



REPRESENTATIVE PHOTO

LISTING PRICE \$1,875,870

6.35% Cap Rate

PROPERTY DETAILS

1165 Walnut Hill Rd, Smithfield, PA 15478

- 25,000+ Population within 5 miles
- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent commenced December 2023
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 2,919 Average Daily Traffic count

ABOUT THE PROPERTY



PRICE

\$1,875,870



BUILT

December
2023



AVAILABLE SF

10,640



CAP RATE

6.10%



NOI

\$119,118



ZONING

Commercial

Brendan Eisenbrandt | Director of Sales

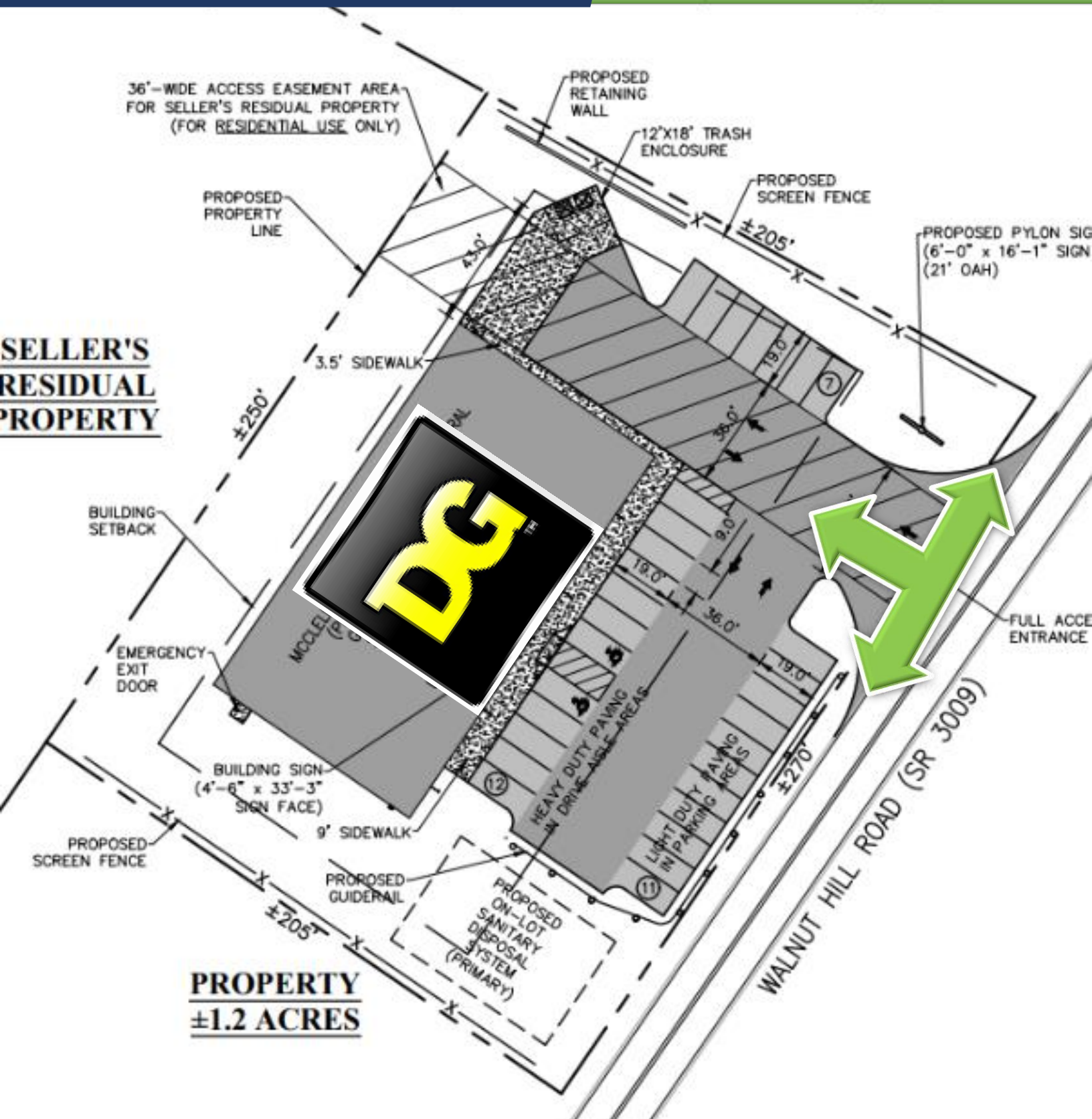
(724) 420-5367 | Brendan.Eisenbrandt@penntexventures.com

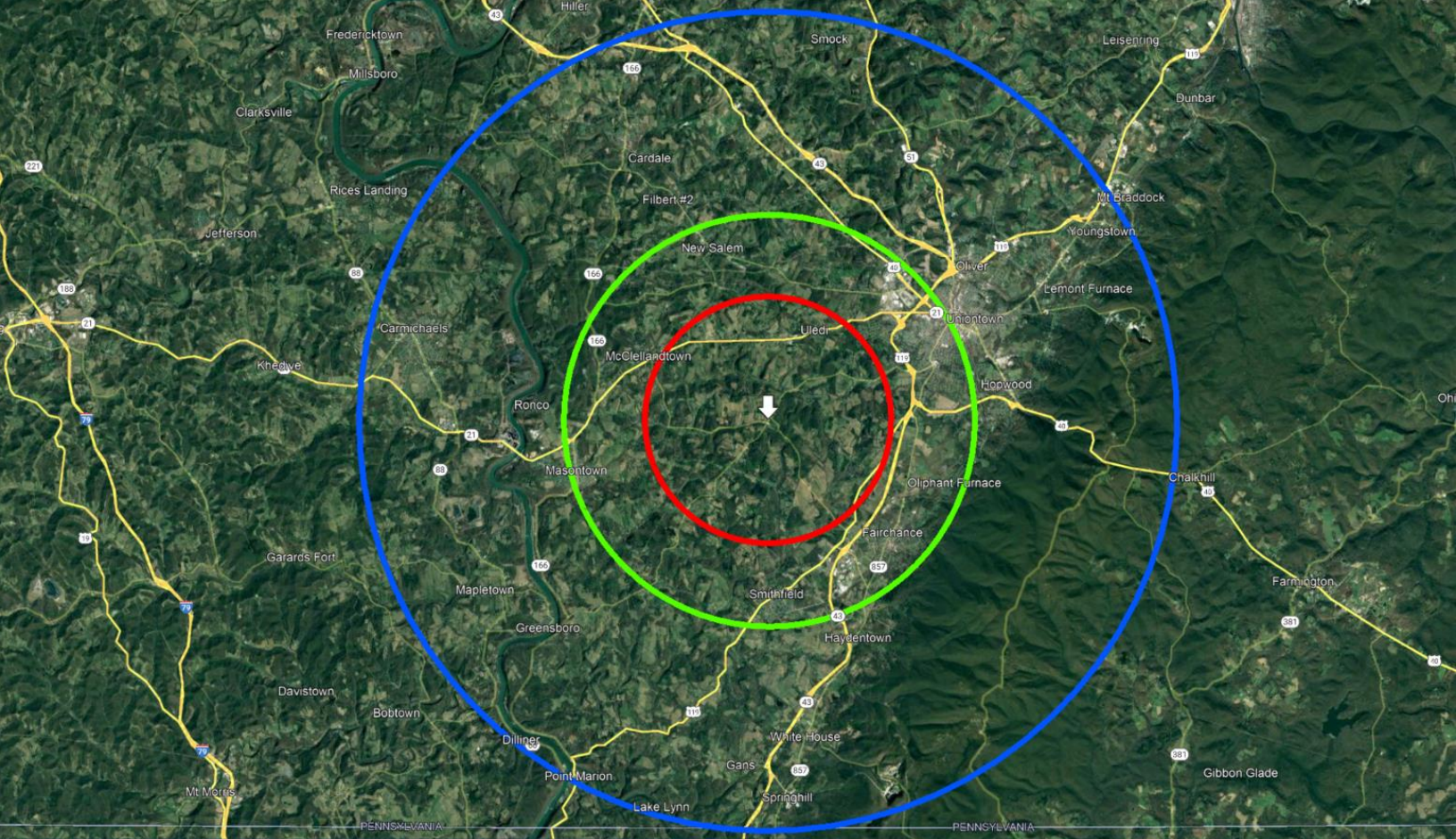


OFFERING SUMMARY

Year Built:	2023	RENT SCHEDULE			
Lot Size:	1.20 acres				
Building Size:	10,640 SF		Monthly	Annual	Per SF
Traffic Count:	2,919 VPD	Initial Term	\$9,926	\$119,118	\$11.20
Zoning:	Commercial	Option 1	\$10,919	\$131,029	\$12.31
Lease Type:	Absolute NNN	Option 2	\$12,011	\$144,132	\$13.55
Primary Lease Term:	15 years	Option 3	\$13,212	\$158,546	\$14.90
Annual Rent:	\$119,118				
Landlord Responsibilities:	ZERO				
Lease Start Date:	December 2023				
Lease Expiration Date:	December 2038				
Rent Increases:	10% Each Option				
Renewal Options:	3 (Five Year)				
Lease Guarantor:	Dollar General Corporation				

SITE PLAN



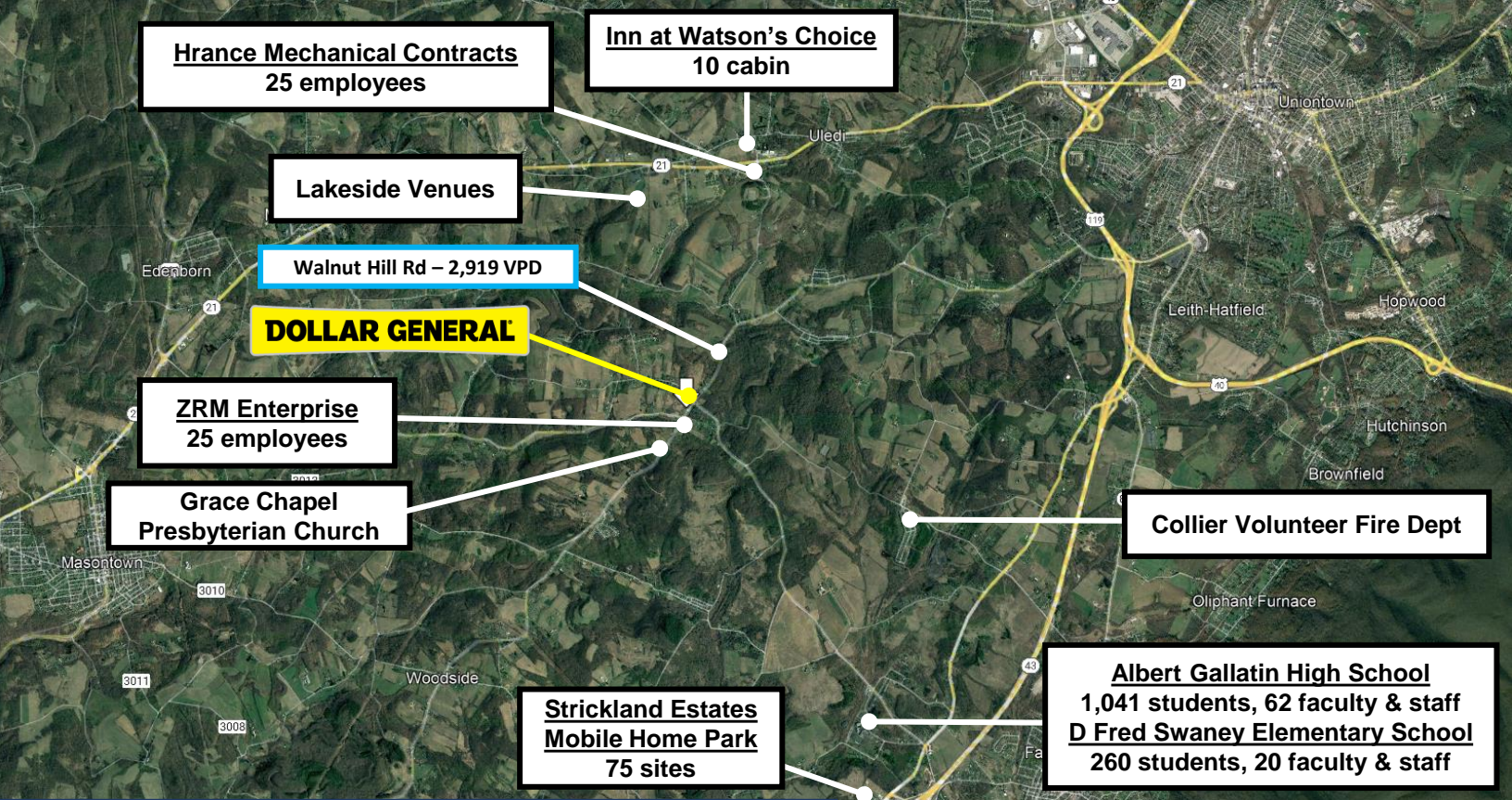


DEMOGRAPHICS

POPULATION SUMMARY	3 MILES	5 MILES	10 MILES
2023 Total Population	4,923	25,749	71,286
2023 Total Daytime Population	3,062	24,247	66,372
Workers	635	10,743	25,823
Residents	2,427	13,504	40,549

HOUSEHOLD SUMMARY

2010 Households	2,065	11,005	31,708
2023 Households	2,010	10,928	30,769
2023 Median Household Income	\$62,379	\$54,823	\$50,155
2028 Median Household Income	\$72,018	\$62,451	\$56,266



MARKET OVERVIEW

This Dollar General is located in southwestern PA within Fayette County. Smithfield is a 15-minute drive Southwest from the city of Uniontown, PA the county seat in Fayette County. The immediate area holds 1,918 households and 4,782 people within a 3-mile radius.

Walnut Hill Rd is an arterial road which leads into Uniontown at 2,919 VPD and is fed from its Northern terminus at US Rt 119 (25,449 VPD). Smithfield residents must travel North into Uniontown or West into Masontown to do any major shopping. Walnut Hill Rd. turns into Rt. 429 and then Rt. 166 before reconnecting to US Rt. 819. Smithfield has quick access to US Rt. 819, Rt. 40 & Rt. 21. The West Virginia state line is a 20-minute drive S and into Morgantown, WV.

Notable employers and traffic generators in the area include ZRM Enterprises, LLC (25 employees), Hrance mechanical Contracts (25 employees), Inn at Watson's Choice (10 cabins), D Ferd Swaney Elementary School (260 students, 20 faculty & staff), and Albert Gallatin High School (1,041 students, 62 faculty & staff).

Traffic generators and major employers within a 15-minute drive of the Site include:

Schools & Universities:

- | | |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> D Fred Swaney Elementary School Albert Gallatin High School | <ul style="list-style-type: none"> 260 students, 20 faculty & staff 1,041 students, 62 faculty & staff |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

MAJOR EMPLOYERS:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ZRM Enterprise Hrance mechanical Contracts Collier Volunteer Fire Dept | <ul style="list-style-type: none"> 25 employees 25 employees |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|

ATTRACTIONS:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Inn at Watson's Choice Strickland Estates Mobile Home Park Lakeside Venues Grace Chapel Presbyterian Church | <ul style="list-style-type: none"> 10 cabins 75 sites |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#91), Dollar General is investment grade rated BBB by Standard and Poor's. With \$37.8 billion in net sales in 2022, DG saw a \$3.3 billion profit. 2021's same-store sales marked Dollar General's 32nd consecutive year of same-store sales growth.

19,000+ Stores in 47 states

Rated BBB by Standard and Poor's

143,000 Team Members

#108 in Fortune 500 (2022)

80 Years in Operation

4.3% Same-store sales growth (2021-2022)

\$37.88 Billion in 2022 Net Sales

\$3.3 Billion 2022 Operating Profit

DISCLAIMER

Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of the Dollar General presented in this offering (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PennTex Ventures, LLC, the owner of the Property (“Owner”). This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.



Real Estate Development



BRENDAN EISENBRANDT

DIRECTOR OF SALES

724-420-5367

Brendan.Eisenbrandt@PennTexVentures.com