



DOLLAR GENERAL®

500 5th St | New Brighton, PA 15066



INTERACTIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

04

FINANCIAL SUMMARY

06

TENANT OVERVIEW

07

AREA OVERVIEW

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INVESTMENT HIGHLIGHTS

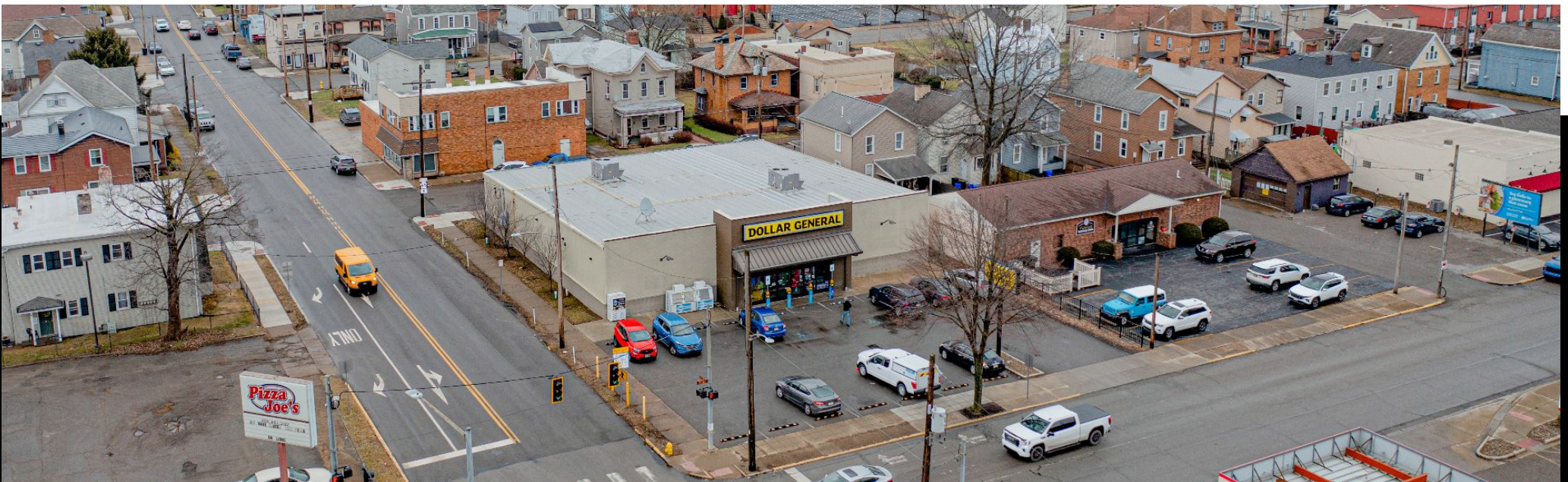
LEASE AND LOCATION HIGHLIGHTS

- **Long Term Lease** - Over 9.25 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 on a hard, signalized corner with strong visibility.

- **Pittsburgh, PA MSA** - Located in the Greater Pittsburgh, PA MSA, this property has over 150,000 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



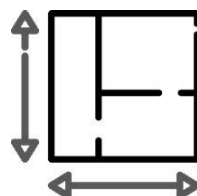
\$1,348,387

PRICE



7.75%

CAP RATE



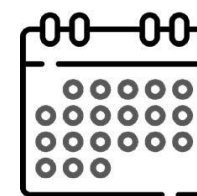
±7,500 SF

GLA



±0.37 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	5/31/2019
Lease Expiration Date	5/31/2034
Term Remaining on Lease	±9.25 Years
Increase	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 - 5/31/2034	\$8,708.33	\$104,500	-	7.75%
Option 1	\$9,579.17	\$114,950	10.00%	8.53%
Option 2	\$10,537.08	\$126,445	10.00%	9.23%





 BEAVER VALLEY GOLF COURSE

BOROUGH OF NEW BRIGHTON

**Advance
Auto Parts**

MARCO'S

3RD AVE ± 10,000 VPD

SNOWY WHITE LAUNDROMAT

**K
Kwik Fill**

Speedway

Arby's

5TH AVE ± 4,500 VPD

**Brighton
Health Mart
PHARMACY**

DOLLAR GENERAL

SUBJECT PROPERTY

5TH ST ± 10,000 VPD



DONAWITZ AUTO
Specializing in New & Used Late Model Auto Parts



 **E.B. MCNITT APARTMENTS**
101 UNITS

FINE WINE & GOOD SPIRITS



FOODLAND



SNOWY WHITE LAUNDROMAT



HAVE \pm 4,500 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, Proctor & 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	500 5th St New Brighton, PA 15066
SITE DESCRIPTION	
Year Built	2019
GLA	$\pm 7,500$ SF
Type of Ownership	Fee Simple



COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 185,000$

YEAR FOUNDED
1939

HEADQUARTERS
GOODLETTSVILLE, TN

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
21,000+

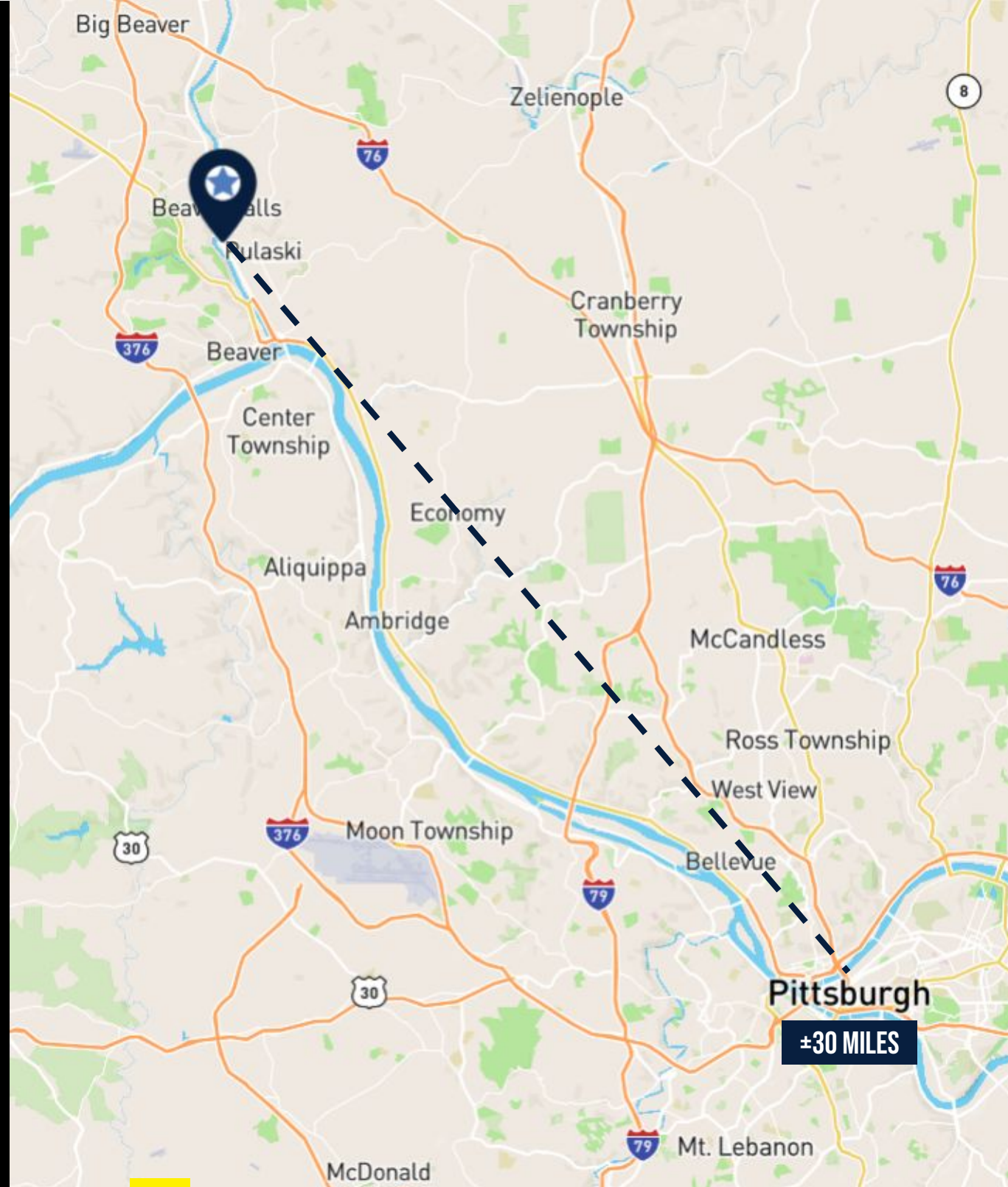
AREA OVERVIEW

New Brighton, PA

New Brighton, Pennsylvania, has a diverse local economy supported by small businesses, manufacturing, and service industries. The downtown area features shops, restaurants, and essential services that contribute to the borough's economic activity. Local government initiatives and community programs encourage business growth and investment, helping to create opportunities for residents and entrepreneurs.

The borough offers a variety of recreational and cultural attractions. The Merrick Art Gallery hosts exhibitions and events, while Big Rock Park provides outdoor space for hiking and relaxation. Rosalind Candy Castle is a well-known destination for handmade chocolates. Brush Creek Park features walking trails, picnic areas, and sports facilities, making it a popular spot for families and nature lovers. Seasonal festivals and community events offer additional activities throughout the year.

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	37,142	64,436	153,706
Current Year Estimate	37,041	64,337	153,866
2020 Census	36,510	63,861	155,117
Growth Current Year-Five-Year	0.27%	0.15%	-0.10%
Growth 2020-Current Year	1.45%	0.74%	-0.81%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	15,638	27,519	65,926
Growth Current Year-Five-Year	-0.40%	-0.48%	-0.81%
Growth 2020-Current Year	1.71%	1.10%	0.63%
Current Year Estimate	15,701	27,652	66,462
2020 Census	15,437	27,351	66,044
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$80,149	\$87,229	\$96,660



PITTSBURGH, PA

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 cybersecurity. The city's transformation into a technology hub is exemplified by the establishment of Google, Uber, and other tech giants' offices 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 business, 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 industry through the cultivation of healthcare technology and life-saving medicine and pharmaceuticals. 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, Highmark Inc., 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 **### ADDRESS, CITY, STATE, ZIP** ("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.

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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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