

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL[®]

3846 Duss Ave | Baden, PA 15005



INTERACTIVE OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:



JOSH BISHOP

SVP & Senior Director
DIRECT +1 (214) 692-2289
MOBILE +1 (315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)



EDWARD DESIMONE

VP & Associate Director
DIRECT +1 (646) 216-8570
MOBILE +1 (732) 832-5414
edward.desimone@matthews.com
License No. 02108760 (CA)

BROKER OF RECORD

Kyle Matthews
License No. RB068831 (PA)



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Long Term Lease** - Over 9.50 years remaining on the primary lease including Two, 5-year options with 10% rental increases at the start of each option period.
- **Limited Landlord Responsibilities** - NN+ lease with landlord responsibilities limited to roof, structure, & lot replacement. 2019 built-to-suit construction for Dollar General.
- **Corporate Guarantee** - Lease is backed by Dollar General Corporation, a well-established and financially strong national retailer, reducing credit risk.
- **Strong Location** - Located in a high density market with high barriers to entry with strong visibility.

- **Pittsburgh, PA MSA** - Located in the Greater Pittsburgh, PA MSA, this property has over 240,000 residents in a 10-mile radius, well above the average for Dollar General.

TENANT HIGHLIGHTS

- Dollar General has an investment grade credit rating of BBB (S&P).
- Dollar General has ±21,000 locations and plans to continue their expansion for the foreseeable future.
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.



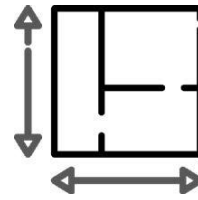
FINANCIAL OVERVIEW



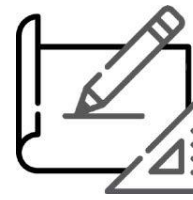
\$1,283,871
PRICE



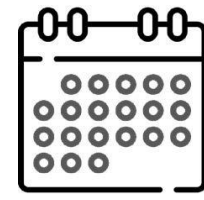
7.75%
CAP RATE



±7,500 SF
GLA



±0.79 AC
LOT SIZE



2019
YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Original Lease Term	15 Years
Rent Commencement Date	8/14/2019
Lease Expiration Date	8/31/2034
Term Remaining on Lease	±9.5 Years
Increases	10% in options
Options	Two, 5-Year Options
Landlord Responsibilities	Roof, structure, Lot Replacement

ANNUALIZED OPERATING DATA

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$8,291.67	\$99,500	-	7.75%
Option 1	\$9,120.83	\$109,450	10%	8.53%
Option 2	\$10,032.92	\$120,395	10%	9.38%





ELEMENTS LANDSCAPE SUPPLY



OHIO RIVER BLVD ± 19,500 VPD

SOCIAL SECURITY ADMIN.



DUSS AVE ± 9,700 VPD

DOLLAR GENERAL

SUBJECT PROPERTY

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,600 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% 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.

With its small-box store model typically measuring $\pm 8,000$ 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 OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	3846 Duss Ave Baden, PA 15005
SITE DESCRIPTION	
Year Built	2019
GLA	$\pm 7,500$ SF
Type of Ownership	Fee Simple

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 170,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
21,000+

MARKET OVERVIEW

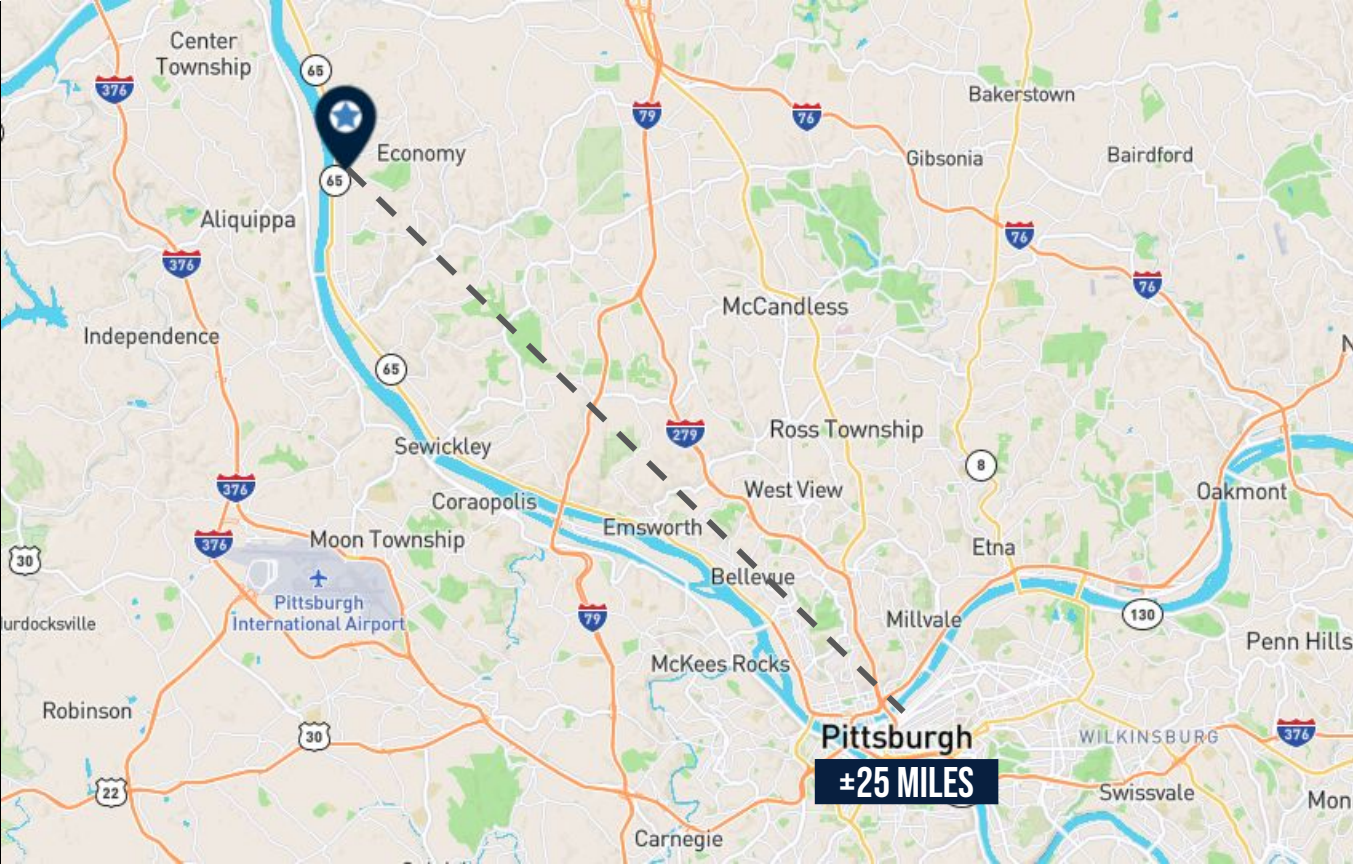
Baden, PA

Baden, Pennsylvania, is in Beaver County, located about 25 miles northwest of Pittsburgh. The area benefits from its proximity to major highways, such as Interstate 376, providing easy access to the Pittsburgh metropolitan area and beyond. This strategic location allows businesses and residents to take advantage of the amenities and opportunities in Pittsburgh while enjoying the quieter, suburban setting of Baden.

The local economy is diverse, with a mix of manufacturing, retail, and service industries. The presence of both residential neighborhoods and nearby commercial spaces supports a strong sense of community and convenience. Baden offers a cost-effective environment for businesses, with lower property costs and leasing rates compared to Pittsburgh, which makes it an attractive option for companies seeking to establish a presence in the region.

Baden is well-served by public services, including local schools and healthcare facilities, ensuring that residents have access to essential amenities. The borough also offers a variety of parks and recreational spaces, contributing to a high quality of life. These outdoor spaces provide opportunities for residents to engage in leisure activities, further enhancing the appeal of the area.

The real estate market in Baden includes a mix of residential and commercial properties, with options that cater to a range of needs. The affordability of leasing rates and property prices, along with the area's accessibility and local infrastructure, makes Baden an ideal location for both businesses and individuals. With its balance of suburban charm and proximity to Pittsburgh, Baden remains an appealing choice for those looking for a cost-effective, well-connected place to live and work.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	29,063	67,595	241,134
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	13,213	29,843	101,227
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$78,071	\$96,855	\$131,906

PITTSBURGH, PA MSA

ECONOMY

Pittsburgh, Pennsylvania, has a diverse economy, with strengths in healthcare, education, technology, manufacturing, and financial services. The city has evolved from its historical focus on steel production to become a leader in industries like healthcare and technology, with major employers such as UPMC, Carnegie Mellon University, and several financial institutions contributing to its economic growth. The city's highly educated workforce and strategic location support continued expansion, especially in sectors like robotics, artificial intelligence, and healthcare.

The commercial real estate market in Pittsburgh is driven by demand across office, industrial, and retail spaces, supported by established industries. The presence of major healthcare and educational institutions ensures economic stability, while the growing technology sector offers opportunities for future development. Pittsburgh's business-friendly environment and access to a skilled labor force make it an attractive location for a variety of industries.

ATTRACTIONS

Pittsburgh offers a variety of attractions, including cultural institutions like the Carnegie Museum of Art and the Andy Warhol Museum. Outdoor enthusiasts can visit Point State Park or enjoy panoramic views from Mount Washington. The city's sports scene, with professional teams in football, hockey, and baseball, adds to its appeal. With a mix of cultural, recreational, and sporting venues, Pittsburgh provides diverse options for entertainment.

MAJOR EMPLOYERS

Pittsburgh's economy is supported by major employers in healthcare, education, technology, and finance. Notable organizations include the University of Pittsburgh Medical Center (UPMC), Carnegie Mellon University, PNC Financial Services, and Highmark Health. These institutions contribute to the city's workforce and play a vital role in driving economic growth across various sectors.



Pittsburgh, Pennsylvania, lies at the confluence of the Allegheny, Monongahela, and Ohio rivers. The city has shifted from its industrial past to focus on healthcare, education, technology, and finance. With strong infrastructure and access to major highways, Pittsburgh offers convenient connectivity and diverse real estate options for businesses and residents.





ARTS & CULTURE

Pittsburgh is home to several cultural institutions, including the Carnegie Museum of Art, the Andy Warhol Museum, and the Pittsburgh Symphony Orchestra. These organizations contribute to the city's reputation for its artistic and cultural offerings. The museums feature collections that range from fine art to contemporary works, and the symphony provides a wide variety of musical performances throughout the year.

The city also supports a lively theater scene with venues such as the Pittsburgh Public Theater and the O'Reilly Theater. Productions range from classical plays to modern works, providing a broad selection of entertainment for theatergoers. Additionally, the city hosts various arts festivals and events, offering opportunities to experience diverse performances and artistic expressions.

Public art is also an important part of Pittsburgh's cultural community, with sculptures, murals, and installations spread throughout the city. Notable works can be found in public spaces and parks, enhancing the urban environment. These artistic elements contribute to the city's character, making it a place where art is integrated into everyday life.

TOURISM

Pittsburgh is a popular destination for tourists, offering a range of attractions that appeal to various interests. The city's scenic views from Mount Washington and the Gateway Clipper Fleet provide opportunities for outdoor activities and sightseeing, while its sports teams, including the Steelers, Penguins, and Pirates, draw fans year-round.

The city's growing food scene is also a major draw, with a variety of restaurants, breweries, and local eateries offering unique dining experiences. Pittsburgh hosts numerous festivals and events throughout the year, including the Three Rivers Arts Festival and Pittsburgh International Jazz Festival. With its mix of cultural, recreational, and culinary offerings, Pittsburgh remains a notable destination for both short-term visitors and longer stays.

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 **3846 Duss Ave, Baden, PA 15005** ("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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