



REPRESENTATIVE PHOTO

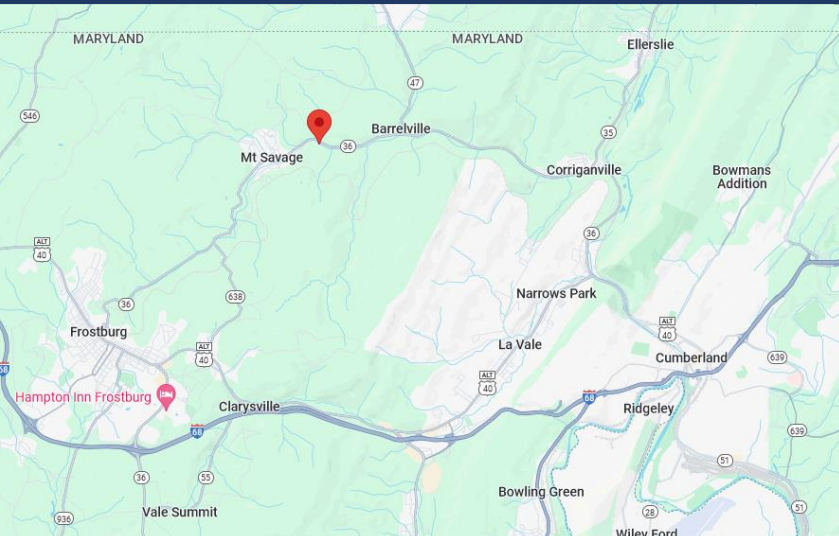
LISTING PRICE **\$1,502,600**

6.85% Cap Rate

PROPERTY DETAILS

**15004 Mount Savage Rd NW,
Mt. Savage, MD 21545**

- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent commenced February 2024
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- **17,800+ Population within 5 miles**
- **2,724 Average Daily Traffic count**



ABOUT THE PROPERTY



PRICE

\$1,502,600



BUILT

**February
2024**



AVAILABLE SF

9,100



CAP RATE

6.85%



NOI

\$102,928



ZONING

Commercial

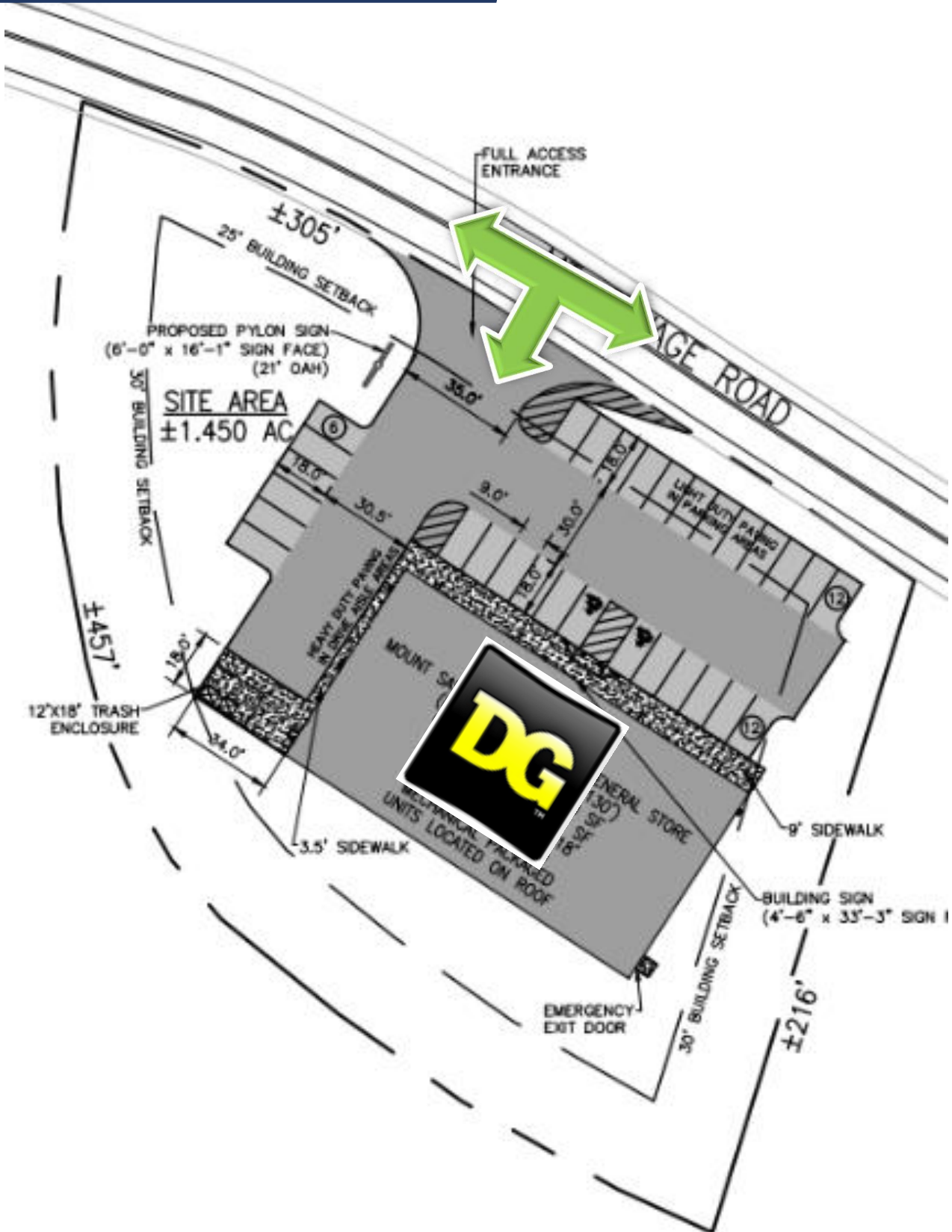
Brendan Eisenbrandt | Director of Sales

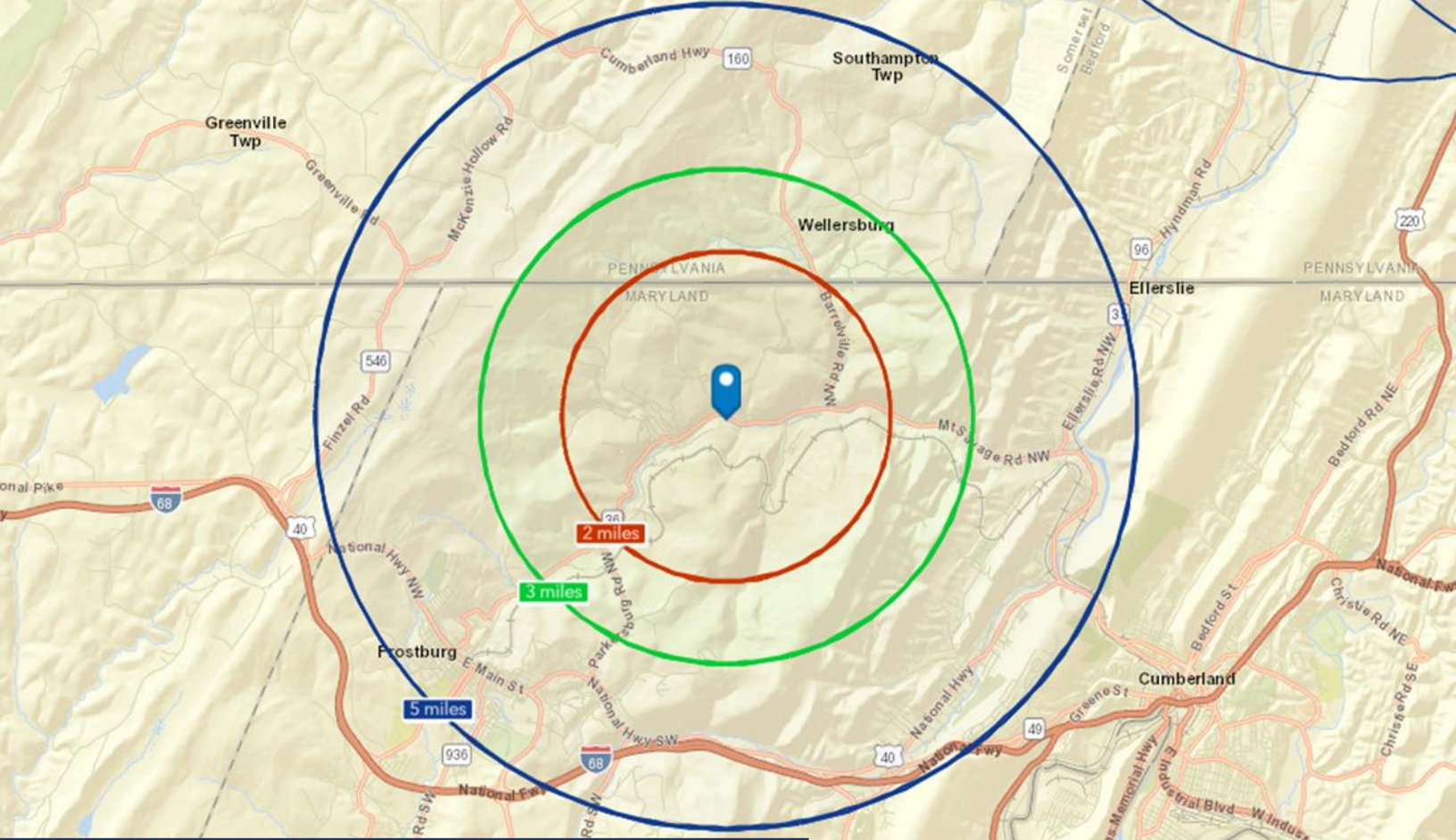
(724) 420-5367 | Brendan.Eisenbrandt@penntexventures.com



OFFERING SUMMARY

Year To Be Built:	2024	RENT SCHEDULE			
Lot Size:	1.45 acres				
Building Size:	9,100 SF		Monthly	Annual	Per SF
Traffic Count:	2,724 VPD	Initial Term	\$8,577	\$102,928	\$11.31
Zoning:	Commercial	Option 1	\$9,435	\$113,221	\$12.44
Lease Type:	Absolute NNN	Option 2	\$10,379	\$124,543	\$13.69
Primary Lease Term:	15 years	Option 3	\$11,416	\$136,998	\$15.05
Annual Rent:	\$102,928	DOLLAR GENERAL®			
Landlord Responsibilities:	ZERO				
Lease Start Date:	February 2024				
Lease Expiration Date:	February 2039				
Rent Increases:	10% Each Option				
Renewal Options:	3 (Five Year)				
Lease Guarantor:	Dollar General Corporation				



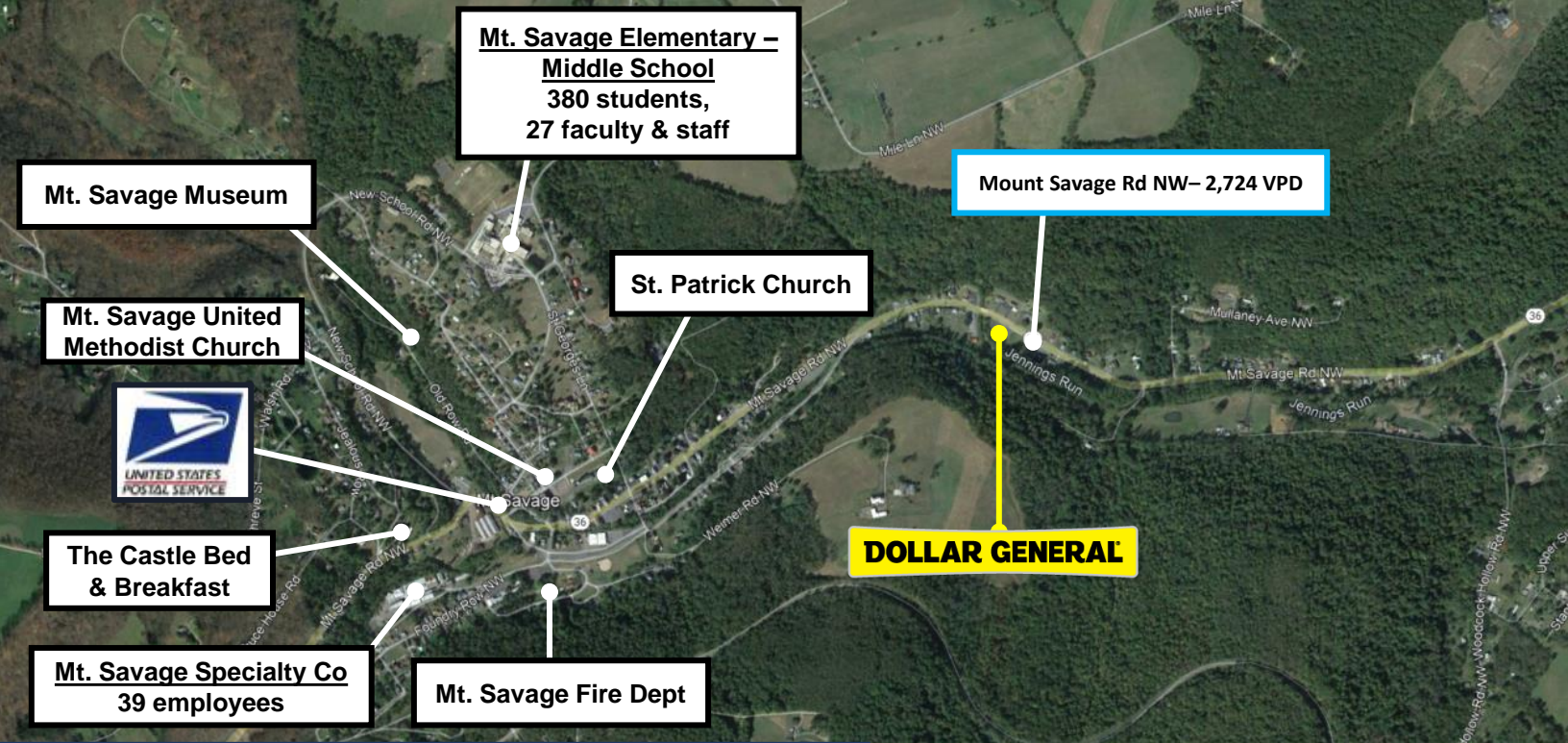


DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2023 Total Population	1,556	2,705	17,800
2023 Total Daytime Population	1,085	1,851	16,677
Workers	228	369	6,863
Residents	857	1,482	9,814

HOUSEHOLD SUMMARY

2010 Households	732	1,234	8,163
2023 Households	675	1,167	7,767
2023 Median Household Income	\$47,081	\$56,175	\$54,700
2028 Median Household Income	\$50,927	\$62,030	\$58,318



MARKET OVERVIEW

This Dollar General is located in Mount Savage, Allegany County, Maryland. Mt. Savage is a bedroom community at the base of Big Savage Mountain in the Allegheny Mountains. The Town is located between the cities of Frostburg (4.5 Mi SW/Population of 8,767) and Cumberland (7 Mi SE/ Population of 19,707), and both are within a 15-minute drive to Mt. Savage under normal driving conditions. In the wintertime access to the surrounding areas can be difficult due to the aggressive terrain.

Mount Savage is a bedroom community that lies in Allegany County, Maryland. Named as the headquarters for the Mount Savage Railroad and later the Cumberland and Pennsylvania Railroad (C&P), the area has been deemed an 'industrial center'. In addition to the rail businesses, Mount Savage attracted a foundry, two brick refractories, and several local merchants. The nearest university is Frostburg State University in Frostburg, MD with 5,400 students and 304 faculty and staff. Mount Savage is a "food desert" considering the nearest grocer or gas station is outside of a 4-mile radius. The nearest convenience store is a 7-Eleven 5 Miles SW of the Site in Frostburg, MD. The nearest gas station with MTO food is a Sheetz located 4.3 Miles E of the Site also in Corrigansville, MD.

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

Schools & Universities:

- | | |
|---|---------------------------------------|
| • Mt. Savage Elementary – Middle School | • 390 students, 30 faculty & staff |
| • Beall Elementary School | • 456 students, 30 faculty & staff |
| • Frostburg State University | • 5,178 students, 304 faculty & staff |
| • Maintain Ridge High School | • 801 students, 53 faculty & staff |
| • Allegany College of Maryland | • 2,585 students, 161 faculty & staff |

MAJOR EMPLOYERS:

- | | |
|---|-----------------|
| • Mt. Savage Specialty Co | • 39 employees |
| • Mt. Savage Firebrick Co | • 52 employees |
| • Mt. Savage Fire Dept | • 55 volunteers |
| • Bill Miller Equipment Sales Inc | • 50 employees |
| • Mt. Savage Firebrick Co | • 52 employees |
| • Frostburg Nursing & Rehabilitation Center | • 88 beds |
| • UPMC Western Maryland | • 200 employees |

ATTRACTIONS:

- | | |
|--------------------------------------|-------------------------------|
| • Mt. Savage Museum | |
| • Evergreen Heritage Center | • Hundreds of visitors yearly |
| • St. Patrick Church | |
| • Mt. Savage United methodist Church | |
| • The Castle Bed & Breakfast | |

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.

20,000+ Stores in 48 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



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