



**New Construction 15-Year Lease | Corporate Tenant | Rent Commencement Date – Nov 2022**



**DOLLAR GENERAL**

**967 PA Route 390**

Cresco (Philadelphia MSA), PA 18326

ACTUAL LOCATION



Actual Location

**\$2,042,000**  
Purchase Price

**6.10%**  
Avg. Cap Rate  
Over Initial Term



**\$124,543**  
NOI



**15 Years**  
Rem. Lease  
Term



**Colliers** is pleased to exclusively offer a premier net lease opportunity to acquire a single tenant Dollar General (the “Property”) located on PA Route 390 in Cresco, PA. Dollar General is a corporate tenant on a new, 15-year lease in a 2022 build. Construction features a beautiful plank front with wainscoting and shutters in a 9,002 SF store on a 1.80 acre +/- site. Cresco is a market that was in great demand for Dollar General, and the subject property features a best-in-class site within the trade area. Dollar General is a top retailer in the United States, with over 19,000 stores and a market cap of \$46B. The company has a BBB investment grade credit rating by the S&P.



# INVESTMENT HIGHLIGHTS



## Brand New, Long-Term, Corporate Lease

Dollar General signed a long-term 15-year lease with attractive 10% rent increases in each option period. The lease features three (3), five (5) year option periods with 10% escalations for each option. Corporately guaranteed by Dollar General Corporation, an investment grade tenant holding a credit rating of “BBB”



## Dollar General, a Top US Retailer

Dollar General Corporation is a US leader in retail with over 19,000 stores. DG is the country's largest small-box retailer. “DG” plans to add another 1,053 stores in 2023. Publicly traded under the S&P 500 – DG has a \$46 B market cap, with 170,000 employees. DG net sales increased 10.6% YOY to \$37.8 in FY 2022. The recession-proof retailer opened 1,039 new stores in FY The Property is 2022.



## Strategically Positioned for DG

Cresco is perfectly positioned for Dollar General to see success. The next closest DG location is 4.5 miles away in Tobyhanna and Mount Pocono, which is 4.6 miles away. This is ideal for DG as the Cresco location fills a void between the two stores and provides max. coverage for the area.



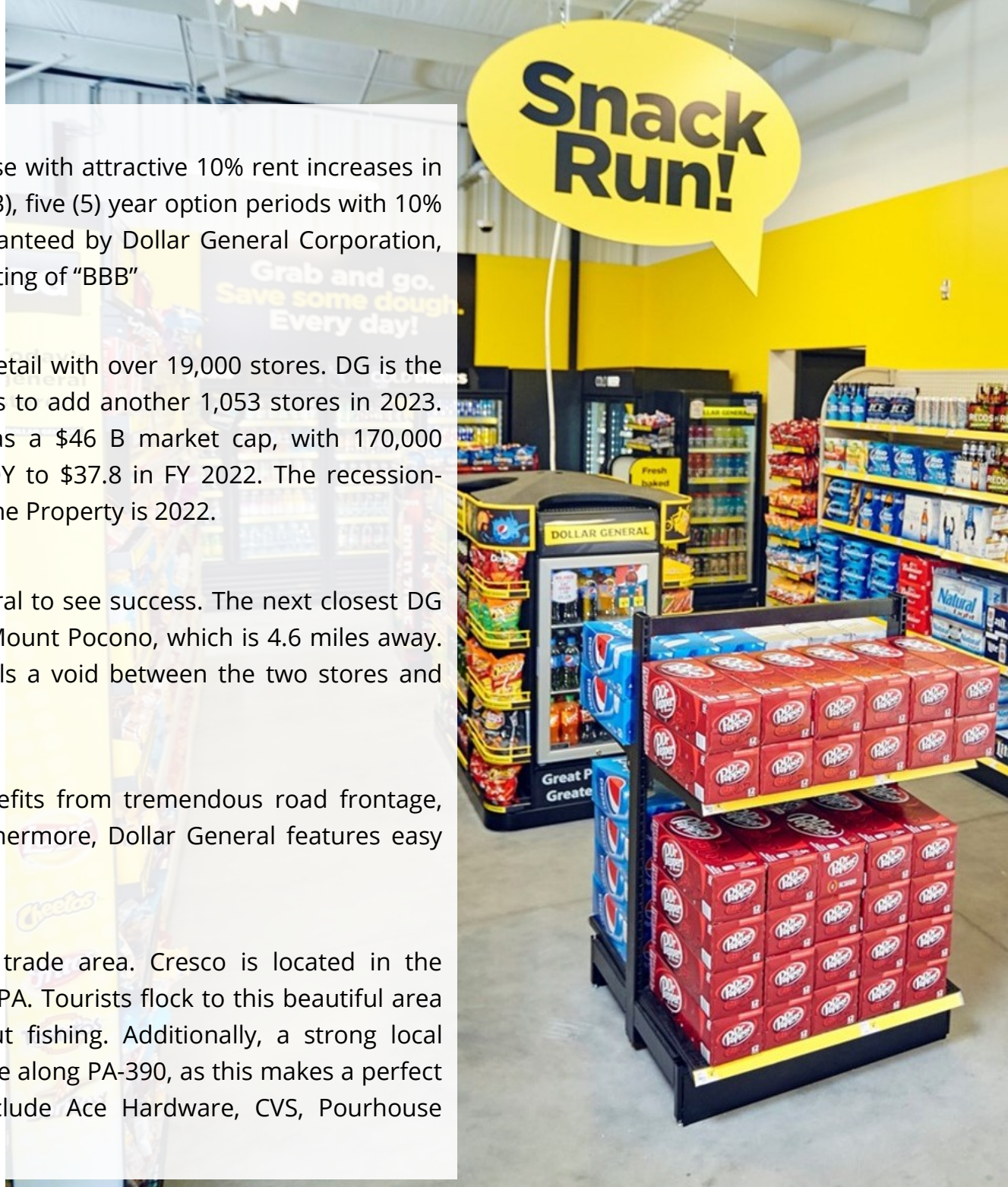
## Unparalleled Access And Visibility

The Property has excellent visibility and benefits from tremendous road frontage, along with ample parking of 38 spaces. Furthermore, Dollar General features easy ingress/egress.



## Mission Critical Retail Trade Area

This DG location is nestled within Cresco's trade area. Cresco is located in the beautiful Pocono Mountains in Northeastern, PA. Tourists flock to this beautiful area to visit the mountains and enjoy great trout fishing. Additionally, a strong local economy exists. Shopping in Cresco takes place along PA-390, as this makes a perfect site for DG. Other surrounding retailers include Ace Hardware, CVS, Pourhouse Neighborhood Bar and Grill, and others.





**DOLLAR GENERAL®**

ESSA Bank  
and Trust

Lewis' Supermarket

 **CVS**  
pharmacy

Route 390 (5,800 VPD)





## DOLLAR GENERAL

From a single wholesale store to the country's largest small-box retailer, Dollar General now has 19,000+ stores with 173,000+ employees. "DG" is a Fortune 119 company with a market cap of \$46 B. An iconic American retailer, the company was founded in 1939 by J.L. Turner and Carl Turner Sr. Stores deliver everyday low prices on items including food, snacks, health, and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products, and much more from the most trusted US Brands. Today "DG" is in 47 states. The fiscal year 2022 net sales increased 10.6% to \$37.8 billion compared to \$34.2 billion in the fiscal year 2021.

## CORPORATE OVERVIEW

### Dollar General

<b>Ownership:</b>	Public
<b>Year Founded:</b>	1939
<b>Headquarters:</b>	Goodlettsville, TN
<b>Locations:</b>	19,000 +
<b>Employees:</b>	173,000+
<b>Parent Company:</b>	Dollar General Corp.



# LEASE ABSTRACT

**\$2,042,000**  
Purchase Price 

**6.10%**  
Avg. Cap Rate  
Over Initial Term 

**\$124,543**  
NOI 

**15 Years**  
Rem. Lease Term 

## Lease Details

Address	967 Route 390, Cresco, PA 18236
Tenant	Dollar General
Tenant Type	Corporate
Lot Area	1.89 Acres
Size	9,002 SF
Year Built	2022
NOI	\$124,543 (\$13.84 PSF)
Lease Type	NNN
Est. Rent Commencement	November 17, 2022
Est. Lease Expiration	November 30, 2037
Remaining Lease Term	15 Years
Remaining Options	Two (2), 5-Year Options followed by One (4-Yr / 11-mo) Option

## Tenant Responsibility Detail

Maintenance & Repairs	Tenant is responsible for maintenance and repairs to the interior of the Premises, including HVAC.
Insurance	Tenant pays for and maintains property and liability insurance on the Premises.
Real Estate Taxes	Tenant responsible.

## Rent Schedule

Description	Dates			Annual Base Rent	Rent Increases
<b>Current Term: Years 1-15</b>	Nov-22	-	Nov-37	\$124,543	-
Option Term 1: Years 16-20	Dec-37	-	Nov-42	\$136,997	10%
Option Term 2: Years 21-25	Dec-42	-	Nov-47	\$150,696	10%
Option Term 3: Years 26-30*	Dec-47	-	Oct-52	\$165,767	10%



# TRADE AERIAL



State Game  
Lands

Anne McGuire Studio

Mark Chapman  
Refrigeration

Magisterial  
District Court

Mick Motors

Route 390 (7,200 VPD)

Mountain Home  
Antiques

ESSA Bank and Trust

**DOLLAR GENERAL®**

300

Mountainhome  
Diner

*True Value®*

**ACE  
Hardware**

Route 390 (5,800 VPD)

**CVS**  
pharmacy®

*Lewis'*  
SUPERMARKET

**FAMILY DOLLAR®**

Mountainhome  
Farmstand

Ice Cabin Rd

Nearly New Shop

The PourHouse Neighborhood  
Bar and Grille

Fisher & Fisher  
Law Offices

EZ Short Sales

Henry Price Rd

Rock Ln

Old Or



# MARKET OVERVIEW

Cresco, PA is a quaint, historic town located in Monroe County, Pennsylvania. It is situated in the Pocono Mountains region and is known for its natural beauty and outdoor recreational activities such as hiking, fishing, and skiing. Monroe County has a population of approximately 170,000. Some of the major employers within the county include but are not limited to Tobyhanna Army Depot (3,855 employees), Sanofi Pasteur (2,400 employees), Lehigh Valley Hospital (2,000 employees), Kalahari Resort (1,374 employees), Mount Airy Casino and Resort (1,038) and many others. Monroe County is bordered by New Jersey to the east, with the Delaware River constituting the boundary. The county was formed in 1836 and is named after James Monroe.

Tourism is a huge part of the activity in Monroe County. The Pocono Mountains offer four seasons of endless fun and a tremendous variety of diversions, such as luxurious resorts, fun things to do for the whole family, outdoor adventures, bed and breakfasts, and more. This region is famous for its resorts, natural scenic beauty, 150 lakes including Lake Wallenpaupack, and others. Located in Long Pond is Pocono Raceway, an iconic racetrack that is home to annual Indy Car and NASCAR races, drawing crowds from all over the nation to see these exciting events take place.



# DEMOGRAPHIC OVERVIEW

POPULATION	5-Mile	10-Mile	15-Mile	East Stroudsburg MSA
2027 Projection	15,432	62,307	145,712	166,361
2022 Estimate	15,318	62,562	146,191	167,117
% Growth 2000-2022	30.1%	27.3%	24.1%	20.5%
HOUSEHOLD INCOME				
Average	\$88,840	\$91,973	\$92,030	\$93,906
Median	\$88,840	\$91,973	\$92,030	\$70,911





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