

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



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



14609 Route 422

**STRONGSTOWN** PENNSYLVANIA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**

**DG**

**ANDREW FALLON**

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**TODD CONNER**

**Principal Broker  
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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 few customers in the store.

**NATIONAL NET LEASE**

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



## OFFERING

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

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	14609 Route 422 Strongstown, Pennsylvania 15957
<b>Rentable Area</b>	9,100 SF
<b>Land Area</b>	1.17 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>	8/21/2016
<b>Lease Expiration</b>	8/31/2031



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,100	8/21/2016	8/31/2031	Current	-	\$7,155	\$85,858	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 Benjamin Franklin Highway | Excellent Visibility & Access

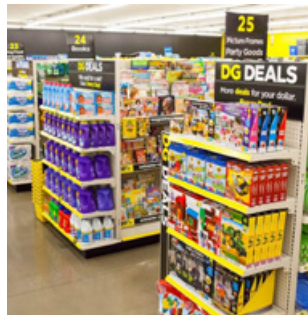
- Dollar General is strategically fronting Benjamin Franklin Highway averaging 9,600 VPD
- The asset has excellent visibility via street frontage providing ease and convenience for customers

### 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 22,000 residents and 4,000 employees support the trade area
- \$74,954 average household income within a 1-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



Strongstown, Pennsylvania  
Indiana County

## PARKING



There are approximately 30 parking spaces on the owned parcel.  
The parking ratio is approximately 3.29 stalls per 1,000 SF of leasable area.

## ACCESS



Benjamin Franklin Highway/U.S. Highway 422:  
1 Access Point

## PARCEL



Parcel Number: 3-024-310  
Acres: 1.17  
Square Feet: 50,965

## TRAFFIC COUNTS



Benjamin Franklin Highway/U.S. Highway 422: 9,600 VPD  
U.S. Highway 219: 5,100 VPD

## CONSTRUCTION



Year Built: 2016

## IMPROVEMENTS



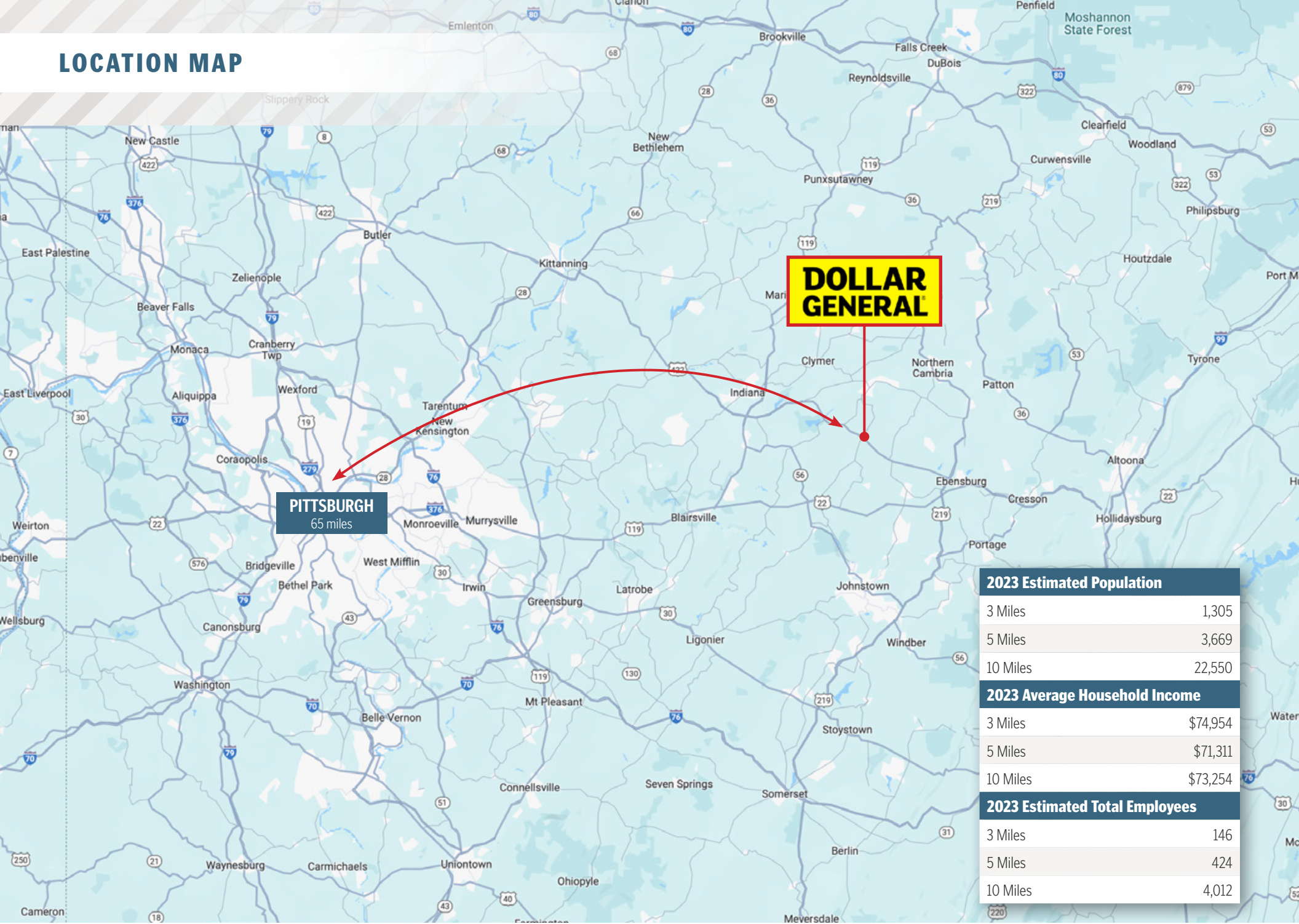
There is approximately 9,100 SF of existing building area

## ZONING



Commercial

# LOCATION MAP



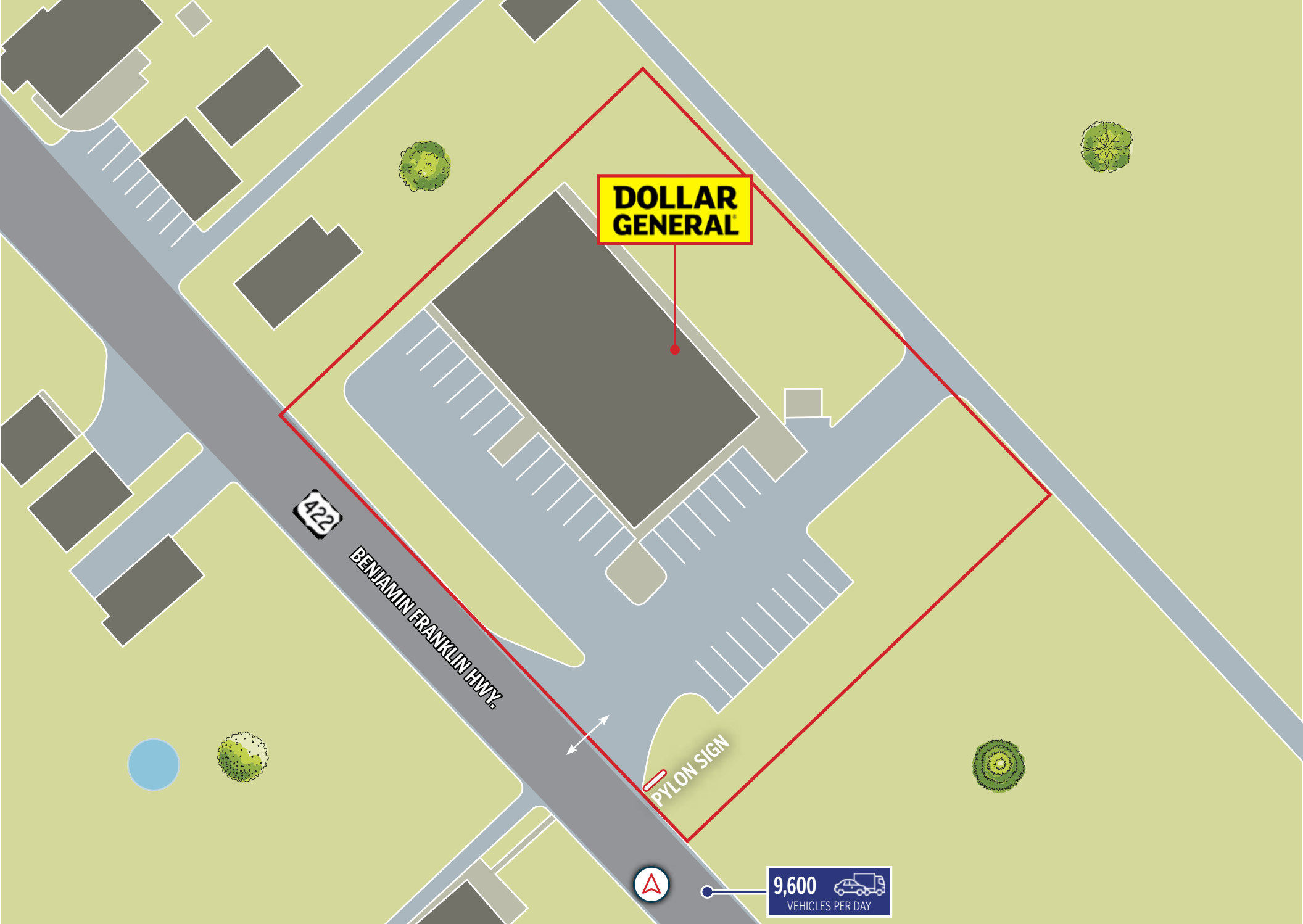
**DOLLAR GENERAL**

**PITTSBURGH**  
65 miles

2023 Estimated Population	
3 Miles	1,305
5 Miles	3,669
10 Miles	22,550
2023 Average Household Income	
3 Miles	\$74,954
5 Miles	\$71,311
10 Miles	\$73,254
2023 Estimated Total Employees	
3 Miles	146
5 Miles	424
10 Miles	4,012







	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2023 Estimated Population	1,305	3,669	22,550
2028 Projected Population	1,276	3,592	21,994
2023 Median Age	45.5	45.7	46.5
<b>Households &amp; Growth</b>			
2023 Estimated Households	519	1,521	9,431
2028 Projected Households	518	1,517	9,358
<b>Income</b>			
2023 Estimated Average Household Income	\$74,954	\$71,311	\$73,254
2023 Estimated Median Household Income	\$58,524	\$54,448	\$56,122
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	22	71	539
2023 Estimated Total Employees	146	424	4,012



## STRONGSTOWN, PENNSYLVANIA

Strongstown is an unincorporated community in Indiana County, Pennsylvania, United States. The community is located at the junction of U.S. Route 422 and Pennsylvania Route 403, 11.4 miles west-northwest of Ebensburg.

Residents can enjoy a range of recreational activities such as camping in nearby State Parks or visiting the nearby Indian Creek Winery & Vineyard. The scenery is beautiful, with rolling hills, lush forests, and plenty of outdoor activities taking place each season. Attractions near Strongstown, PA are Inclined Plane, Twin Lakes Park, Flight 93 National Memorial, Coral Caverns, Lemon House, Horseshoe Curve National Historic Landmark, Leighty's.

The major school district for Strongstown, PA is Penns Manor Area School District. Strongstown, PA is served by Blacklick Valley School District and Penns Manor Area Elementary & Junior/Senior High School.

The nearest major airport is John Murtha Johnstown-Cambria County Airport. This airport has domestic flights from Johnstown, Pennsylvania and is 28 miles from the center of Strongstown, 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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