

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
SALIX, PENNSYLVANIA



**SCHUCHERT**  
RETAIL GROUP

**S** SCHUCHERT  
RETAIL GROUP

**EXCLUSIVELY LISTED BY:**



**JIM SCHUCHERT**

Co-Founder & Managing Partner

[jim@schuchert.com](mailto:jim@schuchert.com)

D 310.321.4020

M 310.971.3892

CA License #01969414



**JOE SCHUCHERT**

Co-Founder & Managing Partner

[joe@schuchert.com](mailto:joe@schuchert.com)

D 310.935.4732

M 310.971.3116

CA License #01973172

**BRIAN BROCKMAN**  
**BANG REALTY-PENNSYLVANIA INC.**  
BROKER OF RECORD  
PA License #RM432816

**DOLLAR GENERAL**

**DOLLAR  
GENERAL**



## INVESTMENT SUMMARY



LIST PRICE  
**\$1,543,220**



LOCATION  
**1375 FOREST HILLS DRIVE  
SALIX, PA 15952**



CAP RATE  
**6.15%**



ANNUAL RENT  
**\$94,908.00**



BUILDING SIZE  
**9,100 SQ. FT.**



LAND AREA  
**2.02 ACRES**



OWNERSHIP  
**FEE SIMPLE**



LEASE TYPE  
**ABSOLUTE NNN**



TERM REMAINING  
**11.5 YEARS**



LEASE EXPIRATION  
**08/31/2032**



RENEWAL OPTIONS  
**3 - 5 YEAR**



RENT INCREASES  
**10% AT OPTIONS**



PARKING  
**31 SPACES**



YEAR BUILT  
**2017**



APN  
**001 119865**



TRAFFIC COUNTS  
**4,278 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- Approximately 11.5 Years Remaining in the Initial 15 Year Lease Term
- 2017 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

## UNIVERSITY OF PITTSBURGH AT JOHNSTOWN:

- Located 3.6 Miles (5 Minute Drive) from the Subject Property
- Founded in 1927
- Total Student Enrollment = 3,000
- Faculty = 141 (Full-Time); 112 (Part-Time)

## PROXIMITY TO OTHER MAJOR CITIES:

- Altoona, Pennsylvania | 42 Miles
- Latrobe, Pennsylvania | 46 Miles
- Pittsburgh, Pennsylvania | 83 Miles
- Hagerstown, Maryland | 105 Miles
- Morgantown, West Virginia | 106 Miles
- Harrisburg, Pennsylvania | 132 Miles

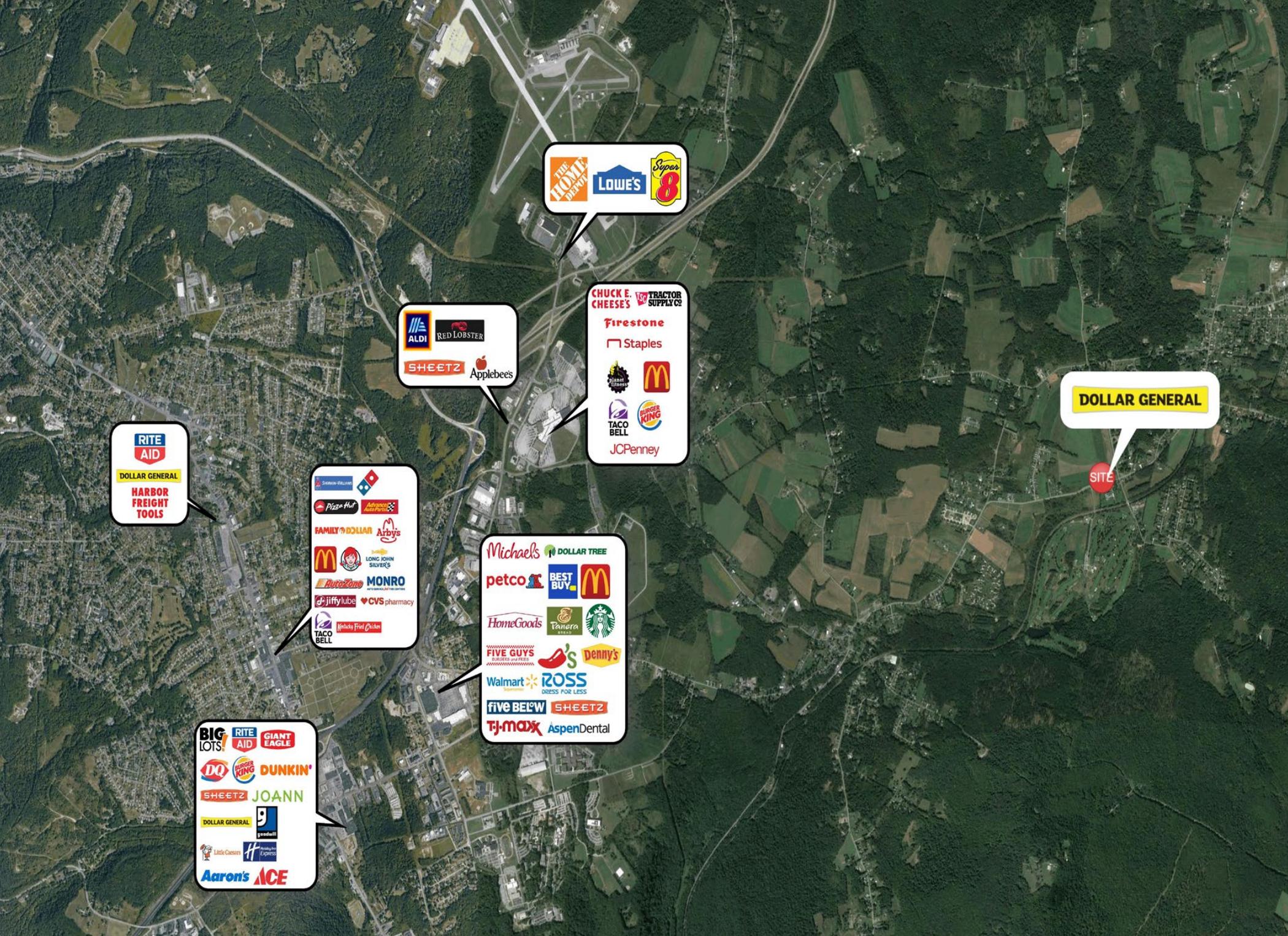
## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 869 Residents
- 1-Mile Average Household Income = \$63,788
- 3-Mile Population = 4,610 Residents
- 3-Mile Average Household Income = \$71,448
- 5-Mile Population = 21,469 Residents
- 5-Mile Average Household Income = \$73,796
- 7-Mile Population = 41,753 Residents
- 7-Mile Average Household Income = \$69,716

## 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 31st Consecutive Year of Positive Same-Store Sales Growth in 2020
- 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**

**SITE**

**THE HOME DEPOT**  
**LOWE'S**  
**Super 8**

**ALDI**  
**RED LOBSTER**  
**SHEETZ**  
**Applebees**

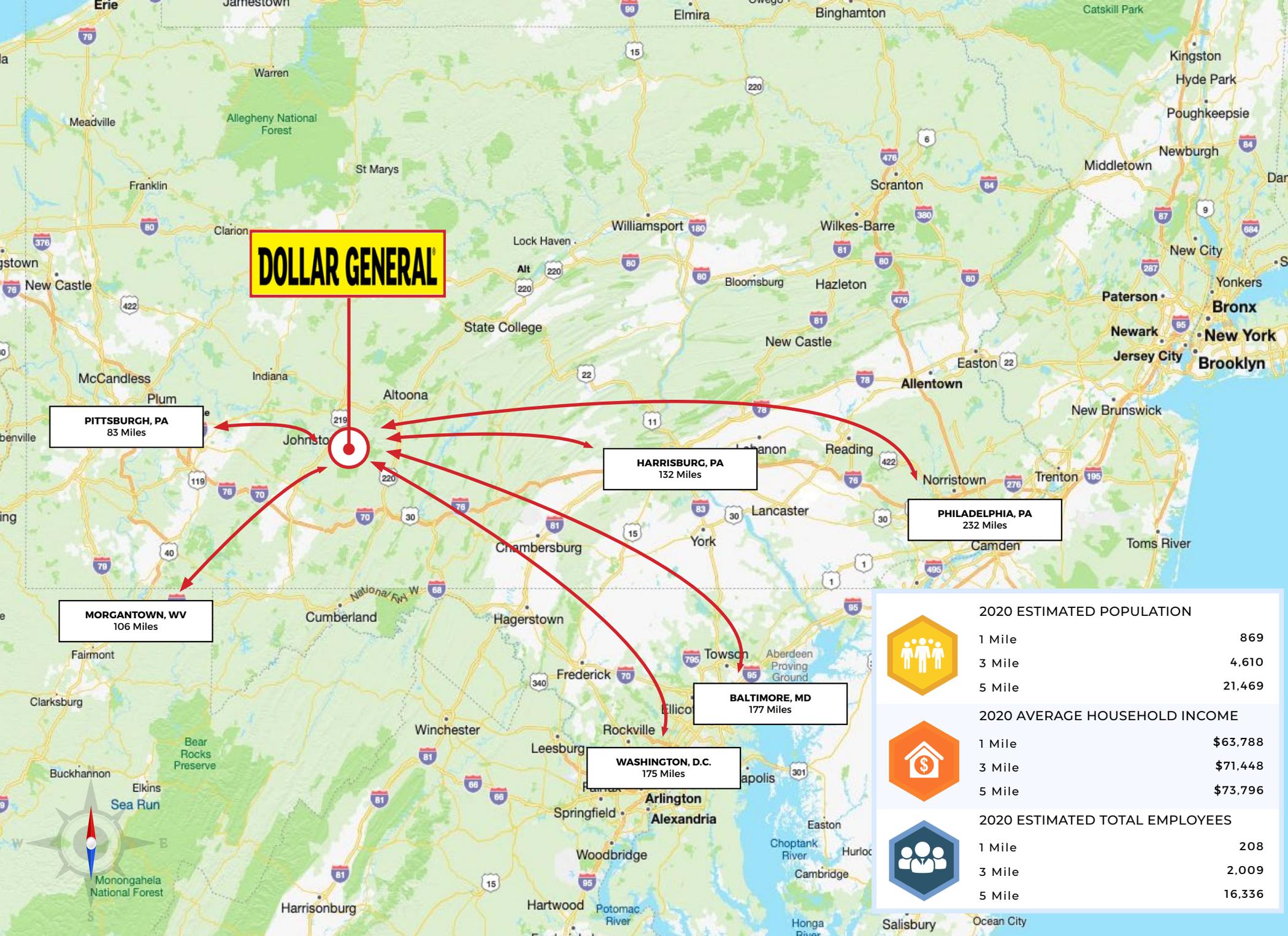
**CHUCK E. CHEESES**  
**TRACTOR SUPPLY CO.**  
**Firestone**  
**Staples**  
**McDonald's**  
**BURGER KING**  
**TACO BELL**  
**JCPenney**

**RITE AID**  
**DOLLAR GENERAL**  
**HARBOR FREIGHT TOOLS**

**Pizza Hut**  
**Arby's**  
**McDonald's**  
**LONG JOHN SILVER'S**  
**MONRO**  
**jiffy lube**  
**CVS pharmacy**  
**TACO BELL**  
**Wendy's**  
**Fruit & Garden**

**Michaels**  
**DOLLAR TREE**  
**petco**  
**BEST BUY**  
**McDonald's**  
**HomeGoods**  
**Panera**  
**Starbucks**  
**FIVE GUYS**  
**Denny's**  
**Walmart**  
**ROSS**  
**DRESS FOR LESS**  
**five BELOW**  
**SHEETZ**  
**TJ-maxx**  
**AspenDental**

**BIG LOTS**  
**RITE AID**  
**GIANT EAGLE**  
**DQ**  
**BURGER KING**  
**DUNKIN'**  
**SHEETZ**  
**JOANN**  
**DOLLAR GENERAL**  
**grandall**  
**Little Caesars**  
**Express**  
**Aaron's**  
**ACE**



**DOLLAR GENERAL**

**PITTSBURGH, PA**  
83 Miles

**HARRISBURG, PA**  
132 Miles

**PHILADELPHIA, PA**  
232 Miles

**MORGANTOWN, WV**  
106 Miles

**BALTIMORE, MD**  
177 Miles

**WASHINGTON, D.C.**  
175 Miles



**2020 ESTIMATED POPULATION**

1 Mile	869
3 Mile	4,610
5 Mile	21,469



**2020 AVERAGE HOUSEHOLD INCOME**

1 Mile	\$63,788
3 Mile	\$71,448
5 Mile	\$73,796



**2020 ESTIMATED TOTAL EMPLOYEES**

1 Mile	208
3 Mile	2,009
5 Mile	16,336

# AREA OVERVIEW



## SALIX, PENNSYLVANIA

Salix is an unincorporated community and census-designated place (CDP) in Cambria County, Pennsylvania, United States.

Cambria County is a fourth class county in the State of Pennsylvania with a population of approximately 143,728 residents (Census, 2011). There are 63 municipalities within the County consisting of 32 boroughs, 30 townships and the city of Johnstown. The County is approximately 71 miles east of Pittsburgh via US Route 22, and 143 miles west of Harrisburg via Interstate 76. The beauty and abundance of natural resources in the area, including two State Parks, help to promote economic development while making Cambria County one of the most desirable vacationing destinations in the State.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Population	869	4,610	21,469	41,753
2025 Projected Population	802	4,218	20,344	39,896
2010 Population	936	5,023	23,331	45,789



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Households	372	1,950	8,841	17,979
2025 Households	350	1,819	8,510	17,483
2010 Households	395	2,092	9,451	19,409
Average Household Size	2.31	2.32	2.23	2.21



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
Average Household Income	\$63,788	\$71,448	\$73,796	\$69,716
Median Household Income	\$65,580	\$63,456	\$56,661	\$52,571
Per Capita Income	\$27,361	\$30,317	\$30,794	\$30,271



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Housing Units	372	1,950	8,841	17,979
2020 Owner-Occupied Units	296	1,579	6,520	12,948
2020 Renter Occupied Housing Units	76	372	2,322	5,031



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2020 Businesses	34	170	1,422	1,945
2020 Employees	208	2,009	16,336	21,328

# TENANT OVERVIEW



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
17,266



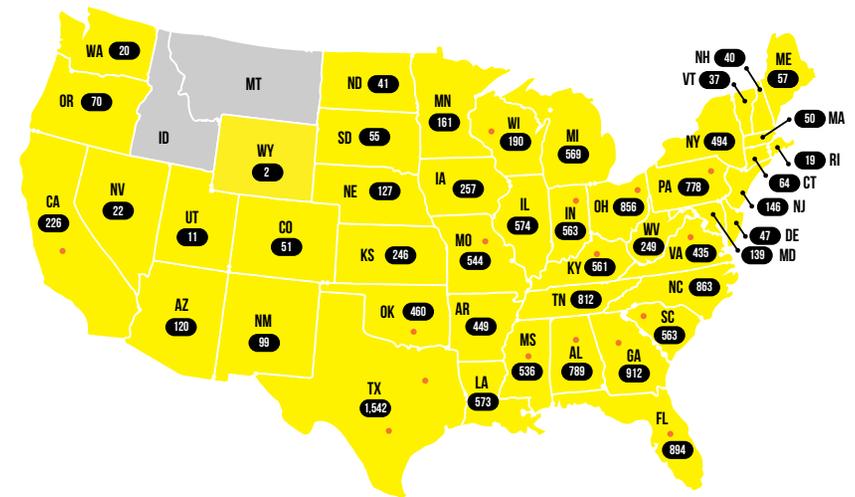
**NO. EMPLOYEES**  
157,000

## 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 1375 Forest Hills Drive, Salix, PA 15952 ("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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D 310.935.4732

M 310.971.3116

CA License #01973172

**BRIAN BROCKMAN**

Bang Realty-Pennsylvania  
Inc.

Broker of Record  
PA License #RM432816