



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL[®]

DOLLAR GENERAL

1124 Midland Ave | Midland, PA 15059



INTERACTIVE
MARKETING PACKAGE

EXCLUSIVELY LISTED BY:

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DOLLAR GENERAL®

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INVESTMENT HIGHLIGHTS

- **UPGRADED CONSTRUCTION:** Corner entry location with windows - 2018 Built-to-suit construction for Dollar General.
- **OVER 10.25 YEARS REMAINING:** On the primary term including Three, 5-Year options with 10% rental increases in each option period.
- **INVESTMENT GRADE TENANT:** Corporate Guarantee by Dollar General Corporation, a Fortune 100 company (S&P: BBB). Dollar General is an established national brand with over ±18,000 stores across the United States.
- **NN+ LEASE:** With limited landlord responsibilities, making this a perfect asset for investors looking for a long term passive investment
- **STRONG DEMOGRAPHICS:** Over 99,853 residents living within a 10-mile radius with an Average Household Income of over \$74,146.
- **STRONG ECONOMY:** Growing economy: Midland's economy is diversified, with a mix of industries including healthcare, manufacturing, and construction. Top employers in the area include Pennex Aluminum, Heritage Valley Health System, and Midland School District.
- **PITTSBURGH MSA:** Midland is located along the Ohio River and is 25 miles from Pittsburgh, making it an attractive location for businesses looking for easy access to transportation.
- **PROXIMITY TO HIGHWAYS & AIRPORTS:** Midland's convenient location makes it easily accessible, as it is situated just 6 miles away from I-376, 14 miles away from I-76, and 19 miles away from I-79. In addition, Midland is located merely 13 miles away from Pittsburgh International Airport.

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PROPERTY OVERVIEW

SITE DESCRIPTION

1124 Midland Ave is a ±7,545 square foot building. The property was constructed in 2018. The Dollar General is situated on a 0.4 acre parcel with ample parking spaces and is zoned commercial.



PROPERTY SUMMARY

ADDRESS	1124 Midland Ave
CITY	Midland
STATE	Pennsylvania
ZIP CODE	15059
PROPERTY TYPE	Retail
PROPERTY USE	Food Store, Market
ZONING:	Commercial
PARCEL NUMBER	33-009-0103.000
YEAR BUILT	2018
BUILDING SIZE	7,545 SF
LOT SIZE	0.40 AC
CONSTRUCTION STYLE	Upgraded Corner Entry with Windows
PARKING SPACES	± 19 Spaces
RPSF BUILDING	\$13.88
PPSF BUILDING	\$205.58
PPSF LAND	\$89.02

DOLLAR GENERAL®

INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NN+
LEASE GUARANTOR	Corporate (S&P: BBB)
ORIGINAL LEASE TERM	±15.00 Years
LEASE COMMENCEMENT	5/16/2018
LEASE EXPIRATION DATE	5/31/2033
TERM REMAINING	10.25 Years
INCREASES	10.00% In Options
OPTIONS	Three, 5-Year



\$1,551,111
LIST PRICE



6.75%
CAP RATE



\$104,700
ANNUAL RENT



±7,545 SF
GLA



2018
YEAR BUILT/
RENOVATED

ANNUALIZED OPERATING DATA

LEASE COMMENCE	ANNUAL NOI	MONTHLY NOI	CAP RATE	RENTAL INCREASE
CURRENT	\$104,700	\$8,725.00	6.75%	-
Option 1	\$115,170	\$9,597.50	7.43%	10%
Option 2	\$126,687	\$10,557.25	8.17%	10%
Option 3	\$139,356	\$11,613.00	8.98%	
Average:	\$121,478	\$10,123.19	7.83%	10%

FINANCING INQUIRIES

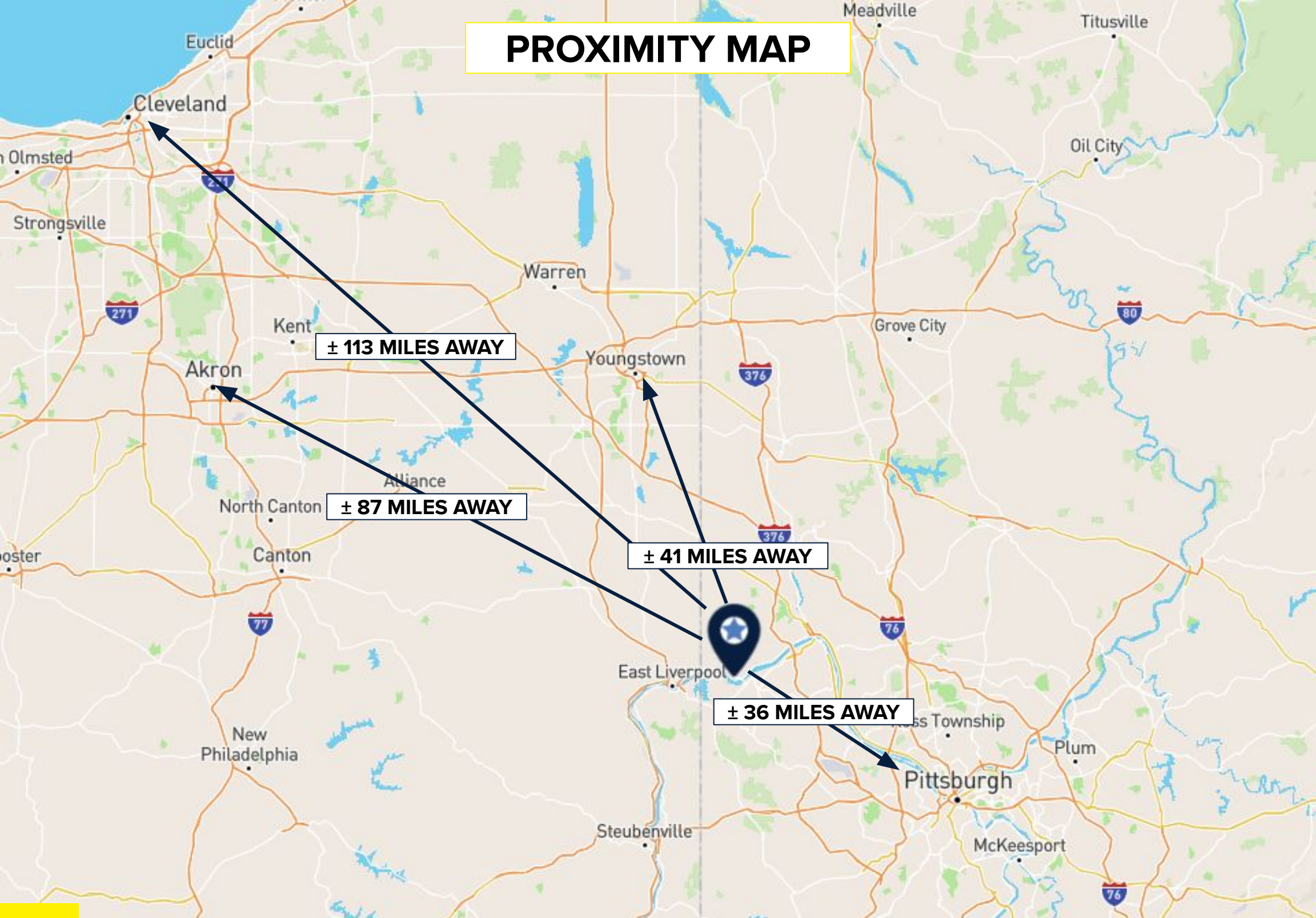
For financing options reach out to:

JAMES BRANDON

+1 (310) 955-5836

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PROXIMITY MAP



TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±18,000

NO. OF EMPLOYEES

±115,000

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, 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.

AREA OVERVIEW

MIDLAND, PA

Midland is a borough located in Beaver County, Pennsylvania. The city may be a smaller community but has a strong manufacturing industry, a diverse population, and access to healthcare and recreational facilities.

The City is located along the Ohio River and is accessible by major highways and public transportation with a short distance from other communities and outdoor recreation. Midland is approximately 23 miles from the Pittsburgh International Airport and conveniently grants access to Interstate 376, running through major surrounding areas.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	30,881	66,305	188,919
2010 Census	32,072	68,674	184,841
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	13,787	29,170	79,763
2010 Census	13,840	29,124	76,435
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$77,414	\$81,497	\$96,667



ECONOMY

The economy of Midland is diverse, with the manufacturing industry being one of the major drivers of employment and revenue in the area. The retail industry is an important sector of the city's economy. The area is home to several small businesses, including restaurants, convenience stores, and retail shops. Midland's manufacturing industry is a major driver of employment and revenue in the area. The city is home to several industrial facilities, including steel plant and a coal-fired power plant, providing employment opportunities to many residents in the area.

Midland revenue generates from various sources such as, property taxes, local sales taxes, federal funding, and business taxes. The city receives funding from the government to support general municipal services and local projects including education, infrastructure, community development, and other community programs.



POINTS OF INTEREST

Midland, Pennsylvania has a range of attractions to offer visitors and residents, from cultural and educational experiences to outdoor recreation and entertainment. Strategically located on the Ohio River making it a key transportation hub for travelers along with quick access to surrounding cities.

The city's range of notable attractions include the Lincoln Park Performing Arts Center, Midland Walking Trail, Midland Sports Complex, Cherry Valley Vineyards, and much more. These are some of the largest employers in Midland and are the source of revenue for the city.

In addition to these attractions, Midland is a small but vibrant community with a rich industrial history. The city's located near several major highways including, Interstate 376 and Pennsylvania Route 68 and just 20 miles from the Pittsburgh International Airport making this area a desirable destination to live and work.

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.



PITTSBURGH ECONOMY

Pittsburgh is a major hub for manufacturing, healthcare, energy, finance, 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. The finance and business industry in Pittsburgh is made up of 11,467 firms including Bank of America, BNY Mellon, Highmark Inc., and many more. Thus, the region has been the center of asset management and banking for more than 150 years. The information technology industry in Pittsburgh is made up of many startups including ANSYS, Duolingo, and Schell Games. It is also the #2 region for IT degrees, producing over 2,600 IT degree graduates each year.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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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