

OFFERING MEMORANDUM



REPRESENTATIVE PHOTO



DOLLAR GENERAL - PLUS STORE (10,640 SF)
CHAMBERSBURG (MARION), PENNSYLVANIA



SCHUCHERT
RETAIL GROUP

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DOLLAR GENERAL

1146

Order in the DG App.
Pick up in store.





INVESTMENT SUMMARY



LIST PRICE
\$1,973,912



CAP RATE
5.75%



BUILDING SIZE
10,640 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
15 YEARS



RENEWAL OPTIONS
3 - 5 YEAR



PARKING
35 SPACES



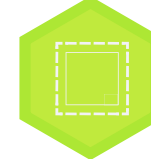
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LOCATION
**TBD MOLLY PITCHER HWY.
CHAMBERSBURG (MARION),
PA 17202**



ANNUAL RENT
\$113,499.96



LAND AREA
1.64 ACRES



LEASE TYPE
NN+



LEASE EXPIRATION
08/31/2036



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2021



TRAFFIC COUNTS
8,634 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE 15 YEAR LEASE:

- Brand New Construction - Store Scheduled to Open in August 2021
- 2021 Construction Built to Suit Dollar General - 10,640 SF
- 15 Year Initial Lease Term
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

DG PLUS STORE:

- 10,460 SF Building
- Larger Prototype with Additional Sales Floor Space

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- 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 | 17 Miles
- Frederick, MD | 47 Miles
- Baltimore, MD | 84 Miles
- Washington, D.C. | 92 Miles
- Morgantown, WV | 153 Miles
- Pittsburgh, PA | 154 Miles
- Charlottesville, VA | 156 Miles
- Philadelphia, PA | 164 Miles
- Dover, DE | 177 Miles
- Richmond, VA | 192 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,089 Residents
- 1-Mile Average Household Income = \$82,766
- 3-Mile Population = 4,414 Residents
- 3-Mile Average Household Income = \$95,153
- 5-Mile Population = 23,379 Residents
- 5-Mile Average Household Income = \$79,862
- 7-Mile Population = 57,780 Residents
- 7-Mile Average Household Income = \$81,668

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,266 Stores in 46 States as of February 26, 2021
- 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









DOLLAR GENERAL Exxon
ACE FAMILY DOLLAR

BURGER KING Best PERKINS
True Value DOLLAR GENERAL BIG LOTS!
FAMILY DOLLAR CVS pharmacy
RITE AID SHEETZ
Firestone M&T Bank
Travelodge holiday hair
metro GNC

FUDDRUCKERS TACO BELL
Quick Lane
MICHAELS
PETSMART Staples
M&T Bank rue21
GIANT SONIC SHEETZ
SUBWAY
Red Robin KOHL'S
Great Clips FIVE BEEW B's
MR.TIRE FIVE GUYS
CVS pharmacy COUNTRY
AspenDental
MATTRESS FIRM MATTRESS Warehouse MOD
Sport Clips GNC TRUIST

LOWE'S TRACTOR SUPPLY CO JOANN
HOBBY LOBBY M&T Bank
BURGER KING SUBWAY
Walmart Little Caesars GROCERY OUTLET
HARBOR FREIGHT TOOLS ALDI DO Aaron's MATTRESS Warehouse
U-HAUL

McDonald's Bath & Body Works
CITGO
T DOLLAR GENERAL AMC
Super 8 SUNOCO Comfort Inn QUALITY

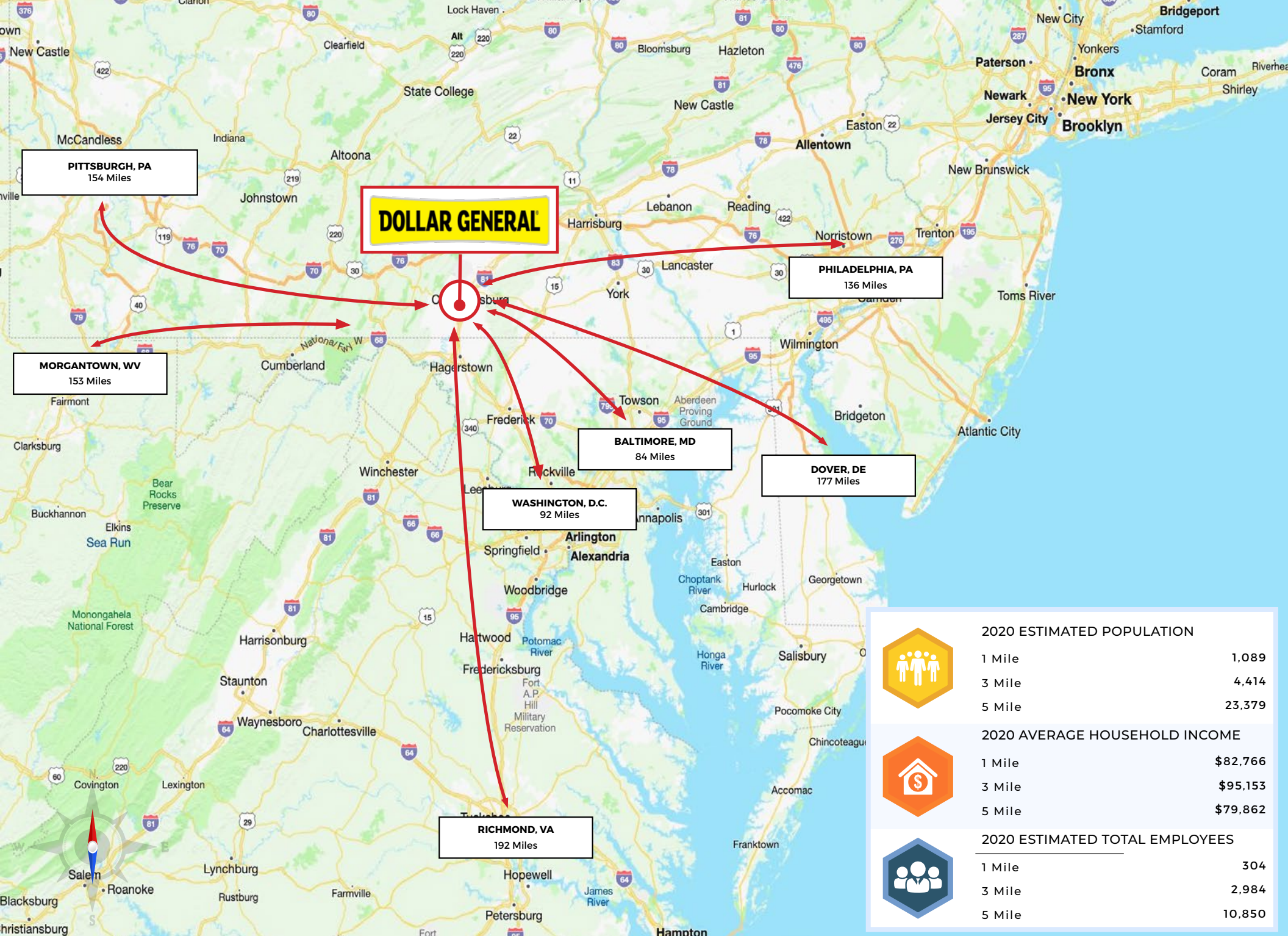
DOLLAR GENERAL

SITE

Best SHEETZ
Bob Evans Hampton BAYMONT
PAPA JOHN'S DOLLAR GENERAL
DOLLAR TREE CVS pharmacy
weis GIANT Arby's
SUBWAY RED LOBSTER
Applebees save a lot verizon
MR.TIRE jiffy lube
holiday hair SUNOCO
Red Roof STARBUCKS
DUNKIN'
CALIBER COLLISION target

AutoZone M&T Bank McDonald's
BURGER KING SHEETZ
POPEYES DUNKIN'
DOLLAR TREE TJ-MAXX
petco NAPA DICK'S
maurices ULTA
SHOE DEPT. Days Inn HEARTLAND
cricket Clarion GUILD'S GOLF
T PIZZA HUT Advance Auto Parts
Walgreens Hardees
BIW Best Western iQUINTA CANDLEWOOD

FAMILY DOLLAR
GNC DOLLAR GENERAL
RITE AID SUNOCO



AREA OVERVIEW



MARION, PENNSYLVANIA

Marion is an unincorporated community and census-designated place (CDP) in Franklin County, Pennsylvania, United States. As of the 2010 census the population was 953.

Franklin County comprises the Chambersburg-Waynesboro, PA Metropolitan Statistical Area, which is also included in the Washington-Baltimore-Arlington-DC-MD-VA-WV-PA Combined Statistical Area. It lies to a large extent within the Cumberland Valley.

Franklin County is a county located in South Central Pennsylvania. As of the 2010 census, the population was 149,618. Its county seat is Chambersburg. Franklin County comprises the Chambersburg-Waynesboro, PA Metropolitan Statistical Area, which is also included in the Washington-Baltimore-Arlington-DC-MD-VA-WV-PA Combined Statistical Area. It lies to a large extent within the Cumberland Valley.

Chambersburg is a borough in and the county seat of Franklin County, in the South Central region of Pennsylvania, United States. It is in the Cumberland Valley, which is part of the Great Appalachian Valley, and 13 miles north of Maryland and the Mason-Dixon line and 52 miles southwest of Harrisburg, the state capital. According to the United States Census Bureau, Chambersburg's 2010 population was 20,268. When combined with the surrounding Greene, Hamilton, and Guilford Townships, the population of Greater Chambersburg is 52,273 people. The Chambersburg, PA Micropolitan Statistical Area includes surrounding Franklin County, and in 2010 included 149,618 people.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	1,089	4,414	23,379
2025 Projected Population	1,097	4,454	23,684
2010 Population	1,046	4,299	22,089
Annual Growth Rate: 2020 to 2025	0.18%	0.18%	0.26%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	424	1,752	9,716
2025 Households	434	1,789	9,963
2010 Households	397	1,658	8,887
Annual Growth Rate: 2020 to 2025	0.46%	0.42%	0.50%
Average Household Size	2.56	2.51	2.38



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$82,766	\$95,153	\$79,862
Median Household Income	\$83,461	\$77,588	\$65,856
Per Capita Income	\$32,230	\$37,773	\$33,310



HOUSING	1 MILE	3 MILE	5 MILE
2020 Housing Units	424	1,752	9,716
2020 Owner-Occupied Units	310	1,394	7,091
2020 Renter Occupied Housing Units	114	358	2,625



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2020 Businesses	8	145	800
2020 Employees	304	2,984	10,850

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,226



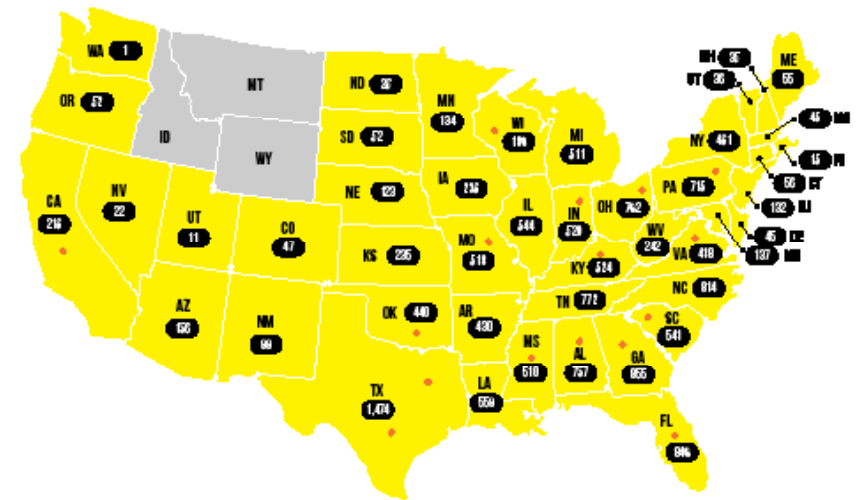
NO. EMPLOYEES
157,000

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 17,266 stores in 46 states as of February 26, 2021. 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.

17,266 STORES | IN 46 STATES |
AS OF 02/26/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at TBD Molly Pitcher Highway, Chambersburg (Marion), PA 17202 ("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.



**EXCLUSIVELY
LISTED BY:**

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