



REPRESENTATIVE PHOTO



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DOLLAR GENERAL

**6139 Lincoln Way E
Fayetteville, PA 17222**

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS



Dollar General Corporation (NYSE: DG) Carries an Investment Grade Credit Rating of BBB (S&P)



The tenant's commitment to the location is evident through two early lease extensions



Directly across the street from Colonial Estates Mobile Home Community



Convenient proximity to Norlo Park Sports Complex and walking trails



Highly visible along Hwy 30 providing direct access to Chambersburg



Benefits from an absolute NNN Lease with Zero Landlord Responsibilities



Secure 15 years of passive rental income



Dollar General remains a Community Staple, offering their “Everyday Low Prices” for household needs



Proven Concept Thriving in Both a Stable and Down Economy

FINANCIAL OVERVIEW



\$1,458,646

LIST PRICE



\$94,812

NOI



6.50%

CAP RATE



±8,000 SF

GLA



±1.94 AC

LOT SIZE



2012

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Lease Guarantor	Corporate
Lease Type	NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Lease Expiration Date	11/30/2038
Term Remaining on Lease	±15 Years
Increases	10% Every 5 Years in Options
Options	Six, 5-Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	CAP RATE
Base Term	\$7,901	\$94,812	6.50%
Option 1	\$8,691	\$104,293	7.15%
Option 2	\$9,560	\$114,723	7.87%
Option 3	\$10,516	\$126,195	8.65%
Option 4	\$11,567	\$138,814	9.52%
Option 5	\$12,724	\$152,695	10.47%
Option 6	\$13,997	\$167,965	11.52%

TENANT PROFILE

DOLLAR GENERAL®

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,000 stores in 46 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS

Goodlettsville, TN

WEBSITE

dollargeneral.com

OF LOCATIONS

19,000+

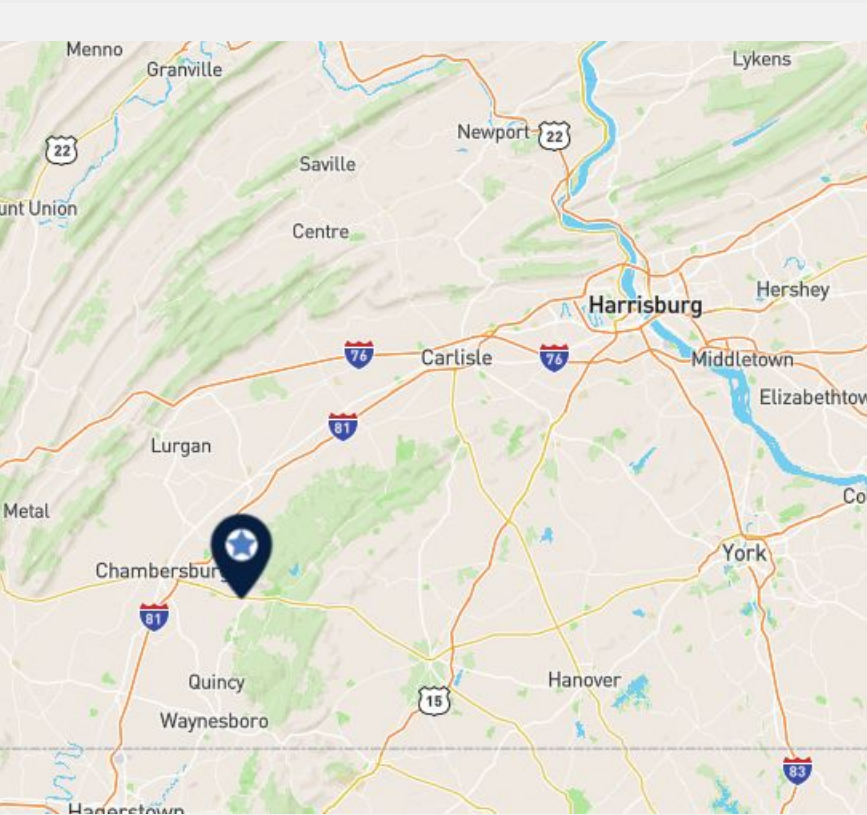
YEAR FOUNDED

1939

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AREA OVERVIEW



FAYETTEVILLE, PA

Fayetteville, located in Franklin County, Pennsylvania, is a charming small town with a rich history and picturesque surroundings. Nestled in the Cumberland Valley, Fayetteville is known for its idyllic landscapes, featuring rolling hills and farmland. The town boasts a strong sense of community, with a mix of historic architecture and modern amenities. Visitors can explore local landmarks such as the historic Fayetteville Academy, which dates back to the early 19th century, and the Conococheague Institute, dedicated to preserving the region's cultural heritage. Additionally, the proximity to outdoor attractions like Michaux State Forest provides opportunities for hiking, camping, and other recreational activities. Fayetteville encapsulates the quintessential charm of a small American town, making it an appealing destination for those seeking a blend of history, community, and natural beauty.

Whether strolling through the town's streets or enjoying the rural scenery, Fayetteville offers a peaceful escape from the hustle and bustle of larger urban areas. The town's welcoming atmosphere and historic character make it a hidden gem for those looking to experience the beauty of rural Pennsylvania and explore the stories embedded in its historic fabric.

BUSINESS

Fayetteville, PA, presents a unique blend of rural charm and economic opportunities, making it an intriguing location for businesses. The town's strategic location in Franklin County positions it as a hub for commerce, with easy access to major transportation routes. While maintaining its small-town atmosphere, Fayetteville supports a diverse array of local businesses, including boutique shops, restaurants, and service providers. The community's commitment to preserving its historic character also contributes to a distinctive business environment, attracting entrepreneurs who value the combination of a quaint setting and potential for economic growth. The town's proximity to larger economic centers ensures that Fayetteville remains an attractive destination for businesses seeking a balance between a supportive community and strategic business advantages.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,137	10,439	24,551
Current Year Estimate	2,065	9,834	23,040
2020 Census	2,026	9,699	22,775
Growth Current Year-Five-Year	3.48%	6.15%	6.56%
Growth 2020-Current Year	1.90%	1.39%	1.16%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	959	4,459	10,083
Current Year Estimate	946	4,293	9,667
2020 Census	886	4,111	9,213
Growth Current Year-Five-Year	1.37%	3.88%	4.30%
Growth 2020-Current Year	6.84%	4.41%	4.93%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,447	\$91,938	\$109,545

FRANKLIN HARDWARE
& PET

pennsylvania
DEPARTMENT OF TRANSPORTATION

Catch-Up Logistics

TARGET

WELLSPAN
HEALTH

KNOUSE
FOODS

BIG!LOTS

Ventura Foods

BOWISE
TRAILERS
Make the Wise Choice

FRANKLIN
logistics
& DEVELOPMENT

TARGET CENTER

CHAMBERSBURG AREA MIDDLE SCHOOL NORTH
1,105 STUDENTS

giant eagle
Michael's
KOHLS
PET SMART FedEx

HIGHWAY 81 + 54,000 VPD

CHAMBERSBURG AREA SENIOR HIGH SCHOOL
2,182 STUDENTS

LINCOLN WAY E + 20,000 VPD

LOWE'S

FRANKLIN CENTER
SHOPPING MALL
DICK'S SPORTING GOODS
T.J. MAXX
SHOE DEPT.
ENCORE
ULTA
maurices
OLLIE'S
GOOD STUFF CLEAR

Walmart
Supercenter

LINCOLN WAY
ANIMAL HOSPITAL

NORLO PARK

STAKES

CHAMBERSBURG AREA MIDDLE SCHOOL SOUTH
1,019 STUDENTS

U.S. AIR FORCE

GUILFORD HILLS ELEMENTARY SCHOOL
198 STUDENTS

7
ELEVEN

BUDGET
SELF
STORAGE

DOLLAR
GENERAL

TEXTRAIL
TRAILER PARTS

FAYETTEVILLE ELEMENTARY SCHOOL
441 STUDENTS

Atlantic Tractor
We Live It.

WASTE CONNECTIONS
Connect with the Future



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6139 Lincoln Way E, Fayetteville, PA, 17222** ("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. Neither 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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