



# RETAIL PROPERTY FOR SALE

119 N Main Street, Butler,  
PA 16001

PRESENTED BY:

**LOUISE JENNINGS-MCCULLAR**

404.606.3285

[louise@resellc.com](mailto:louise@resellc.com)



**REAL ESTATE SOUTHEAST**

404.606.3285

P. O. Box 681955

Prattville, AL 36068

# Executive Summary

DOLLAR GENERAL | BUTLER PA | 119 N MAIN STREET, BUTLER, PA 16001



## OFFERING SUMMARY

Sale Price: \$450,000

Cap Rate: 9.46%

Lot Size: 0.25 Acres

Building Size: 7,000 SF

## PROPERTY HIGHLIGHTS

- Investment Opportunity in Butler, Pennsylvania
- 7,000 SF Dollar General Store on 0.25 Acres
- Located on the Corner of North Main Street and East New Castle Street
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement
- See property info link: <https://www.realestatesoutheast.com/properties/?propertyId=560639-sale>

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,487	11,306	15,165
Total Population	15,206	26,706	35,873
Average HH Income	\$42,060	\$49,193	\$53,223

# Income & Expenses

DOLLAR GENERAL | BUTLER PA | 119 N MAIN STREET, BUTLER, PA 16001



INCOME SUMMARY	DOLLAR GENERAL FOR SALE   BUTLER, PA	PER SF
Annual Base Rent (2022)	\$60,000	\$8.57
<b>Gross Income</b>	<b>\$60,000</b>	<b>\$8.57</b>
EXPENSE SUMMARY	DOLLAR GENERAL FOR SALE   BUTLER, PA	PER SF
Insurance (2022)	\$3,720	\$0.53
Taxes (2022)	\$2,702	\$0.39
CAM (2022)	\$10,991	\$1.57
<b>Gross Expenses</b>	<b>\$17,414</b>	<b>\$2.49</b>
<b>Net Operating Income</b>	<b>\$42,585</b>	<b>\$6.08</b>



# Demographics Map & Report

DOLLAR GENERAL | BUTLER PA | 119 N MAIN STREET, BUTLER, PA 16001

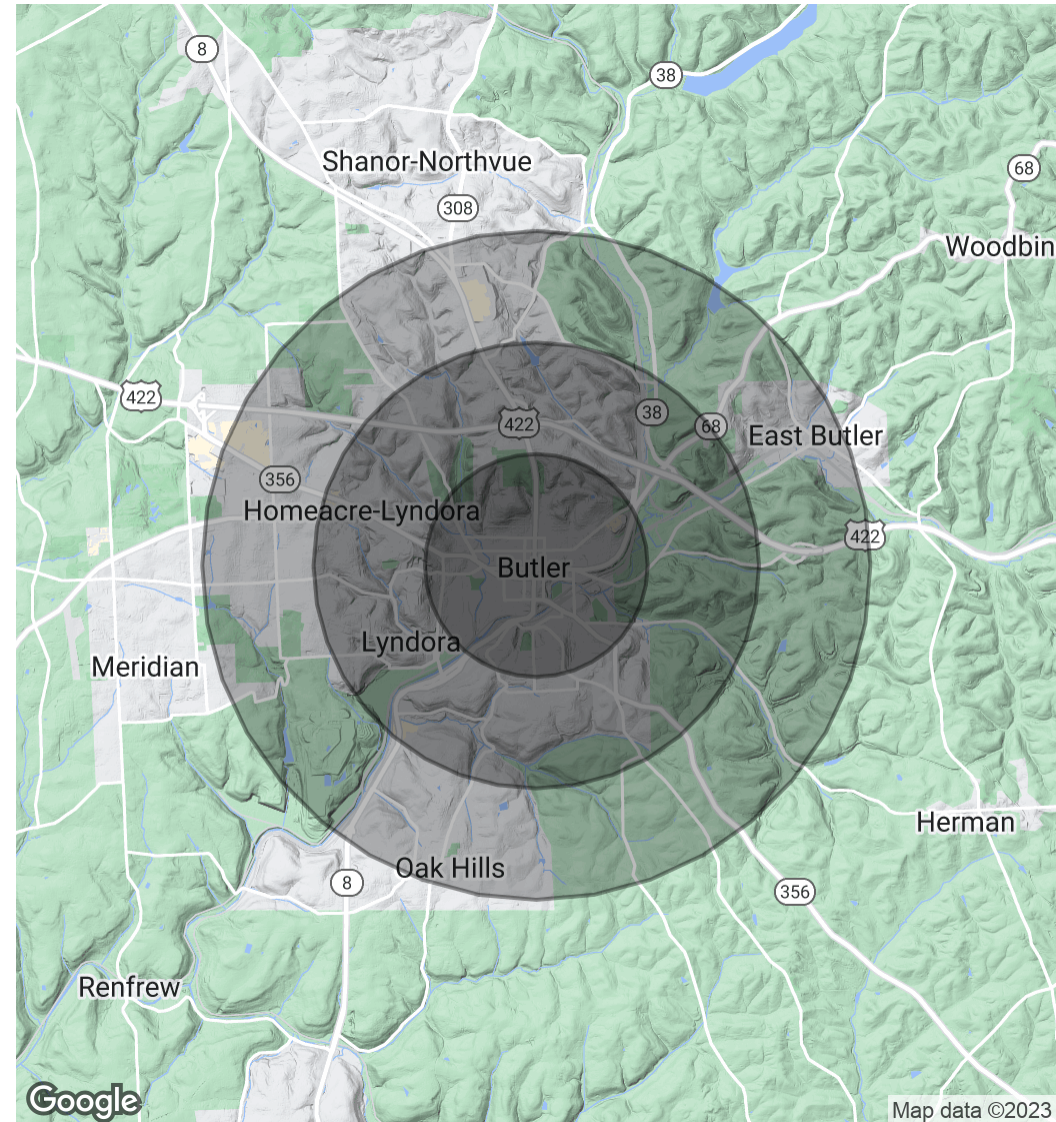


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,206	26,706	35,873
Average age	36.9	39.0	40.2
Average age (Male)	36.0	38.2	38.9
Average age (Female)	38.8	40.3	41.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,487	11,306	15,165
# of persons per HH	2.3	2.4	2.4
Average HH income	\$42,060	\$49,193	\$53,223
Average house value	\$112,973	\$120,627	\$143,696

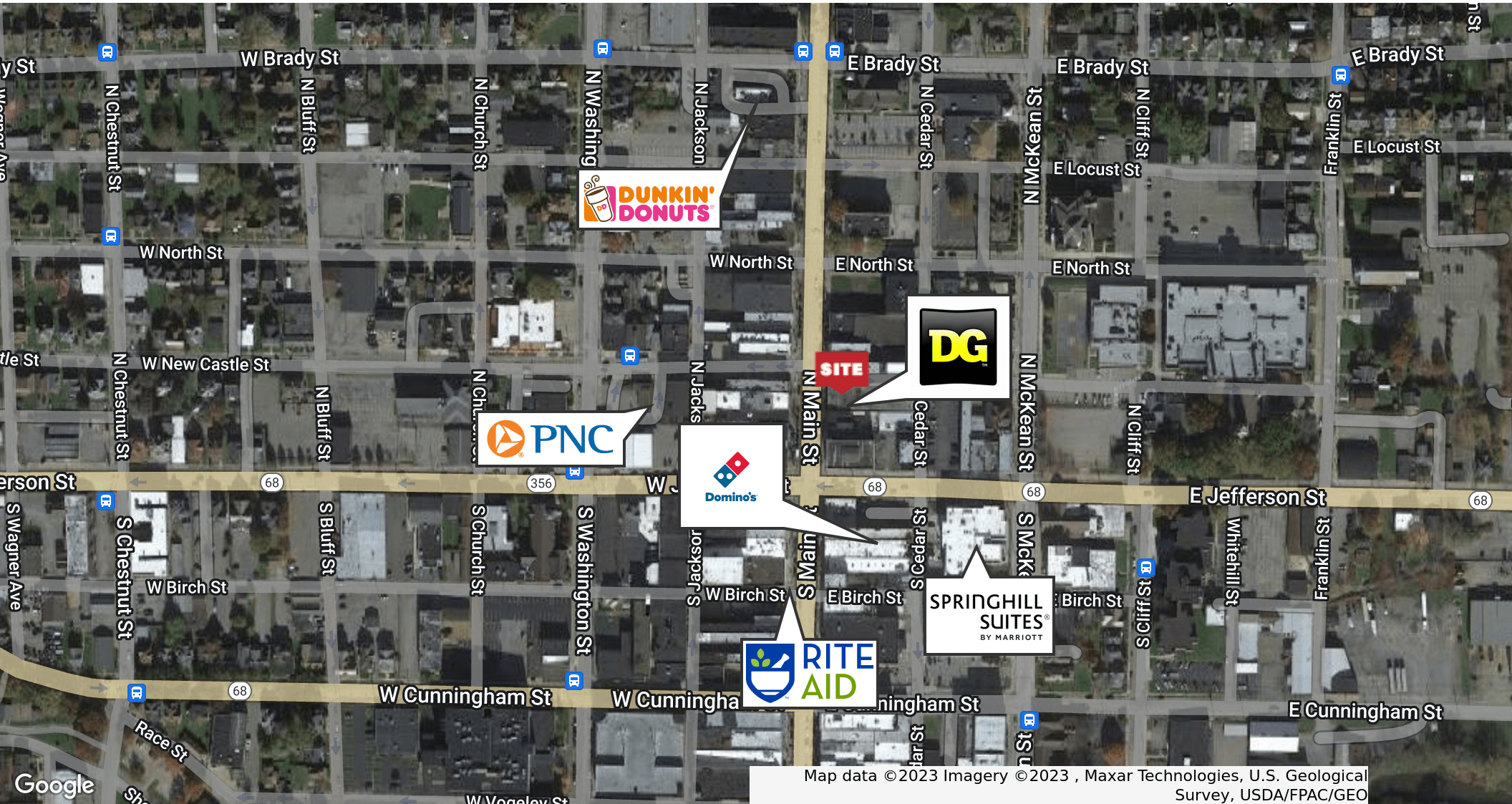
\* Demographic data derived from 2020 ACS - US Census





# Retailer Map

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