP RATE

5.25%



GROSS LEASABLE AREA

±10,566 SF

LEASE & LOCATION HIGHLIGHTS

- Brand new 2022 build-to-suit construction (rent commencement of April)
- Dollar General PLUS concept (larger 10,566 SF building)
- DG PLUS concepts confirm that the tenant is projecting above average sales volume for this location
- 15-Year Absolute NNN lease w/ zero management responsibilities
- Three, 5-Year renewal options, all of which include an attractive 10% rental increase
- Corporately guaranteed lease from Dollar General Corporation
- Average household income of \$78,050 annually
- 5-Mile population in excess of 21,863 residents
- MASSIVE 8.01 acre lot

TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General recently announced 2nd quarter same store sales growth of 4.6%, well above their 3.5% projections
- Dollar General has approx. 18,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID pandemic
- Dollar General has a market cap of ± \$54 billion



BLAKESLEE
± 11.9 MILES AWAY

LAKE HARMONY
± 8.3 MILES AWAY



LONG POND
± 12.3 MILES AWAY

POCONO SUMMIT
± 19 MILES AWAY



611



CAMELBACK SKI RESORT
± 18 MILES AWAY

HICKORY RUN
STATE PARK
± 11 MILES AWAY

534

ALBRIGHTSVILLE
± 5.5 MILES AWAY

FROSTY MOUNTAIN
BEVERAGE INC.



SUBJECT PROPERTY



JONAS
± 1.4 MILES AWAY

534

115

SIERRA VIEW
± 6.8 MILES AWAY



THE CROSSINGS PREMIUM OUTLETS



903



209



33



FINANCIAL OVERVIEW

DOLLAR GENERAL PLUS

FINANCIAL OVERVIEW

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	4/29/2022
LEASE EXPIRATION DATE	4/30/2037
TERM REMAINING ON LEASE	±14.75 Years
INCREASE	10% in Options
OPTIONS	Three, 5-Year Options



FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
patrick.flanagan@matthews.com
(214) 550-0277

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 4/30/2037	\$10,344.83	\$124,137.96	5.25%
Option 1	\$11,379.32	\$136,551.84	5.78%
Option 2	\$12,517.25	\$150,207.00	6.35%
Option 3	\$13,768.97	\$165,227.64	6.99%

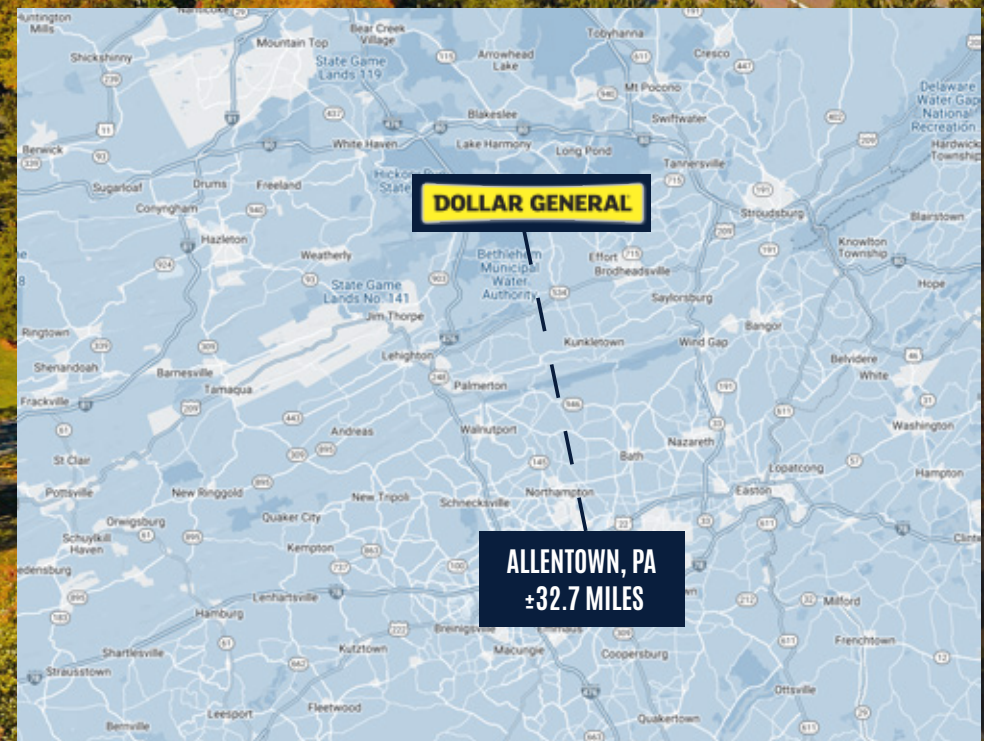


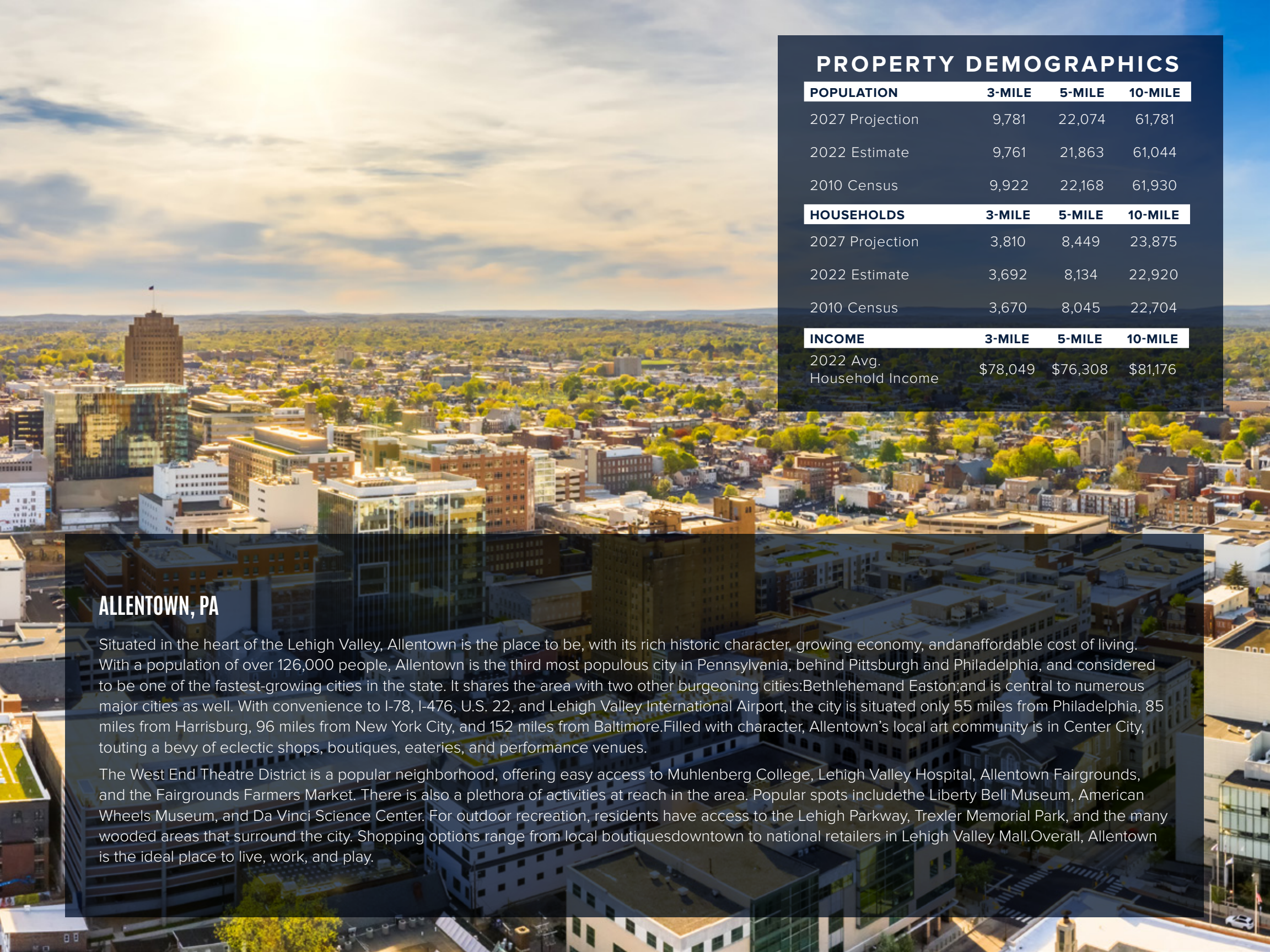
AREA OVERVIEW

DOLLAR GENERAL PLUS

ALBRIGHTSVILLE, PA

Surrounded by natural beauty, Albrightsville is a peaceful town brimming with small-town charm. This Pennsylvania town is surrounded by idyllic rural landscapes and is the perfect gateway from the hustle and bustle of city life. Despite its relaxing ambiance, Albrightsville is also near many fun and exciting attractions. It has access to lakes, kayaking, whitewater rafting, hiking, and all kinds of wildlife. Beyond its outdoor opportunity, Albrightsville is just 40 miles away from Allentown, which grants access to big-city amenities, and offers a low cost of living.





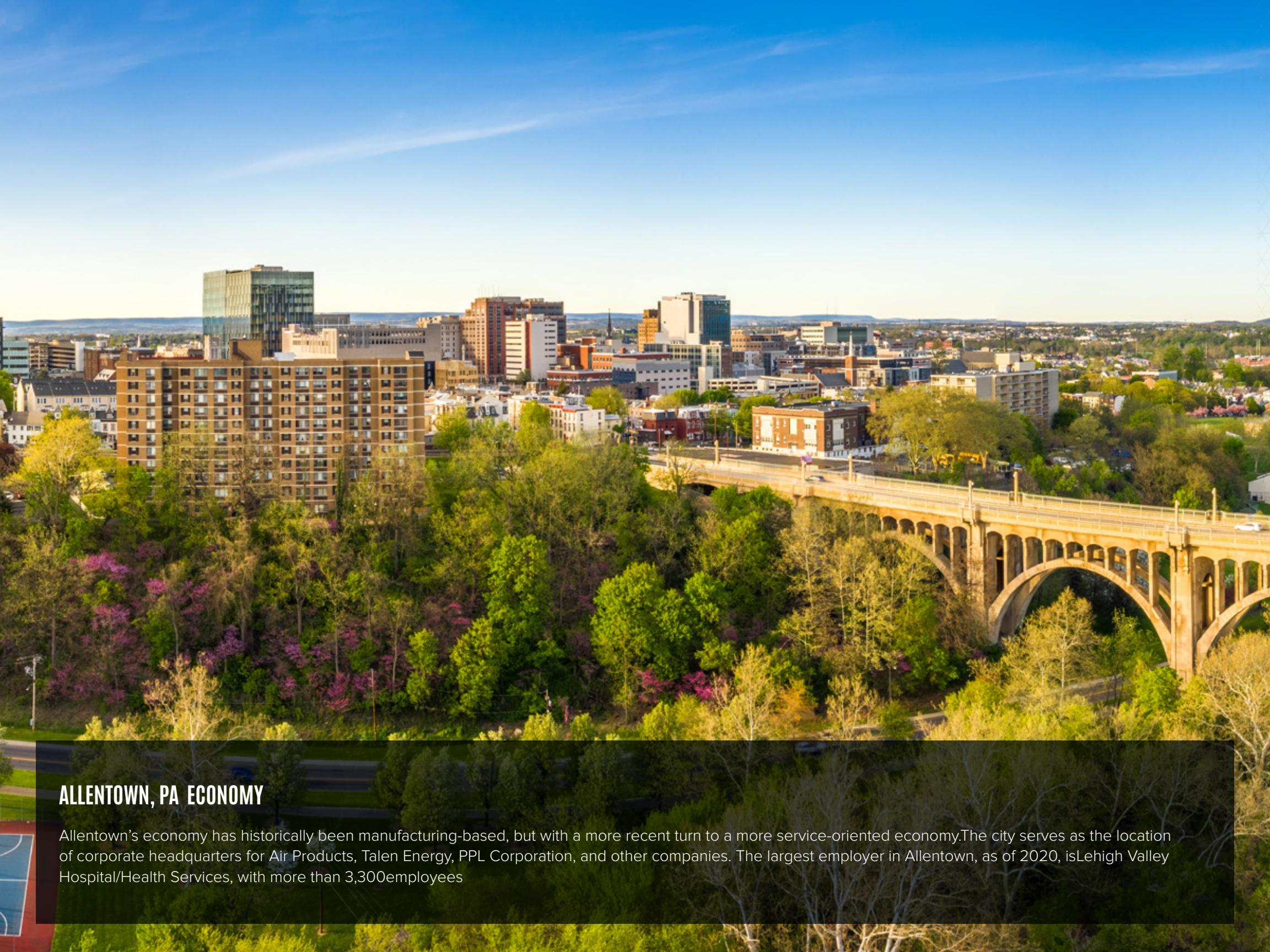
PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	9,781	22,074	61,781
2022 Estimate	9,761	21,863	61,044
2010 Census	9,922	22,168	61,930
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	3,810	8,449	23,875
2022 Estimate	3,692	8,134	22,920
2010 Census	3,670	8,045	22,704
INCOME	3-MILE	5-MILE	10-MILE
2022 Avg. Household Income	\$78,049	\$76,308	\$81,176

ALLENTOWN, PA

Situated in the heart of the Lehigh Valley, Allentown is the place to be, with its rich historic character, growing economy, and an affordable cost of living. With a population of over 126,000 people, Allentown is the third most populous city in Pennsylvania, behind Pittsburgh and Philadelphia, and considered to be one of the fastest-growing cities in the state. It shares the area with two other burgeoning cities: Bethlehem and Easton; and is central to numerous major cities as well. With convenience to I-78, I-476, U.S. 22, and Lehigh Valley International Airport, the city is situated only 55 miles from Philadelphia, 85 miles from Harrisburg, 96 miles from New York City, and 152 miles from Baltimore. Filled with character, Allentown's local art community is in Center City, touting a bevy of eclectic shops, boutiques, eateries, and performance venues.

The West End Theatre District is a popular neighborhood, offering easy access to Muhlenberg College, Lehigh Valley Hospital, Allentown Fairgrounds, and the Fairgrounds Farmers Market. There is also a plethora of activities at reach in the area. Popular spots include the Liberty Bell Museum, American Wheels Museum, and Da Vinci Science Center. For outdoor recreation, residents have access to the Lehigh Parkway, Trexler Memorial Park, and the many wooded areas that surround the city. Shopping options range from local boutiques downtown to national retailers in Lehigh Valley Mall. Overall, Allentown is the ideal place to live, work, and play.



ALLENTOWN, PA ECONOMY

Allentown's economy has historically been manufacturing-based, but with a more recent turn to a more service-oriented economy. The city serves as the location of corporate headquarters for Air Products, Talen Energy, PPL Corporation, and other companies. The largest employer in Allentown, as of 2020, is Lehigh Valley Hospital/Health Services, with more than 3,300 employees.



TENANT OVERVIEW

DOLLAR GENERAL PLUS

TENANT PROFILE

COMPANY NAME

Dollar General
Corporation

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Goodlettsville, TN

NO. OF EMPLOYEES

±157,000

DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 18,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring ± 9,100 sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



18,000+

LOCATIONS



\$33.7B

2021 REVENUE



1939

FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General Plus** located at **5 E Old Stage Rd, Albrightsville, PA 18210** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. 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 Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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