

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR  
GENERAL**

7+ Years Remaining | Corporate Guaranty (S&P: BBB)



30609 Route 35 N

**MCALISTERVILLE** PENNSYLVANIA

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**

**DG**

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**DOLLAR GENERAL**

A photograph of a Dollar General store interior. A large, illuminated sign with the words 'DOLLAR GENERAL' in bold, blue, sans-serif capital letters is mounted on a green wall. The background shows shelves stocked with various products and a person working behind a counter.

**NATIONAL NET LEASE**

Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531



## OFFERING

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

## PROPERTY SPECIFICATIONS

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



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,100	10/12/2016	10/31/2031	Current	-	\$7,421	\$89,056	TBD
(Corporate Guaranty)				10% Increases Beg. of Each Option				

### 7+ Years Remaining | Corporate Guaranteed

- Dollar General has 7+ years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,000 locations in 47 states as of February 2024

### Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

### Fronting Route 35 N | Excellent Visibility & Access

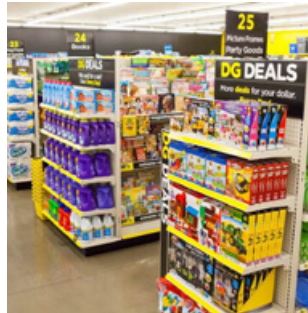
- Dollar General is strategically fronting Route 35 N averaging 5,100 VPD
- The asset has excellent visibility via street frontage providing ease and convenience for customers

### Strong Operator | 1,000+ New Stores In 2023

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$34.22 billion
- The company has opened 1,050 new stores across the U.S. in 2023, expanding its presence to 47 states throughout the country

### Local Demographics & Trade Area

- More than 25,000 residents and 8,000 employees support the trade area
- \$80,650 average household income within a 3-mile radius



## DOLLAR GENERAL

**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](https://newscenter.dollargeneral.com), [finance.yahoo.com](https://finance.yahoo.com)

## LOCATION



McAlisterville, Pennsylvania  
Fayette County

## ACCESS



Main Street/State Highway 35: 1 Access Point

## TRAFFIC COUNTS



Main Street/State Highway 35: 5,100 VPD  
U.S. Highway 22 & 322: 19,400 VPD

## IMPROVEMENTS



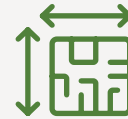
There is approximately 9,100 SF of existing building area

## PARKING



There are approximately 27 parking spaces on the owned parcel.  
The parking ratio is approximately 2.96 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 03-10-102  
Acres: 1.77  
Square Feet: 77,101

## CONSTRUCTION



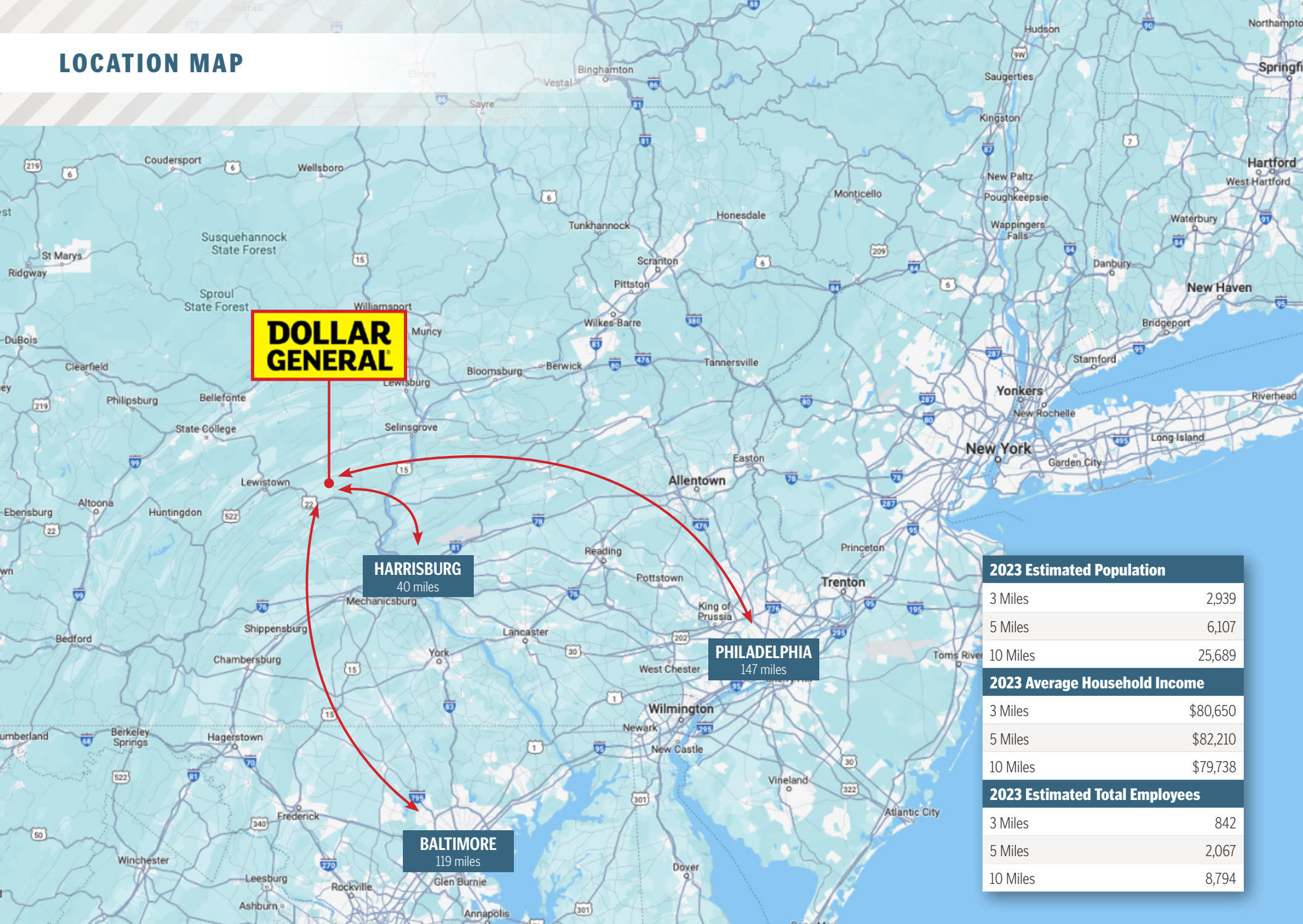
Year Built: 2016

## ZONING



Commercial

# LOCATION MAP



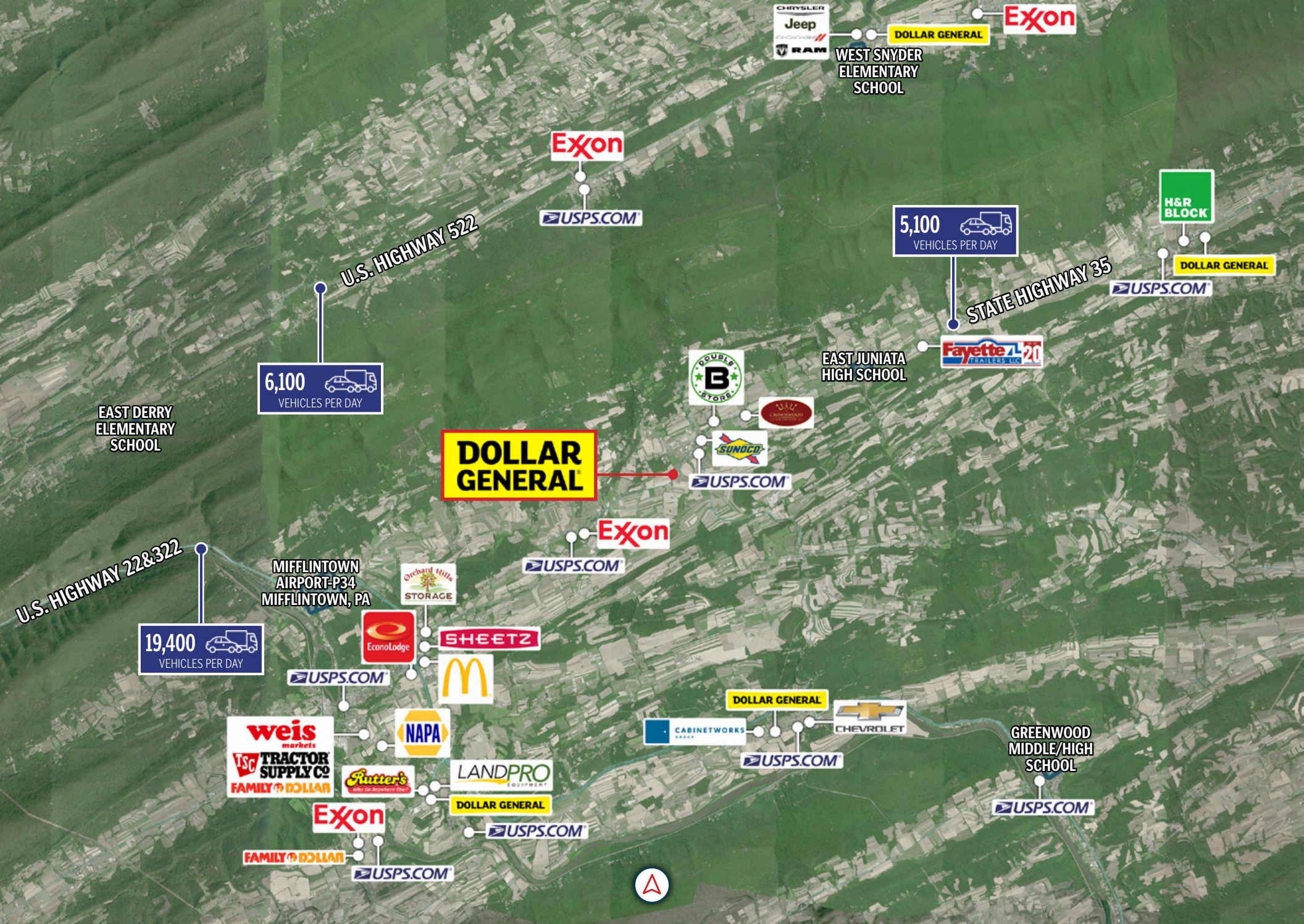
**DOLLAR GENERAL**

**HARRISBURG**  
40 miles

**PHILADELPHIA**  
147 miles

**BALTIMORE**  
119 miles

2023 Estimated Population	
3 Miles	2,939
5 Miles	6,107
10 Miles	25,689
2023 Average Household Income	
3 Miles	\$80,650
5 Miles	\$82,210
10 Miles	\$79,738
2023 Estimated Total Employees	
3 Miles	842
5 Miles	2,067
10 Miles	8,794





**DOLLAR  
GENERAL**

**SAUL'S**  
OPIUM RESTAURANT

**5,100**  
VEHICLES PER DAY

The Broad Of life  
Restaurant.

GRANITE DR.

PYLON SIGN

MUSSER RD.





	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2023 Estimated Population	2,939	6,107	25,689
2028 Projected Population	2,877	5,979	25,217
2023 Median Age	42.9	43.9	43.4
<b>Households &amp; Growth</b>			
2023 Estimated Households	1,168	2,319	10,105
2028 Projected Households	1,155	2,294	10,026
<b>Income</b>			
2023 Estimated Average Household Income	\$80,650	\$82,210	\$79,738
2023 Estimated Median Household Income	\$62,156	\$61,269	\$59,079
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	103	181	840
2023 Estimated Total Employees	842	2,067	8,794



## MCALISTERVILLE, PENNSYLVANIA

McAlisterville is a town in Pennsylvania, Juniata County.

The largest industries in McAlisterville, PA are Manufacturing, Health Care & Social Assistance, and Accommodation & Food Services, and the highest paying industries are Health Care & Social Assistance, Educational Services, & Health Care & Social Assistance, and Manufacturing. McAlisterville is home to several locally owned businesses. There are plenty of local businesses that make McAlisterville unique including the General Store and the McAlisterville Inn. Local companies in McAlisterville include McAlisterville Pharmacy, Coldwell Banker Residential Brokerage, Eichhorn Logging Inc., and Corl Construction Co.

There are many year-round outdoor activities for visitors and locals alike including hiking, fishing, camping, and hunting. The community is also home to various organizations such as the McAlisterville Historical Society and Lions Club along with numerous churches. Local sporting events include baseball, soccer, and basketball at the nearby East Juniata High School.

Schools within McAlisterville are East Juniata High School, Fayette Township Elementary, and Juniata Christian School. The town has two local hospitals: Memorial Hospital and Juniata Valley Medical Center. Both of these hospitals are well equipped with modern medical technologies to provide quality care to McAlisterville residents.

The nearest major airport is Harrisburg International Airport. This airport has international and domestic flights from Harrisburg, Pennsylvania and is 52 miles from the center of McAlisterville, PA.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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