

OFFERING MEMORANDUM



DOLLAR GENERAL
NEEDMORE, PENNSYLVANIA



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RETAIL GROUP

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DOLLAR GENERAL®





INVESTMENT SUMMARY



LIST PRICE
\$1,496,000



LOCATION
**8264 GREAT COVE ROAD
NEEDMORE, PA 17238**



CAP RATE
6.25%



ANNUAL RENT
\$93,500.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
0.99 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
NN+



TERM REMAINING
15 YEARS



LEASE EXPIRATION
6/30/2036



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
28 SPACES



YEAR BUILT
2021



APN
**02-07-001B.-
000**



TRAFFIC COUNTS
1,884 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE 15 YEAR LEASE:

- Brand New Construction - Store Scheduled to Open in June 2021
- 2021 Construction Built to Suit Dollar General - 9,100 SF
- 15 Year Initial Lease Term
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

NN+ LEASE | MINIMAL LANDLORD RESPONSIBL:

- Landlord Responsibilities Limited to Roof, Parking Area (Capital Expenditures) & Structure
- Roof is Warranted for a Period of 25 Years
- Tenant is Responsible for Maintaining, Repairing & Replacement of HVAC Units
- Tenant is Responsible for Maintenance & Repair of the Parking Area (if Capital Expenditure then Landlord is Responsible)
- This Location is in Dollar General's National Insurance Program

PROXIMITY TO OTHER CITIES:

- Hagerstown, MD | 38 Miles
- York, PA | 87 Miles
- Washington, D.C. | 110 Miles
- Baltimore, MD | 112 Miles
- Morgantown, WV | 122 Miles
- Pittsburgh, PA | 136 Miles
- Wilmington, DE | 172 Miles
- Philadelphia, PA | 189 Miles

TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 1,062 Residents
- 3-Mile Average Household Income = \$66,062
- 5-Mile Population = 2,435 Residents
- 5-Mile Average Household Income = \$68,933
- 7-Mile Population = 4,062 Residents
- 7-Mile Average Household Income = \$69,963

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 1050 New Store Openings, 1,750 Remodels, and 100 Store Relocations











True Value NAPA CARQUEST
 FAMILY DOLLAR DOLLAR GENERAL
 GIANT save a lot MCDONALD'S
 SHEETZ CITGO TRACTOR SUPPLY CO.
 AutoZone TRUIST

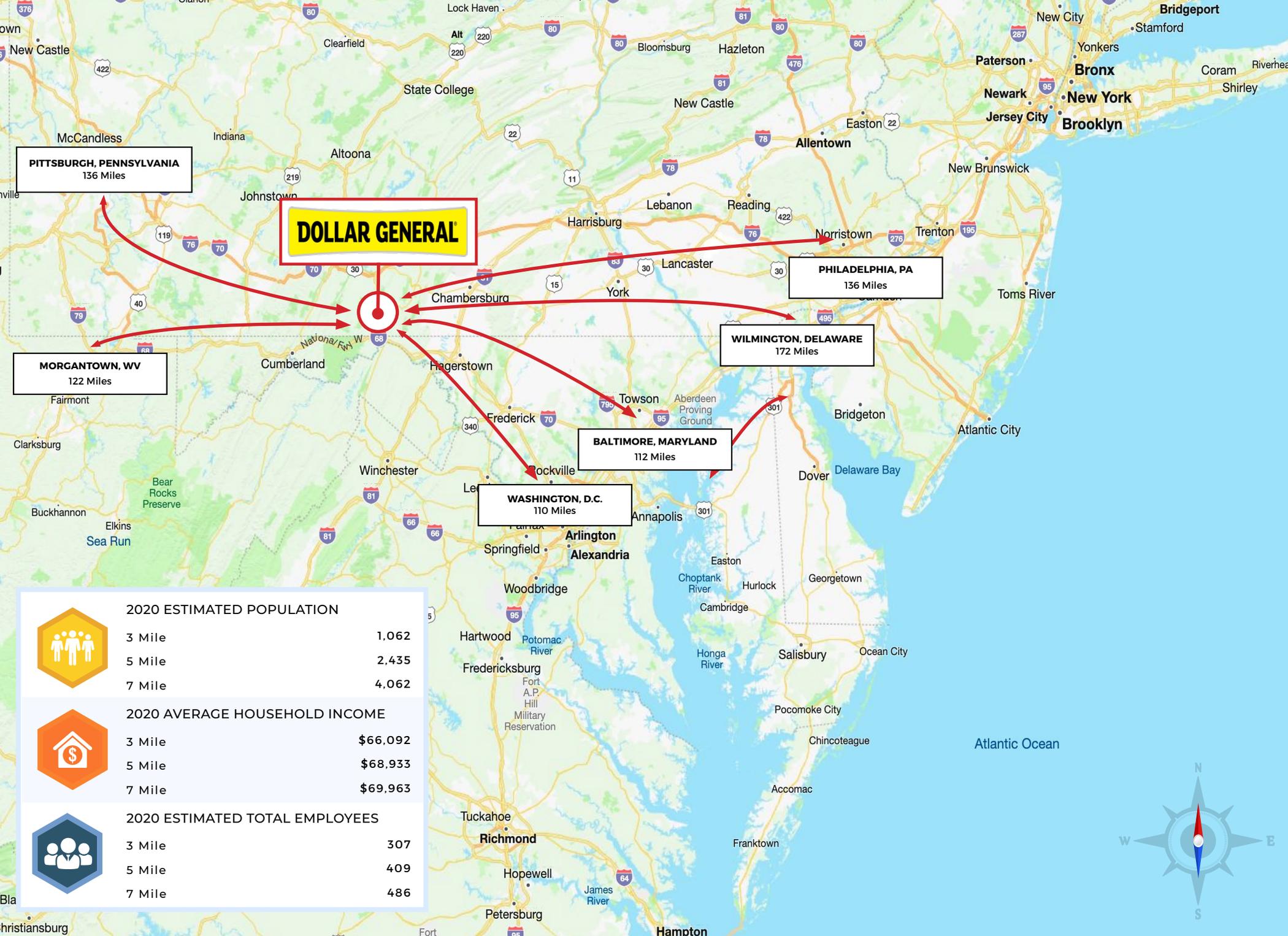
DOLLAR GENERAL Exxon ACE
 FAMILY DOLLAR True Value BURGER KING
 Perkins Best SHEETZ
 holiday hair BIG LOTS CVS pharmacy
 Firestone M&T Bank
 metro CALIBER COLLISION
 PAPA JOHN'S DOLLAR TREE RITE AID
 weis GIANT the
 SUBWAY RED LOBSTER Applebees
 verizon MR TIRE AUTO SERVICE CENTERS jiffy lube
 GNC SUNOCO DUNKIN'

DOLLAR GENERAL

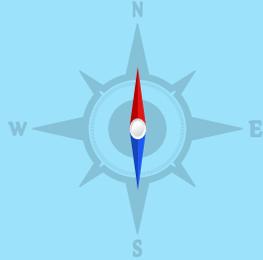
SITE

True Value NAPA DOLLAR GENERAL
 FOOD LION MCDONALD'S SUBWAY THEATRES
 M&T Bank ACE TRUIST

True Value Pizza Hut
 DOLLAR GENERAL FAMILY DOLLAR
 CVS pharmacy RITE AID Hardees
 Advance Auto Parts holiday hair GNC
 ACE MARTIN'S SUNOCO TRUIST
 TRUIST MCDONALD'S SHEETZ Shell
 AutoZone TACO BELL M&T Bank
 DUNKIN' 8 Exxon BURGER KING
 SUBWAY TA Comfort



2020 ESTIMATED POPULATION		
	3 Mile	1,062
	5 Mile	2,435
	7 Mile	4,062
2020 AVERAGE HOUSEHOLD INCOME		
	3 Mile	\$66,092
	5 Mile	\$68,933
	7 Mile	\$69,963
2020 ESTIMATED TOTAL EMPLOYEES		
	3 Mile	307
	5 Mile	409
	7 Mile	486



AREA OVERVIEW



NEEDMORE, PENNSYLVANIA

Needmore is an unincorporated community and census-designated place (CDP) in Fulton County, Pennsylvania. Needmore is in south-central Fulton County, at the intersection of U.S. Route 522 (Great Cove Road) and Route 655 (Thompson Road) in Belfast Township. The community is in the valley of Tonoloway Creek, a south-flowing tributary of the Potomac River. The north end of Tonoloway Ridge rises just south of Needmore.

Fulton County is a county located in the U.S. state of Pennsylvania. Its county seat is McConnellsburg.

AREA DEMOGRAPHICS



POPULATION	3 MILE	5 MILE	7 MILE
2020 Population	1,062	2,435	4,062
2025 Projected Population	1,069	2,441	4,051
2010 Census Population	1,070	2,506	4,202



HOUSEHOLDS	3 MILE	5 MILE	7 MILE
2020 Households	421	981	1,654
2025 Households	433	1,007	1,689
2010 Households	409	974	1,650
Annual Growth Rate: 2020 to 2025	0.56%	0.56%	0.51%
Average Household Size	2.52	2.47	2.44



INCOME	3 MILE	5 MILE	7 MILE
Average Household Income	\$66,092	\$68,933	\$69,963
Median Household Income	\$62,183	\$62,283	\$60,564
Per Capita Income	\$26,219	\$27,791	\$28,540



HOUSING	3 MILE	5 MILE	7 MILE
2020 Housing Units	421	981	1,654
2020 Owner-Occupied Units	350	805	1,348
2020 Renter Occupied Housing Units	71	177	307



PLACE OF WORK	3 MILE	5 MILE	7 MILE
2020 Businesses	32	50	64
2020 Employees	307	409	486

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



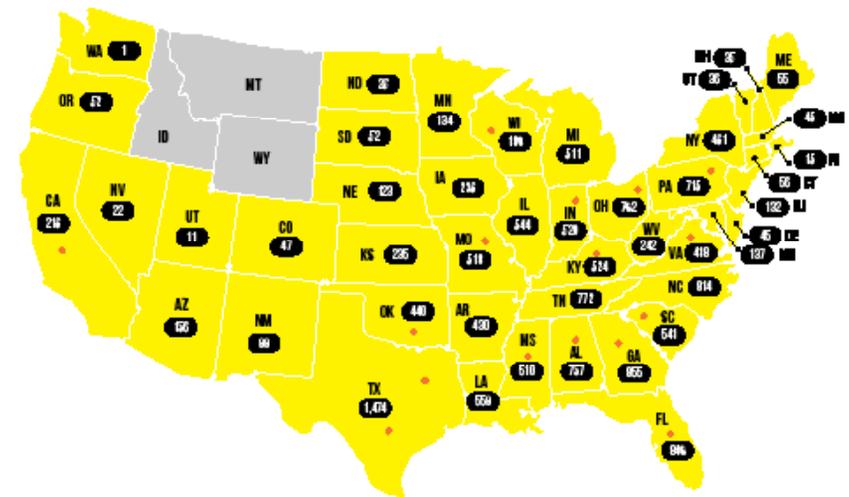
NO. EMPLOYEES
157,000

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 8264 Great Cove Road, Needmore, PA 17238 ("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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