

OFFERING MEMORANDUM



DOLLAR GENERAL
DUNCANSVILLE, PENNSYLVANIA



SCHUCHERT
RETAIL GROUP

EXCLUSIVELY LISTED BY:



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DOLLAR GENERAL

Order in the DG App.
Pick up in store.

DGPICKUP



INVESTMENT SUMMARY



LIST PRICE
\$1,665,850



LOCATION
**1146 OLD ROUTE 22
DUNCANSVILLE, PA 16635**



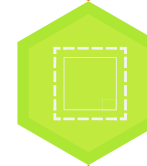
CAP RATE
6.00%



ANNUAL RENT
\$99,951.96



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.40 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
12.5 YEARS



LEASE EXPIRATION
05/31/2033



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2018



APN
02.00-10.-012.01-000



TRAFFIC COUNTS
8,932 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- Approximately 12.5 Years Remaining in the Initial 15 Year Lease Term
- 2018 Construction - 9,100 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases
- Wide Profile Building Type for Flexible Future Use & Universal Applications

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

DUNCANVILLE, PENNSYLVANIA:

- The Borough of Duncansville Sits Between Pittsburgh and Harrisburg in South Central Pennsylvania
- Situated in Blair County, Duncansville is Located Six Miles South of Altoona and is Incorporated in the Altoona MSA
- Subject Property is Located Less than 4.5 Miles from Chimney Rocks Park - 10 Minute Drive

PROXIMITY TO OTHER MAJOR CITIES:

- Pittsburgh, Pennsylvania | 89 Miles - 1 Hour: 49 Minute Drive
- Harrisburg, Pennsylvania | 128 Miles - 2 Hour: 5 Minute Drive
- Washington, D.C. | 163 Miles - 2 Hour: 53 Minute Drive
- Baltimore, Maryland | 165 Miles - 2 Hour: 48 Minute Drive
- Philadelphia, Pennsylvania | 229 Miles - 3 Hour: 29 Minute Drive

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 2,040 Residents
- 1-Mile Average Household Income = \$84,510
- 3-Mile Population = 10,841 Residents
- 3-Mile Average Household Income = \$85,429
- 5-Mile Population = 30,129 Residents
- 5-Mile Average Household Income = \$78,618
- 7-Mile Population = 56,416 Residents
- 7-Mile Average Household Income = \$74,872

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,000 Stores in 46 States as of November 14, 2020
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2019
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)
- In 2021 Dollar General Plans to Execute 2,900 Real Estate Projects, Including 1,050 New Store Openings, 1,750 Remodels, and 100 Store Relocations











True Value FAMILY DOLLAR
SHEETZ FIRST NATIONAL BANK

Firestone sam's club
OUTBACK target Walmart
TJ-maxx Great Clips
SALLY BEAUTY FIRST NATIONAL BANK
petco Chick-fil-A Huddle Express
COURTYARD amc
DUNKIN' Starbucks petvalu
ROCK MATTRESS Warehouse cricket
SPORTSMAN U-HAUL

BIG LOTS SUBWAY
M&T Bank First National Bank Buckle
weiss TACO BELL Arby's LONG JOHN SILVER'S Denny's
JCPenney macy's
maurices rue21 AMERICAN EAGLE
OLD NAVY HOLLISTER AÉROPOSTALE
SHOE DEPT. ENCLOSURE COFFMERS claire's
Bath&BodyWorks SHOE CARNIVAL
CHAMPS SEPHORA MONRO
Jiffy Lube Red Robin HARBOR FREIGHT TOOLS GNC
H.M. amc CHARLEY'S Aarons
MATTRESS FIRM SLEEP NUMBER Applebees
Starbucks Hallmark SportClips
Dunham's sleep number Repeat Plus PLACE
MARTIN'S verizon AT
ZUMIEZ Burlington SHEETZ

NAPA SUBWAY
M&T Bank Comfort Inn AutoZone
DOLLAR TREE FAMILY DOLLAR
FIRST COMMONWEALTH MCDONALD'S SHEETZ
Quick Lane holiday hair
QUICK COPY MARTIN'S

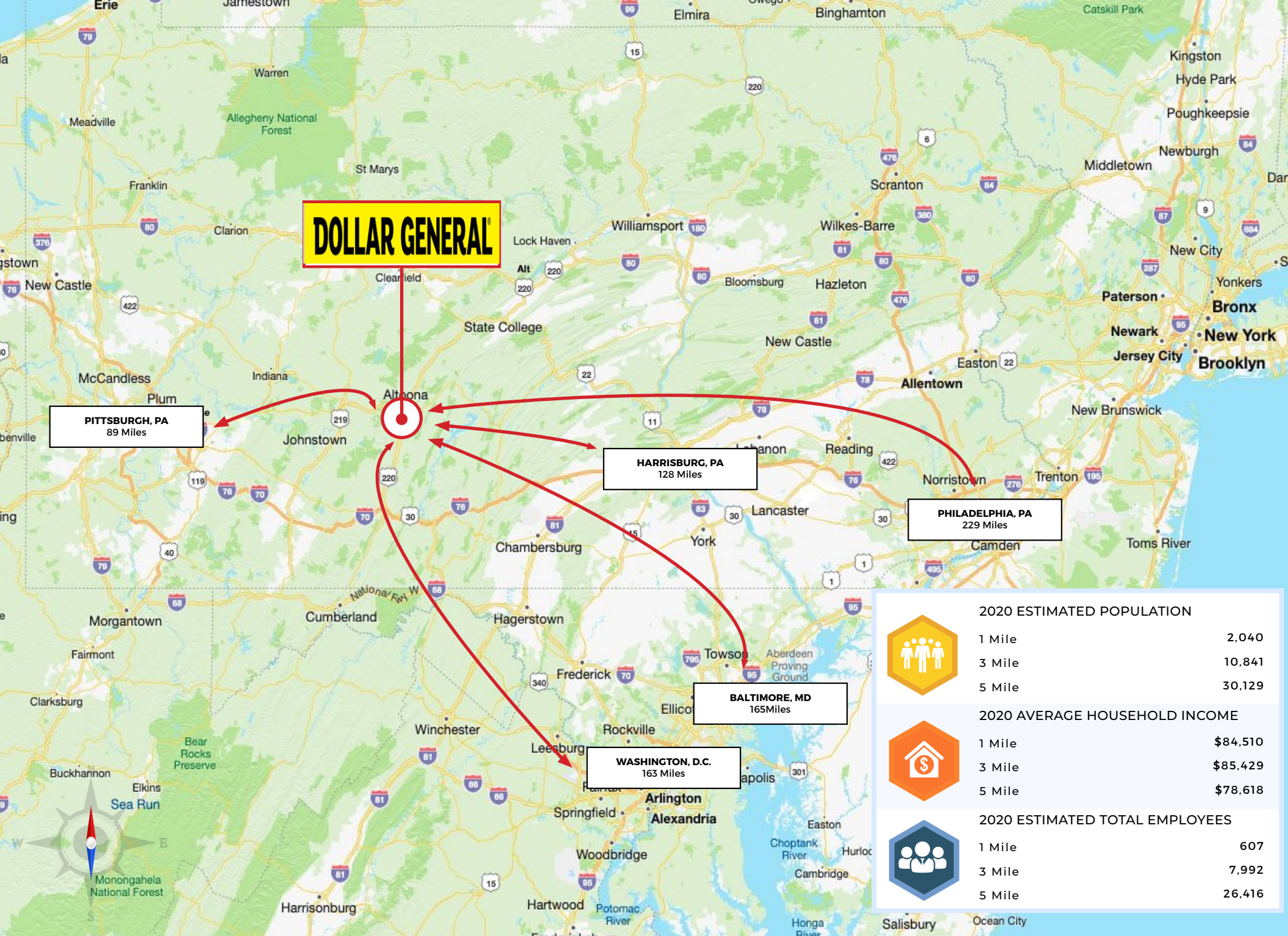
TSC TRACTOR SUPPLY CO CARQUEST
Bassett

True Value SHEETZ the Y
SUBWAY NAPA RITE AID FIRST NATIONAL BANK
SUNOCO IGA Exxon

Pizza Hut FIRST COMMONWEALTH
ACE DQ

DOLLAR GENERAL

SITE



DOLLAR GENERAL




PITTSBURGH, PA
89 Miles

HARRISBURG, PA
128 Miles

PHILADELPHIA, PA
229 Miles

BALTIMORE, MD
165 Miles

WASHINGTON, D.C.
163 Miles

2020 ESTIMATED POPULATION		
	1 Mile	2,040
	3 Mile	10,841
	5 Mile	30,129
2020 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$84,510
	3 Mile	\$85,429
	5 Mile	\$78,618
2020 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	607
	3 Mile	7,992
	5 Mile	26,416

AREA OVERVIEW



DUNCANSVILLE, PENNSYLVANIA

The Borough of Duncansville sits between Pittsburgh and Harrisburg in South Central Pennsylvania. Situated in Blair County, Duncansville is located six miles south of Altoona and is incorporated in the Altoona MSA. This bedroom community is two miles from the county seat of Hollidaysburg.

Both Duncansville's and the surrounding area's economy is largely based on manufacturing, medicine and education. A newly constructed industrial complex hosts several branch offices for national companies, such as FedEx, Old Dominion Freight Line, and Value Drug Company. The businesses housed in the new complex employ over 420 people. Sheetz, a well known regional gas, convenience and fast casual concept, was founded and currently headquartered in Altoona, PA. The headquarters employ over 100 people. Sheetz maintains over 500 stores in Pennsylvania, Ohio, West Virginia, Maryland, Virginia, and North Carolina. Additionally, the regional Veterans Affairs Medical Center has 710 employees. The local school system, Hollidaysburg School District, teaches 3,522 students and employs 480 teachers. Penn State Altoona enrolls over 3,400 students and employs 604 faculty and staff members.

Thousands of tourists are drawn to the area due to a rich railroad history annually. Nearby landmarks include the National Historic Landmark Horseshoe Curve, Allegheny Portage Railroad National Historic Site, and Railroaders Memorial Museum. Named after the railroad, the minor league baseball team Altoona Curve hosts games for over 290,000 spectators each year at PNC Field. Located 4 miles from the site, Chimney Rocks Park's panoramic views entice visitors near and far.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Population	2,040	10,841	30,129	56,416
2025 Projected Population	1,935	10,327	28,809	54,650
2010 Population	2,114	11,065	31,058	59,947



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Households	875	4,633	13,008	24,163
2025 Households	851	4,518	12,723	23,943
2010 Households	883	4,606	13,048	24,668
Average Household Size	2.33	2.27	2.22	2.25



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
Average Household Income	\$84,510	\$85,429	\$78,618	\$74,872
Median Household Income	\$60,197	\$60,956	\$60,588	\$58,247
Per Capita Income	\$36,289	\$36,719	\$34,370	\$32,434



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Housing Units	875	4,633	13,008	24,163
2020 Owner-Occupied Units	744	3,562	9,539	17,353
2020 Renter Occupied Housing Units	131	1,071	3,469	6,810



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Businesses	54	577	1,781	3,187
2020 Employees	607	7,992	26,416	42,078

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,000



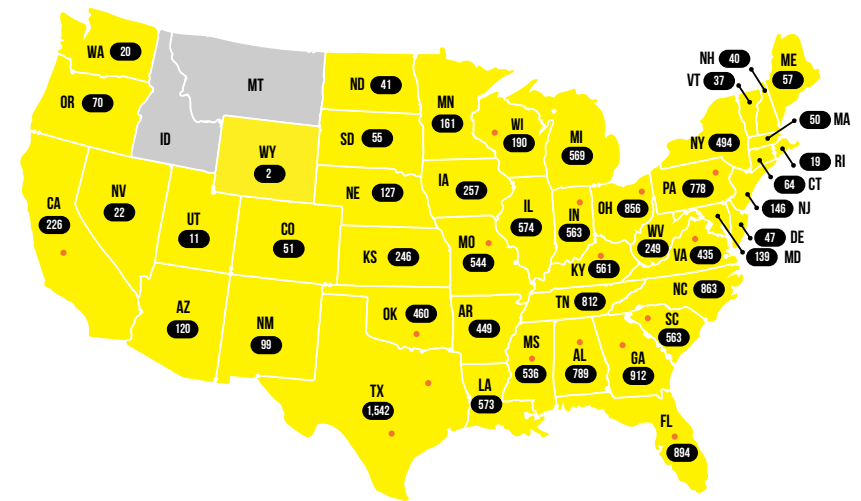
NO. EMPLOYEES
157,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of November 14, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

17,000 STORES | IN 46 STATES | AS OF 11/14/2020

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 1146 Old Route 22, Duncansville, PA 16635 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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