

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR
GENERAL**

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



579 Woodland Bigler Highway

WOODLAND PENNSYLVANIA

ACTUAL SITE

 **SRS** | CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY

DG

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DOLLAR GENERAL

A large, illuminated sign for Dollar General is mounted on a ceiling in a store. The sign has 'DOLLAR' in large, dark blue letters and 'GENERAL' in smaller, dark blue letters on a yellow background. The store interior is visible in the background, showing shelves stocked with various products and a few people.

NATIONAL NET LEASE

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



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



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,026	8/21/2016	8/31/2031	Current	-	\$8,059	\$96,708	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 Woodland Bigler Hwy | Excellent Visibility & Access

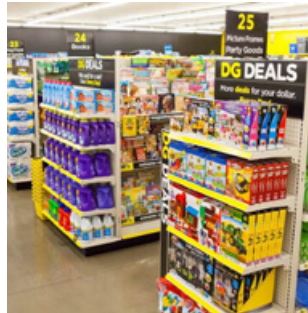
- Dollar General is strategically Woodland Bigler Hwy averaging 11,900 VPD
- The asset has excellent visibility via street frontage providing ease and convenience for customers

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 36,000 residents and 15,000 employees support the trade area
- \$75,020 average household income within a 10-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, finance.yahoo.com

LOCATION



Woodland, Pennsylvania
Clearfield County
Philadelphia-Camden-Wilmington MSA

PARKING



There are approximately 31 parking spaces on the owned parcel.
The parking ratio is approximately 3.4 stalls per 1,000 SF of leasable area.

ACCESS



Woodland Bigler Highway/U.S. Highway 322: 1 Access Point

PARCEL



Parcel Number: 1060009000067.5
Acres: 2.16
Square Feet: 94,089

TRAFFIC COUNTS



Woodland Bigler Highway/U.S. Highway 322: 11,900 VPD
Shawville Highway/State Highway 970: 10,500 VPD

CONSTRUCTION



Year Built: 2016

IMPROVEMENTS



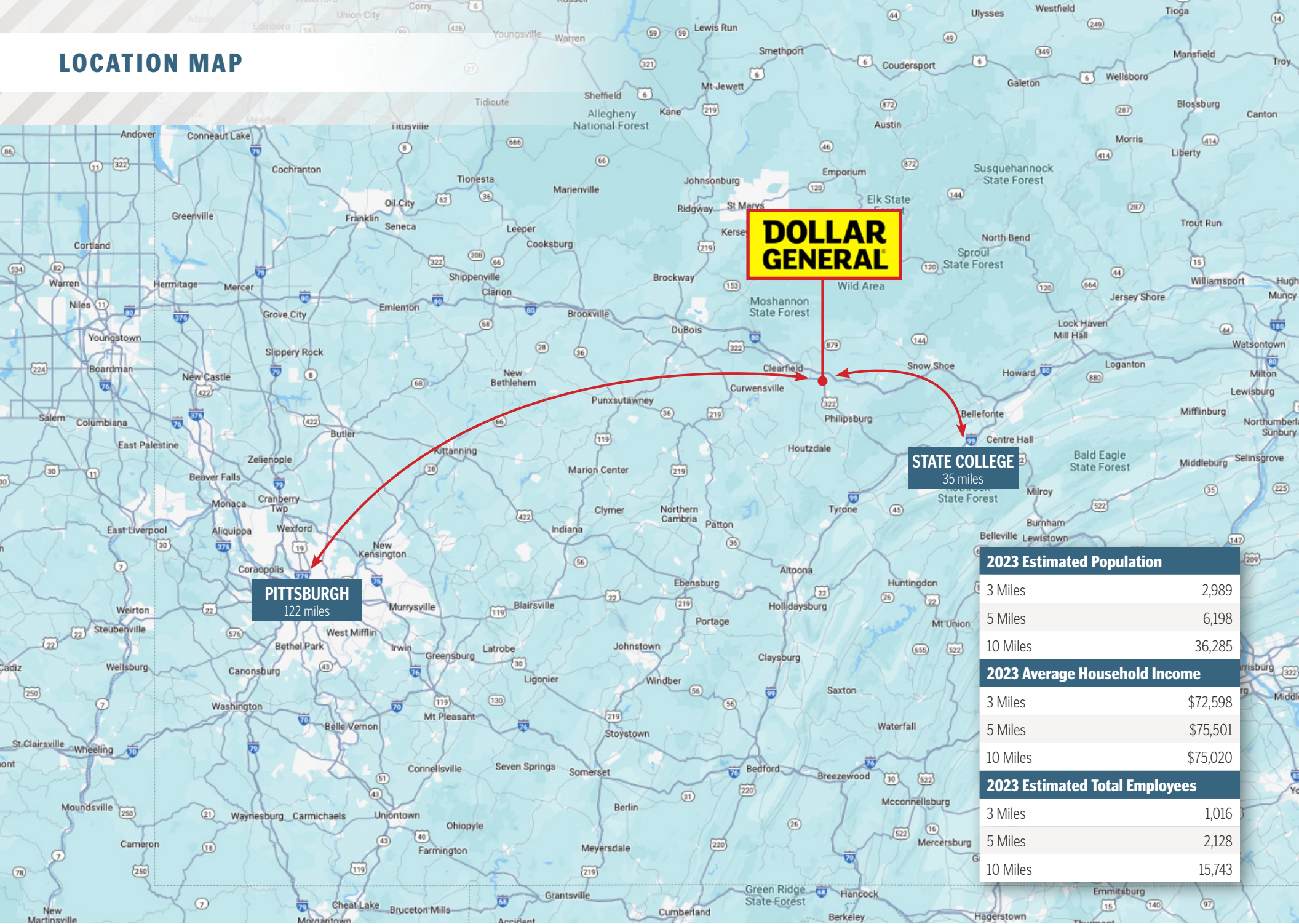
There is approximately 9,026 SF of existing building area

ZONING



Commercial

LOCATION MAP

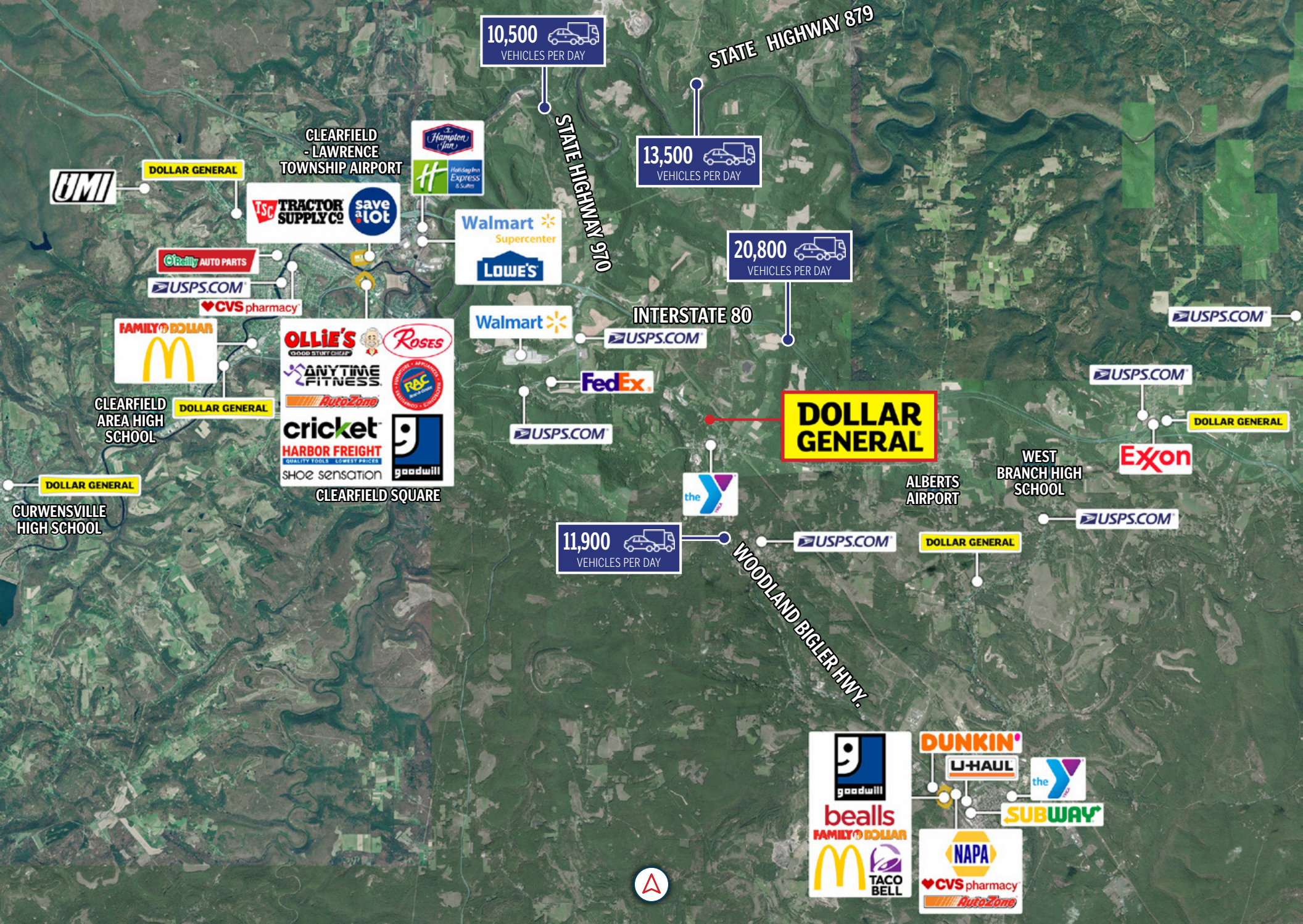


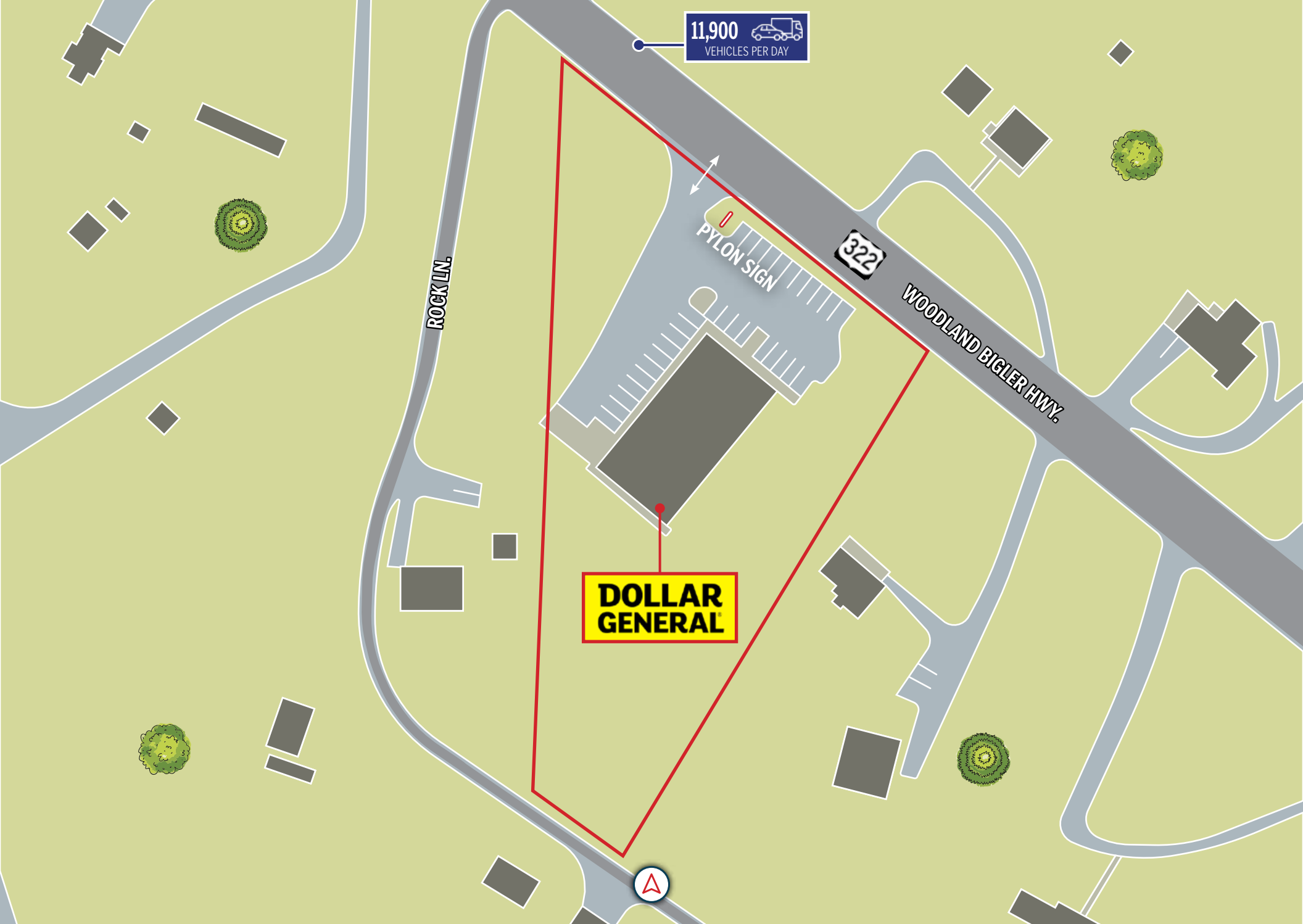
DOLLAR GENERAL

PITTSBURGH
122 miles

STATE COLLEGE
35 miles

2023 Estimated Population	
3 Miles	2,989
5 Miles	6,198
10 Miles	36,285
2023 Average Household Income	
3 Miles	\$72,598
5 Miles	\$75,501
10 Miles	\$75,020
2023 Estimated Total Employees	
3 Miles	1,016
5 Miles	2,128
10 Miles	15,743





11,900
VEHICLES PER DAY

ROCKLIN

PYLON SIGN

322

WOODLAND BIGLER HWY.

**DOLLAR
GENERAL**





	3 Miles	5 Miles	10 Miles
Population			
2023 Estimated Population	2,989	6,198	36,285
2028 Projected Population	2,936	6,089	35,883
2023 Median Age	46.6	46.6	45.2
Households & Growth			
2023 Estimated Households	1,203	2,571	15,137
2028 Projected Households	1,199	2,565	15,166
Income			
2023 Estimated Average Household Income	\$72,598	\$75,501	\$75,020
2023 Estimated Median Household Income	\$56,340	\$59,804	\$54,151
Businesses & Employees			
2023 Estimated Total Businesses	85	167	1,432
2023 Estimated Total Employees	1,016	2,128	15,743



WOODLAND, PENNSYLVANIA

Woodland is an unincorporated community in Clearfield County, Pennsylvania, United States. The community is located along U.S. Route 322, 5.5 miles east-southeast of Clearfield. Located in the heart of Pennsylvania, Woodland presents an incredible mix of tranquillity, convenience and opportunity, drawing in residents of all walks of life.

The town itself is a treasure trove of nature’s bounty. The beautiful, panoramic views of the mountains command awe, amplifying the joy of residing here. The surrounding areas abound with wildlife, offering plenty of hunting opportunities — deer, turkey, bear, elk, you name it. For water enthusiasts, the presence of serene streams and a pond, nestled amidst lush green terrain, offer tranquil spots for reflection or fishing.

In addition to natural splendors, Woodland is rich in conveniences and recreational facilities. The Bigler YMCA, post office, playground, and convenience store are situated within the town, catering to everyday needs and offering areas for active fun. A park that includes a baseball field and a lake lies just across the road, providing yet another realm of leisure and outdoor activities.

Woodland’s location provides easy access to State College, Penn State University, Altoona, and Dubois due to its nearness to important thoroughfares such as Route 322 and Interstate 80. The nearest major airport is University Park Airport. This airport has domestic flights from State College, Pennsylvania and is 36 miles from the center of Woodland, 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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