



# **DOLLAR GENERAL**

*INTERACTIVE OFFERING MEMORANDUM*  
*3137 STATE ROUTE 18 | WAMPUM, PA 16157*



**EXCLUSIVELY LISTED BY:**

---

**BROKER OF RECORD**

Kyle Matthews  
Lic No. RB068831 (PA)

**TABLE OF CONTENTS**

---



REPRESENTATIVE PHOTO

## PROPERTY HIGHLIGHTS



### LIST PRICE

\$1,600,000



### YEAR BUILT

2020



### CAP RATE

6.46%



### GROSS LEASABLE AREA

±9,100 SF

## LEASE & LOCATION HIGHLIGHTS

- **New 2020 Construction** – The tenant opened at this build-to-suit location only 3 years ago, leaving over 12 Years of base term remaining in addition to renewal options that allow the tenant to remain here until 2050.
- **Limited Competition** – There is no other dollar store in the submarket of Wampum nor the neighboring Chewton.
- **Modified NNN Lease** – Tenant is responsible for taxes, insurance, and maintenance of all non-structural elements, offering a very passive investment.
- **Climbing Fortune 100 Company** – Dollar General is a Fortune 100 company that posted \$36.29 Billion of profit in 2022 and has seen 31 consecutive years of same-store sales growth.
- **Located on Main Thoroughfare** – The subject property is located on State Route-18 that services travel from New Castle to Pittsburg, PA.
- **Pittsburgh MSA** – Pittsburgh MSA is located within an hour's drive of Wampum. Pittsburgh is the 27th largest MSA in the country with a population of 2.3 Million.



REPRESENTATIVE PHOTO





**ELLWOOD CITY**  
± 4.9 MILES AWAY



PA-18 ± 5,000 VPD

**SUBJECT  
PROPERTY**



**DEL-MAR  
GOLF COURSE**







DOLLAR GENERAL

REPRESENTATIVE PHOTO

## PROPERTY SUMMARY

PROPERTY ADDRESS	3137 State Route 18, Wampum, PA 16157
PRICE	\$1,600,000
LOT SIZE	±1.84 AC
YEAR BUILT	2020
GLA	±9,100 SF

## TENANT SUMMARY

TENANT NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NNN
ROOF AND STRUCTURE	Landlord
ORIGINAL LEASE TERM	15 Years
RENT COMMENCEMENT DATE	12/1/2020
LEASE EXPIRATION DATE	12/1/2035
TERM REMAINING ON LEASE	±12.75 Years
OPTIONS	Three, 5-Year Options



REPRESENTATIVE PHOTO

## FINANCING INQUIRIES

For financing options reach out to:

Gregory Kavoklis  
 gregory.kavoklis@matthews.com  
 +1 (805) 630-8143

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 12/2035	\$8,612	\$103,350	6.46%
Option 1	\$9,473	\$113,685	7.11%
Option 2	\$10,421	\$125,053	7.82%
Option 3	\$11,463	\$137,558	8.60%





# AREA OVERVIEW

DOLLAR GENERAL





Source: wampumboro.com

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	3,094	19,834	98,080
2023 Estimate	3,147	20,202	99,886
2010 Census	3,395	21,804	107,336
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	1,423	9,245	44,202
2023 Estimate	1,311	8,530	41,009
2010 Census	1,423	9,245	44,202
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$67,057	\$66,267	\$68,760

## WAMPUM, PA

Wampum is located in Lawrence County, Pennsylvania, with a 2022 population of over 500 people. The town is located just 41 miles northwest of Pittsburgh. Many visitors and residents of Wampum enjoy the fishing and hunting access the town offers. The Beaver River in Wampum can be fished for bass, muskellunge, northern pike, trout, channel catfish, and panfish. The North Country Trail runs through McConnell's Mill State Park in Southwestern Lawrence County, as well as through Wampum Borough and State Game Lands, it is just one section of a 4,600-mile continuous hiking trail that stretches through 7 states. It serves as a hub for numerous train lines that once ran through Wampum. This now benefits train enthusiasts who visit to watch and photograph passing trains. Lawrence County has easy access to major metropolitan areas like New York City, Chicago, Toronto, Cleveland, Pittsburgh, Youngstown, and more thanks to its advantageous location at the intersection of Interstate 79, a major North/South interstate system, and Interstate 80, a major East/West interstate system. Businesses looking for access to North America's strongest consumer and corporate markets might choose Lawrence County. It is a wonderful spot for families to live and visit with a future of modernization and close proximity to many major MSA's.





# PITTSBURGH, PA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers. Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.





## ECONOMY

Pittsburgh is a major hub for manufacturing, healthcare, energy, finance and business, and information technology. Global manufacturing firms and small precision tooling and machining companies in Pittsburgh continuously meet the increasing demand for a variety of goods, including materials, parts, and components for critical industries. The University of Pittsburgh and Carnegie Mellon University have helped grow Pittsburgh's healthcare industry through the cultivation of healthcare technology and life-saving medicine and pharmaceuticals. Pittsburgh's energy industry is made up of 1,050 firms including Chevron, Eaton, PPG Industries Inc., and Shell Chemicals. Due to the presence of these major companies in Pittsburgh, it has become the #1 U.S. exporter of coal, metal ore, and other non-metallic minerals.

## HIGHER EDUCATION

Carnegie Mellon University is a private research university in Pittsburgh that was established in 1900. Currently, over 14,500 students attend the university. Carnegie Mellon is well known for its rigorous programs centered around computer science and engineering and also for its outstanding fine arts programs in theater, architecture, and design.

The University of Pittsburgh is a public research university in Pittsburgh that was founded in 1787. Currently, over 33,700 students attend the university. The university is made up of 17 undergraduate and graduate colleges and offers over 100 majors for students to take. The University of Pittsburgh is well known for its achievements in STEM research.

## ATTRACTIONS

Pittsburgh is teeming with attractions as it is rich in arts and culture. Entertainment attractions include the Heinz Hall for Performing Arts and Benedum Center. Pittsburgh also has several museums such as the Andy Warhol Museum, the Carnegie Museum of Art, the Frick Pittsburgh, Pittsburgh Center for the Arts, and the Mattress Factory. Another popular attraction is the Strip District, which is a hip neighborhood that features old-style grocers, delicious eateries, street stands, and vibrant bars. Pittsburgh is also home to 2 major casinos: The Rivers and Meadows Racetrack & Casino. Both casinos bring over half a billion dollars of gaming revenue to the area each year. Several events take place in the convention center such as business conferences, presidential campaign rallies, and job fairs. There is something for everyone's interest in Pittsburgh.



Rivers Casino







# TENANT OVERVIEW

DOLLAR GENERAL



## TENANT PROFILE

### COMPANY NAME

Dollar General Corporation

### OWNERSHIP

Public

### INDUSTRY

Discount Retailer

### HEADQUARTERS

Scottsville, KY

### NO. OF EMPLOYEES

±158,000

# DOLLAR GENERAL®

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 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, Procter & 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.



**21,000+**

LOCATIONS



**\$36.29B**

2022 REVENUE



**1939**

FOUNDED



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3137 Route 18, Wampum, PA 16157** ("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. Neither 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.

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

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.



# DOLLAR GENERAL

3137 STATE ROUTE 18 | WAMPUM, PA 16157

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

BROKER OF RECORD

Kyle Matthews  
Lic No. RB068831 (PA)

