



REPRESENTATIVE PHOTO

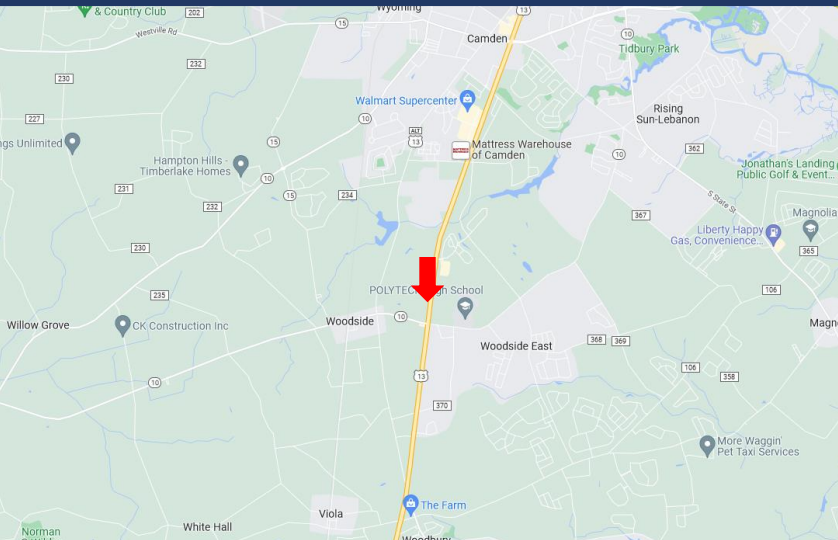
LISTING PRICE **\$2,354,070**

5.50% Cap Rate

PROPERTY DETAILS

5300 S Dupont Hwy, Dover, DE 19901

- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent to commence January 2023
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 48,400+ Population within 5 miles
- 31,290 Average Daily Traffic count



ABOUT THE PROPERTY


PRICE
 \$2,354,070


TO BE BUILT
 December 2022


AVAILABLE SF
 10,566


CAP RATE
 5.50%



NOI
 \$129,474

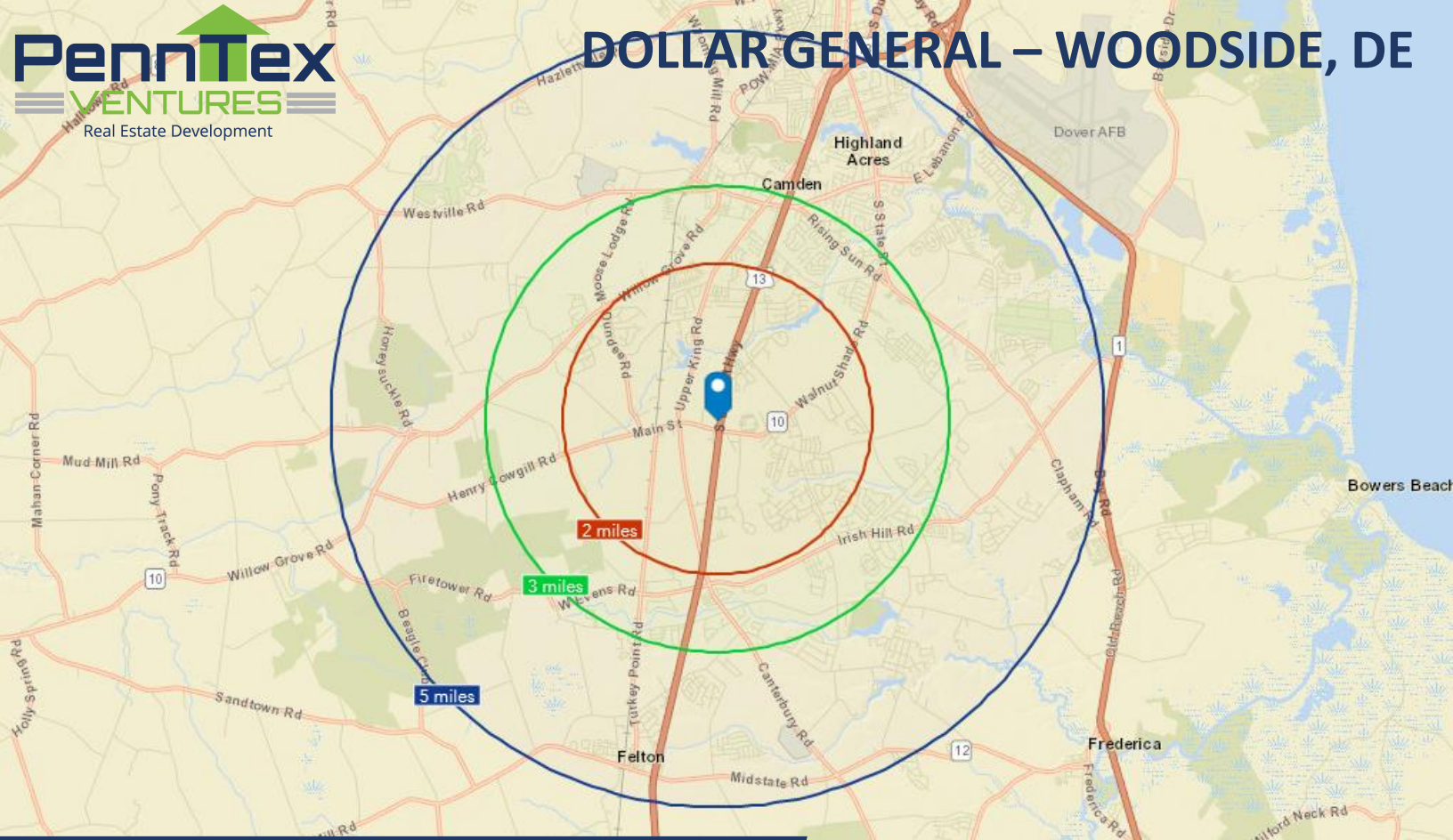

ZONING
 Commercial



REPRESENTATIVE PHOTO

OFFERING SUMMARY

Year To Be Built:	2023	RENT SCHEDULE			
Lot Size:	2.18 acres				
Building Size:	10,566 SF		Monthly	Annual	Per SF
Traffic Count:	31,290 VPD	Initial Term	\$10,789	\$129,474	\$12.25
Zoning:	Commercial	Option 1	\$11,868	\$142,421	\$13.48
Lease Type:	Absolute NNN	Option 2	\$13,055	\$156,664	\$14.83
Primary Lease Term:	15 years	Option 3	\$14,360	\$172,330	\$16.31
Annual Rent:	\$129,468				
Landlord Responsibilities:	ZERO				
Lease Start Date:	January 2023				
Lease Expiration Date:	January 2038				
Rent Increases:	10% Each Option				
Renewal Options:	3 (Five Year)				
Lease Guarantor:	Dollar General Corporation				



DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2010 Total Population	7,867	19,066	48,471
2022 Total Population	10,076	23,761	55,987
2022 Total Daytime Population	7,965	18,426	44,176
Workers	2,414	5,802	17,078
Residents	5,551	12,624	30,098

HOUSEHOLD SUMMARY

2010 Households	2,844	6,930	17,623
2022 Households	3,712	8,728	20,538
2022 Median Household Income	\$68,526	\$74,887	\$68,950
2027 Median Household Income	\$78,579	\$87,357	\$80,369



MARKET OVERVIEW

Dover, DE (Kent County) sits at the center of the State of Delaware, nearby the headwaters of the Delaware Bay and serves as the Capital of the State as well as the County Seat of Kent County. This Southern suburb of the market holds 21,941 people (7,995 HH) within 3 miles and 55,474 people (20,385 HH) within 5 miles. The Woodside area is popular for those who choose to live in the comforts and atmosphere of a "small town" while still having the advantages of larger cities such as Dover & Wilmington. The site sits on S. Dupont Hwy (Rt.13) (31,290 VPD) which is the main road that runs North to South through Dover, DE. Heading North will lead to the City of Dover and other area shopping. Heading South connects traffic to the DE/MD state line and the Chesapeake Bay area. Traffic coming from the Southern suburbs of Dover will pass directly in front of this site to travel North to Dover and furthermore into Wilmington and Philadelphia.

Major employers in the area include Dover Airforce Base – 4,000 employees; Procter & Gamble – 350 employees; Kraft Foods– 815 employees; and Bayhealth Kent General Hospital – 2,000 employees. All aforementioned employers are within a 10-minute drive of this site.

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

Schools & Universities:	
<ul style="list-style-type: none"> Polytech High School Delaware State University 	<ul style="list-style-type: none"> 1,188 students, 84 faculty & staff 4,872 students
MAJOR EMPLOYERS:	
<ul style="list-style-type: none"> Dover Airforce Base Procter & Gamble Kraft Foods Bayhealth Kent General Hospital 	<ul style="list-style-type: none"> 4,000 employees 350 employees 815 employees 2,000 employees
RESIDENTIAL NEIGHBORHOODS:	
<ul style="list-style-type: none"> Wynn Wood The Ponds Tamarac Homes Peachtree Homes Long Acre Village Woodfield Chestnut Ridge Pinehurst Village 	<ul style="list-style-type: none"> 204 single family homes 66 single family homes 180+ single family homes 200+ single family homes 231+ single family homes 300+ single family homes 350+ single family homes 128+ single family homes

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 31st consecutive year of same-store sales growth.

17,000+ Stores in 46 states

Rated BBB by Standard and Poor's

143,000 Team Members

#91 in Fortune 500 (2021)

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 2871 Sunset Boulevard, West Columbia, SC 29169 (“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 PTV 1044, LLC, the owner of the Property (“Owner”). 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 Owner 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 Owner or constitute an indication that there has been no change in such affairs of the Property or Owner 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 Owner 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. Owner 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. Owner 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 Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.



Real Estate Development



BRENDAN EISENBRANDT

DIRECTOR OF SALES

724-420-5367

Brendan.Eisenbrandt@PennTexVentures.com