

REPRESENTATIVE PHOTO



DOLLAR GENERAL®

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

3302 Sunflower Road | New Brighton, PA 15066



INTERACTIVE
MARKETING PACKAGE

DOLLAR GENERAL®

3302 Sunflower Road | New Brighton, PA 15066

EXCLUSIVELY LISTED BY:

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03 INVESTMENT HIGHLIGHTS

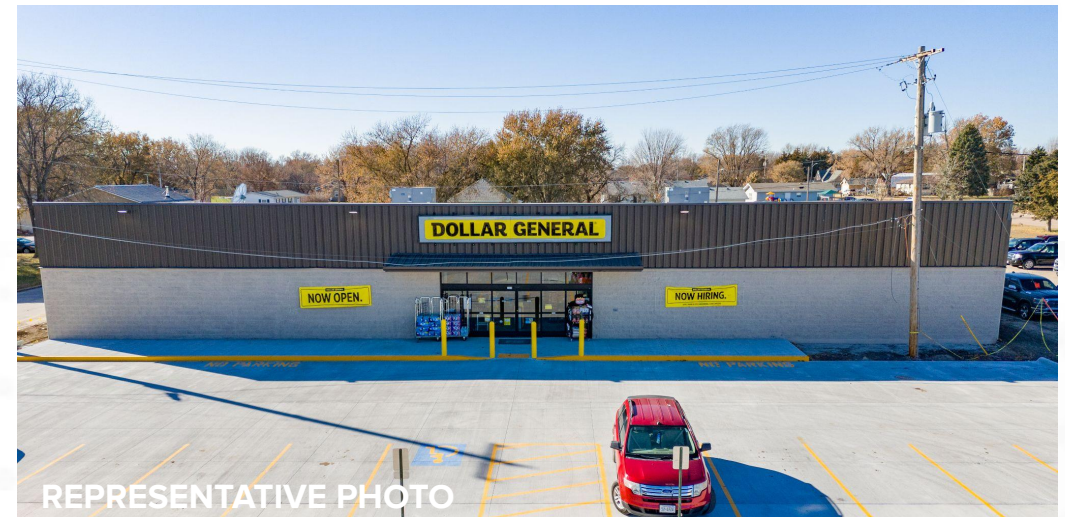
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INVESTMENT HIGHLIGHTS

- **NEW CONSTRUCTION:** Brand new 2024 built-to-suit construction for Dollar General
- **ABSOLUTE NNN LEASE:** Lease provides zero landlord responsibilities, making this asset perfect for investors looking for a passive stream of cash flow.
- **STRONG CORPORATE GUARANTY:** Dollar General Corporation boasts an investment grade credit rating of BBB and is a fortune 500 company with a ±\$25 billion dollar market capitalization.
- **CHEAP RENT PER SQUARE FOOT:** Rent is approximately 20% lower compared to the average new construction store delivered this year, providing investors with an added layer of security and the tenant with higher profitability margins.
- **BRAND NEW 15-YEAR LEASE:** New 15-year lease with five, 5-year options containing 10% rental increases.
- **STRONG DEMOGRAPHICS:** New Brighton is apart of the Pittsburg, PA MSA; over 175,00 residents living within a 10-mile radius with an average household income of over \$85,000.
- **STRATEGIC LOCATION:** High density, infill location with high barriers to entry



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PROPERTY OVERVIEW

SITE DESCRIPTION

3302 Sunflower Rd St is a ±9,100 square foot building that was constructed in 2024. The Dollar General is situated on a ±0.434 AC parcel with ample parking and is zoned commercial.



PROPERTY SUMMARY

ADDRESS	3302 Sunflower Road
CITY	New Brighton
STATE	Pennsylvania
ZIP CODE	15066
PROPERTY TYPE	Retail
ZONING	Commercial
PARCEL NUMBER	74-001-0115.000
YEAR BUILT	2024
BUILDING SIZE	±9,100 SF
LOT SIZE	±0.43 AC
CONSTRUCTION STYLE	2024 built-to-suit construction
PARKING SPACES	17 Spaces
RPSF BUILDING	\$11.91
PPSF BUILDING	\$172.63
PPSF LAND	\$83.10

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INVESTMENT SUMMARY

TENANT SUMMARY

TENANT TRADE NAME	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	NNN
LEASE GUARANTOR	Corporate (S&P: BBB)
ORIGINAL LEASE TERM	±15.00 Years
LEASE COMMENCEMENT	Expected Delivery Early January, 2024
LEASE EXPIRATION DATE	15 Years from Commencement Date
TERM REMAINING	±15 Years
OPTIONS	Three, 5-Year Options
INCREASES	10% in Options



\$1,570,967
LIST PRICE



6.90%
CAP RATE



\$108,397
ANNUAL RENT



±9,100 SF
GLA

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	CAP RATE	RENTAL INCREASE
Years 1-15 (Current)	\$9,033.06	\$108,397	6.90%	-
Option 1	\$9,936.37	\$119,236	7.59%	10.00%
Option 2	\$10,930.01	\$131,160	8.35%	10.00%
Option 3	\$12,023.01	\$144,276	9.18%	10.00%
Average	\$10,480.61	\$125,767	5.34%	-



NEW BRIGHTON MIDDLE SCHOOL
710 STUDENTS



NEW BRIGHTON HIGH SCHOOL
388 STUDENTS

Craig's HARDWARE
PLUMBING • ELECTRICAL SUPPLIES • GLASS • PAINT • GARDEN CENTER

THOMAS G BISHOP APARTMENTS

GALLERY MERRICK



B BUTLER GAS
PRODUCTS COMPANY

SUNFLOWER RD ± 4,694 VPD

MARION HILL
AUTO SALES

**DOLLAR
GENERAL**
SUBJECT PROPERTY

JAMIES SALON

Rosalind Candy Castle
Quality Chocolates • Since 1934

SUBWAY

WESCO

LEWIS INDUSTRIAL SUPPLY CO.



ZIRAT AUTO ELECTRIC SERVICES

Top of The
Pizza

**AMERICAN
MACHINING INC.**

U-HAUL

SAM'S AUTO REPAIR

3RD AVE ± 17,795 VPD

TRIPRO

148 PULASKI HOMES

TENANT OVERVIEW

COMPANY NAME

Dollar General

OWNERSHIP

Public

YEAR FOUNDED

1939

INDUSTRY

Discount Retail

HEADQUARTERS

Goodlettsville, TN

NO. OF LOCATION

±19,000

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.

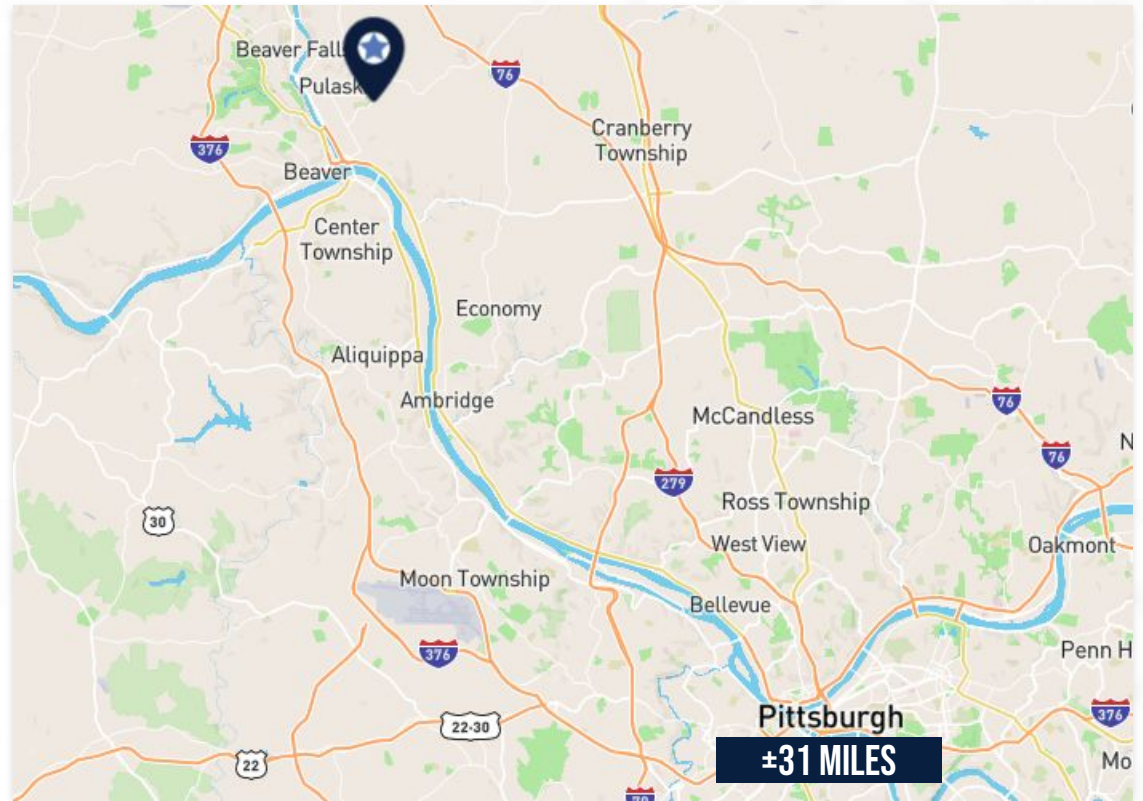
AREA OVERVIEW

NEW BRIGHTON, PA

Nestled in the heart of Beaver County, Pennsylvania, New Brighton is a captivating town that weaves together history, nature, and community spirit. With its picturesque location along the tranquil banks of the Beaver River, the town boasts breathtaking views and a wealth of recreational opportunities for residents and visitors alike. Stepping through its charming streets, one can't help but be enamored by the well-preserved architecture, featuring stately Victorian homes and historic landmarks that serve as a living testament to its rich heritage.

New Brighton exudes a warm and welcoming atmosphere, where the tight-knit community embraces both tradition and progress. Cultural events, festivals, and local gatherings foster a sense of togetherness and pride among the approximately 5,000 residents. Quaint shops and delightful eateries add to the town's allure, inviting exploration and creating an intimate ambiance. For those seeking a perfect blend of history, scenic beauty, and friendly neighbors, New Brighton stands as a cherished gem that offers an idyllic place to call home.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,297	26,408	62,948
Current Year Estimate	2,246	26,938	63,898
2020 Census	2,209	26,752	64,256
Growth Current Year-Five-Year	2.26%	-1.97%	-1.49%
Growth 2020-Current Year	1.66%	0.70%	-0.56%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	980	11,927	27,639
Current Year Estimate	942	12,029	27,731
2020 Census	921	11,888	27,667
Growth Current Year-Five-Year	4.05%	-0.85%	-0.33%
Growth 2020-Current Year	2.33%	1.19%	0.23%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$106,657	\$80,908	\$89,358



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, commonly known as the "Steel City" and "City of Bridges," has a rich industrial heritage that has greatly influenced its economic trajectory. Over the years, the city has successfully transitioned from its historic roots in steel production to become a hub for technology, healthcare, education, and innovation.

Pittsburgh has emerged as a major player in the technology and innovation sectors, thanks in large part to the presence of renowned research universities such as Carnegie Mellon University and the University of Pittsburgh. These institutions have fostered a strong talent pool in fields like robotics, artificial intelligence, and cybersecurity. The city's transformation into a technology hub is exemplified by the establishment of Google, Uber, and other tech giants' offices in the region. The innovation ecosystem also includes incubators, accelerators, and collaborative spaces that support startups and entrepreneurs.



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. 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.

Carnegie Mellon University

CARNEGIE MELLON UNIVERSITY

Carnegie Mellon University (CMU) is a renowned private research university located in Pittsburgh, Pennsylvania. Established in 1900, CMU has built a reputation for excellence in academics, research, and innovation. It is consistently ranked among the top universities globally and is known for its strong programs in computer science, engineering, robotics, business, and the arts.

CMU is recognized as a pioneer in computer science and technology. The university's School of Computer Science is world-renowned, and its graduates have played significant roles in shaping the digital landscape. CMU's computer science programs are highly competitive and attract top-notch faculty and students from around the world.

In addition to its strength in technology and engineering, CMU excels in the arts, design, and humanities. The university's College of Fine Arts offers exceptional programs in disciplines such as drama, music, art, and design. CMU's integration of arts and technology is a hallmark of its interdisciplinary approach, fostering creative collaborations and innovative thinking across various fields.



Research is a vital component of CMU's identity. The university is home to numerous research centers and institutes focused on diverse areas, including artificial intelligence, robotics, energy, healthcare, and public policy. CMU researchers are at the forefront of cutting-edge advancements, pushing the boundaries of knowledge and driving innovation in their respective fields.

CMU's campus community is vibrant and diverse, with students from all 50 states and over 70 countries. The university offers a wide range of extracurricular activities, including student organizations, clubs, and sports teams, catering to diverse interests and passions. The campus is located in the heart of Pittsburgh, a vibrant and culturally rich city that offers numerous recreational, cultural, and employment opportunities.



UNIVERSITY OF PITTSBURGH

The University of Pittsburgh, commonly referred to as Pitt, is a prestigious and well-respected institution located in Pittsburgh, Pennsylvania. Established in 1787, Pitt has a long-standing history of academic excellence and innovation. It is consistently ranked among the top public research universities in the United States.

Pitt offers a wide range of undergraduate and graduate programs across various disciplines, including arts and sciences, engineering, business, health sciences, education, and more. The university is particularly renowned for its programs in health sciences, including medicine, nursing, pharmacy, and public health. Pitt's medical school, in particular, is highly regarded and has produced numerous successful healthcare professionals.

Research is a cornerstone of Pitt's identity, and the university is at the forefront of groundbreaking discoveries and advancements in various fields. Pitt's faculty and researchers are engaged in cutting-edge research, with a particular emphasis on areas such as biomedical sciences, engineering, social sciences, and humanities. The university is home to numerous research centers and institutes that foster collaboration and facilitate interdisciplinary studies.



Beyond academics, Pitt offers a vibrant and diverse campus life. Students have access to a wide range of extracurricular activities, including student clubs and organizations, intramural sports, cultural events, and community service opportunities. The university's urban location in Pittsburgh provides students with abundant cultural and recreational experiences, including museums, theaters, sports venues, and a thriving dining and nightlife scene.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar General** located at **3302 Sunflower Road | New Brighton, PA 15066** (“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. 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:

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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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OFFERING MEMORANDUM

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