

DOLLAR GENERAL PORTFOLIO | PENNSYLVANIA

✓ ALL LEASES FEATURE 7+ YEARS OF REAMAINING LEASE TERM

✓ ALL LEASES ARE CORPORATE GUARANTEED BY DOLLAR GENERAL CORP., (NYSE: DG) (S&P: BBB)

✓ ABSOLUTE NNN LEASES - NO LANDLORD RESPONSIBILITIES

Address	Year Built	Lease Start	Lease Term	Yrs. Remaining	NOI	Cap	List Price	GLA (SF)	Status
14609 Route 422, Strongstown, PA	2016	8/21/16	8/31/31	7.49	\$85,848	7.10%	\$1,210,000	9,100	Available
579 Woodland Bigler Hwy, Woodland, PA	2016	8/21/16	8/31/31	7.51	\$96,708	7.10%	\$1,363,000	9,026	Available
30609 Route 35 N, McAlisterville, PA	2016	10/12/16	10/31/31	7.68	\$89,056	7.10%	\$1,255,000	9,100	Available
1661 State Route 56, Spring Church, PA	2016	TBD	12/31/31	7.84	\$93,600	7.10%	\$1,319,000	9,100	Available

Strongstown, PA



Woodland, PA



McAlisterville, PA



Spring Church, PA



ANDREW FALLON

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TODD CONNER

Principal Broker

Blackwater Commercial Real Estate Investment Advisors

D: 540.525.5521

OFFERING SUMMARY: STRONGTOWN, PA

**DOLLAR
GENERAL**



ACTUAL SITE

OFFERING

Pricing	\$1,210,000
Net Operating Income	\$85,848
Cap Rate	7.10%

PROPERTY SPECIFICATIONS

Property Address	14609 Route 422 Strongtown, Pennsylvania 15957
Rentable Area	9,100 SF
Land Area	1.17 AC
Year Built	2016
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	10% Increases Beg. of Each Option
Options	TBD
Rent Commencement	8/21/2016
Lease Expiration	8/31/2031

OFFERING SUMMARY: WOODLAND, PA

**DOLLAR
GENERAL**



ACTUAL SITE

OFFERING

Pricing	\$1,363,000
Net Operating Income	\$96,708
Cap Rate	7.10%

PROPERTY SPECIFICATIONS

Property Address	579 Woodland Bigler Highway Woodland, Pennsylvania 16881
Rentable Area	9,026 SF
Land Area	2.16 AC
Year Built	2016
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	10% Increases Beg. of Each Option
Options	TBD
Rent Commencement	8/21/2016
Lease Expiration	8/31/2031

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OFFERING SUMMARY: MCALISTERVILLE, PA

**DOLLAR
GENERAL**



ACTUAL SITE

OFFERING

Pricing	\$1,255,000
Net Operating Income	\$89,056
Cap Rate	7.10%

PROPERTY SPECIFICATIONS

Property Address	30609 Route 35 N McAlisterville, Pennsylvania 17049
Rentable Area	9,100 SF
Land Area	1.77 AC
Year Built	2016
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	10% Increases Beg. of Each Option
Options	TBD
Rent Commencement	10/12/2016
Lease Expiration	10/31/2031

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OFFERING SUMMARY: SPRING CHURCH, PA

**DOLLAR
GENERAL**



ACTUAL SITE

OFFERING

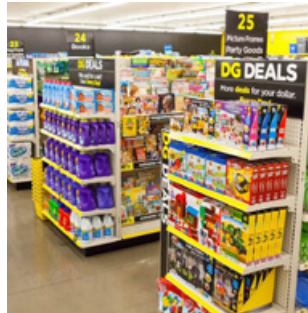
Pricing	\$1,319,000
Net Operating Income	\$93,600
Cap Rate	7.10%

PROPERTY SPECIFICATIONS

Property Address	1661 State Route 56 Spring Church, Pennsylvania 15686
Rentable Area	9,100 SF
Land Area	1.85 AC
Year Built	2016
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	10% Increases Beg. of Each Option
Options	TBD
Rent Commencement	12/1/2016
Lease Expiration	12/31/2031

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BRAND PROFILE



DOLLAR GENERAL

[dollargeneral.com](https://www.dollargeneral.com)

Company Type: Public (NYSE: DG)

Locations: 20,000

2023 Employees: 170,000

2023 Revenue: \$37.84 Billion

2023 Net Income: \$2.42 Billion

2023 Assets: \$29.08 Billion

2023 Equity: \$5.54 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of February 2024, the Company's 20,000 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: newscenter.dollargeneral.com, finance.yahoo.com