



**DOLLAR GENERAL®**

125 Perry Hwy | Harmony, PA 16037

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES





# DOLLAR GENERAL®

125 Perry Hwy | Harmony, PA 16037

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## EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

- Upgraded construction location featuring wraparound façade and upgraded brickwork
- Brand new 2024, built-to-suit construction for Dollar General
- ±10,566 square foot building up-to-date with tenant's current development requirements
- Over ±14.25 years remaining on the primary lease term including three, 5-year options with 10% rental increases starting in the option periods
- Strategically located in the main retail corridor in town exposed to over± 17,300 vehicles per day (VPD)
- Over 19,462 residents living within a 5-mile radius with an average household income exceeding \$120,906
- Dollar General has an investment grade credit rating (S&P: BBB) and is one of the largest retailer in the nation with over 21,000 store locations

PROPERTY SUMMARY	
Tenant Trade Name	Dollar General
Property Address	125 Perry Hwy
Location	Harmony, PA 16037
Lease Type	Absolute NNN
NOI	\$129,942
Year Built	2024
Square Footage (GLA)	±10,566 SF
Land Area	±3.73 AC

# FINANCIAL OVERVIEW

## TENANT SUMMARY

TENANT	Dollar General
TYPE OF OWNERSHIP	Fee Simple
LEASE TYPE	Absolute NNN
RENT	\$129,942
LEASE GUARANTOR	Corporate (S&P: BBB)
LEASE COMMENCEMENT DATE	2/2/2024
LEASE EXPIRATION DATE	2/28/2039
TERM REMAINING	±14.25 Years
OPTIONS	Three, 5-Year
RENT INCREASE	10% In Options
RIGHT OF FIRST REFUSAL	No

 <b>\$1,856,314</b> LIST PRICE	 <b>±10,566 SF</b> GLA	 <b>±3.73 AC</b> LOT SIZE	 <b>7.00%</b> CAP RATE	 <b>\$175.69</b> PRICE PSF
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## ANNUALIZED OPERATING DATA

LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT PSF	YIELD
Years 1-15	\$129,942	\$10,828.50	\$12.30	7.00%
Option 1	\$142,936	\$11,911.35	\$13.53	7.70%
Option 2	\$157,230	\$13,102.49	\$14.88	8.47%
Option 3	\$172,953	\$14,412.73	\$16.37	9.32%
Average	\$150,765	\$12,564	\$14.27	8.12%





DISPLAT CAR TOWINGS



± 17,378 VPD  
19



**SUBJECT PROPERTY**





# PROPERTY PHOTOS





# 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 21,000 stores in 48 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](http://dollargeneral.com)

### # OF LOCATIONS

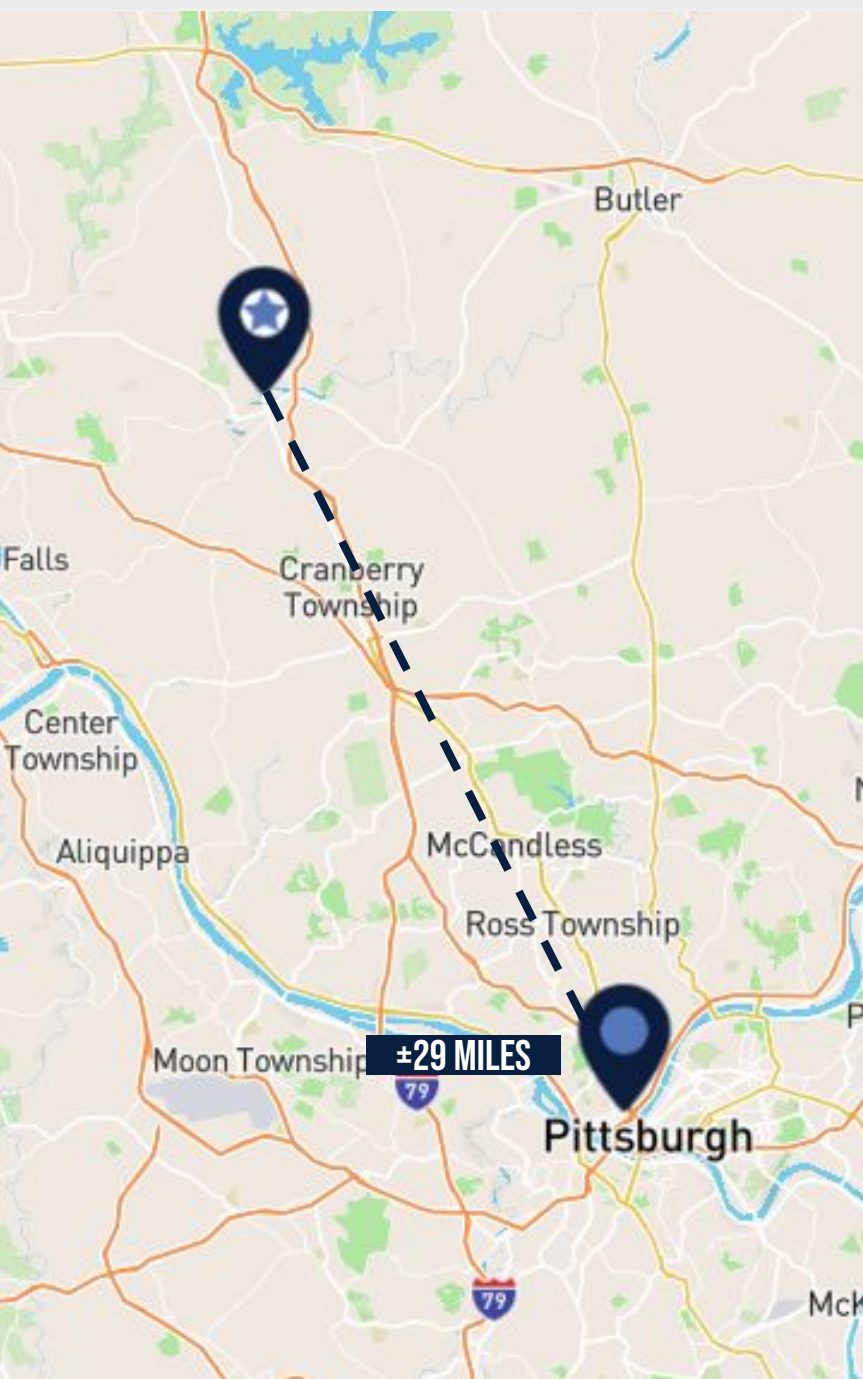
21,000+

### YEAR FOUNDED

1939



# AREA OVERVIEW



## HARMONY, PA

Harmony, Pennsylvania is a historic village and a designated National Historic Landmark District. Founded in 1804 by German Lutheran Separatists, it preserves its historical significance with well-maintained architecture and landmarks. The Harmony Society, known for their communal lifestyle, originally built the town before its revitalization by Mennonite settlers in 1815. Visitors can explore over 50 historical sites, including the Harmony Museum and early cemeteries, which reflect the area's unique past.

Today, Harmony offers a mix of history and local experiences. Visitors can enjoy dining in restored buildings, browsing specialty shops, and exploring its streets connected to pivotal moments in American history, such as George Washington's journey during the French and Indian War. Harmony continues to be a vibrant destination, blending historical significance with a welcoming atmosphere.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,388	12,027	20,717
Current Year Estimate	3,297	11,241	19,462
2020 Census	3,250	10,515	18,542
Growth Current Year-Five-Year	2.75%	6.99%	6.45%
Growth 2020-Current Year	1.43%	6.91%	4.96%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,549	5,291	8,860
Current Year Estimate	1,515	4,977	8,365
2020 Census	1,471	4,602	7,774
Growth Current Year-Five-Year	2.22%	6.30%	5.91%
Growth 2020-Current Year	2.99%	8.16%	7.60%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$104,406	\$113,760	\$120,906



## PITTSBURGH, PA MSA

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 cyber security. The city’s transformation into a technology hub is exemplified by the establishment of Google, Uber and other tech giants’ office 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 businesses, 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 technology and life-saving medicine and pharmaceuticals. Additionally, Pittsburgh is well-known for their sports teams who are admired all around the world. The sports teams are a major contributor to the local economy and attract tourists from all over the country, notably PNC Park which was recently ranked the MLB’s best ballpark in the nation.

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, PNC Bank, 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.



# 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 **125 Perry Hwy, Harmony, PA, 16037** ("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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