

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL & SERVPRO
HAGERSTOWN, MARYLAND



S **SCHUCHERT**
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732 | M 310.971.3116

CA License #01973172



JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020 | M 310.971.3892

CA License #019699414

DEREK HECKMAN

RE/MAX Achievers

M 301.991.1235

derek@heckmancommercial.com

MD License #596456

ANDY LAPKOFF BROKER OF RECORD

MD License # 502994



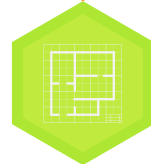
INVESTMENT SUMMARY



LIST PRICE
\$2,124,184



CAP RATE
6.16%



DG BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



DG LEASE TERM
14.50 YEARS



DG ANNUAL RENT
\$99,500



LAND AREA
1.75 ACRES



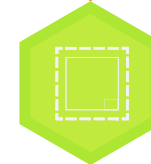
APN
24-003213



LOCATION
**16525 & 16527 NATIONAL PIKE
HAGERSTOWN, MD 21740**



TOTAL ANNUAL RENT
\$131,000



SERVPRO BUILDING SIZE
3,600 SF



LEASE TYPE
**NN
ROOF & STRUCTURE**



SERVPRO LEASE TERM
5 YEARS



SERVPRO ANNUAL RENT
\$31,500



YEAR BUILT
2021



TRAFFIC COUNTS
12,467 VPD

RENT ROLL

TENANT	RENTABLE SQUARE FEET	PRO RATA (SF)	MONTHLY RENT	RENT \$/SF/MO	ANNUAL RENT	RENT \$/SF/ANNUAL	PRO RATA (\$)	LEASE START DATE	LEASE END DATE	OPTIONS
--------	----------------------	---------------	--------------	---------------	-------------	-------------------	---------------	------------------	----------------	---------

Dollar General	9,100 SF	71.65%	\$8,291.67	\$0.91	\$99,500.00	\$10.93	75.96%	01/10/2021	01/31/2036	Three (3) - Five (5) Year
----------------	----------	--------	------------	--------	-------------	---------	--------	------------	------------	---------------------------

Servpro	3,600 SF	28.35%	\$2,625.00	\$0.72	\$31,500.00	\$8.75	24.04%	04/01/2021	04/30/2026	One (1) - Five (5) Year
---------	----------	--------	------------	--------	-------------	--------	--------	------------	------------	-------------------------

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL LEASE:

- 14.50+ Years Remaining in the Initial 15 Year Lease Term (Lease Exp: 01/31/2036)
- 2021 Construction - 9,100 SF
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

SERVPRO LEASE:

- Approximately 5 Years Remaining in the Initial 5 Year Lease Term
- One (1) - Five (5) Year Option Period at 10% Rental Increase

NN+ LEASE | MINIMAL LANDLORD RESPONSIBILITIES:

- Landlord Responsibilities Limited to Roof, Parking Lot & Structure
- Tenant is Responsible for Maintaining & Repair of HVAC Units

TENANT - DOLLAR GENERAL:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,426 Stores in 46 States as of April 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)

TENANT - SERVPRO:

- The Leader in the Restoration Industry
- Ranked #1 in Restoration Services Category by Franchise 500
- Provides Residential & Commercial Water, Fire, Mold Cleanup & Restoration Services
- Over 1,700 Franchisees Nationwide

PROXIMITY TO OTHER CITIES:

- Frederick, Maryland | 28 Miles
- Washington, D.C. | 73 Miles
- Baltimore, Maryland | 75 Miles
- Fredericksburg, Virginia | 125 Miles
- Wilmington, Delaware | 146 Miles
- Richmond, Virginia | 171 Miles
- Pittsburgh, Pennsylvania | 176 Miles
- Philadelphia, Pennsylvania | 177 Miles
- New York, New York | 243 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 828 Residents
- 1-Mile Average Household Income = \$66,870
- 3-Mile Population = 12,850 Residents
- 3-Mile Average Household Income = \$72,517
- 5-Mile Population = 66,937 Residents
- 5-Mile Average Household Income = \$67,375
- 7-Mile Population = 105,059 Residents
- 7-Mile Average Household Income = \$75,413









DOLLAR GENERAL

SHEETZ
SUBWAY
Pilot

SITE

five BEL'W
DOLLAR TREE **BEST BUY**
PETSMART **Kentucky Fried Chicken**
Arby's **McDonald's** **Starbucks** **Taverna**
Five Guys
UNO IHOP **Walmart**
Marshalls **ULTA**
Hair cutlery **BED BATH & BEYOND**
GNC **FRIDAYS**
Party City **SALLY BEAUTY**
MATTRESS Warehouse **sweetFrog** **BR**
DUNKIN' **tropical CAFE** **DICK'S**

TRUIST **FAMILY DOLLAR** **BURGER KING**
Ritas **Walgreens** **LOWE'S**
DOLLAR GENERAL **CVS pharmacy** **PNC**
weis **McDonald's** **7 ELEVEN** **BR**
DUNKIN' **SUBWAY** **Friendly's**
Fulton Bank **ME** **GREASE MONKEY**

Fulton Bank **SUNOCO**
Advance Auto Parts **NAPA** **SHEETZ**
CVS pharmacy
Kentucky Fried Chicken **McDonald's** **7 ELEVEN**
Little Caesars **goodwill** **M&T Bank**
Exxon metro **by T-Mobile** **THEATRES**

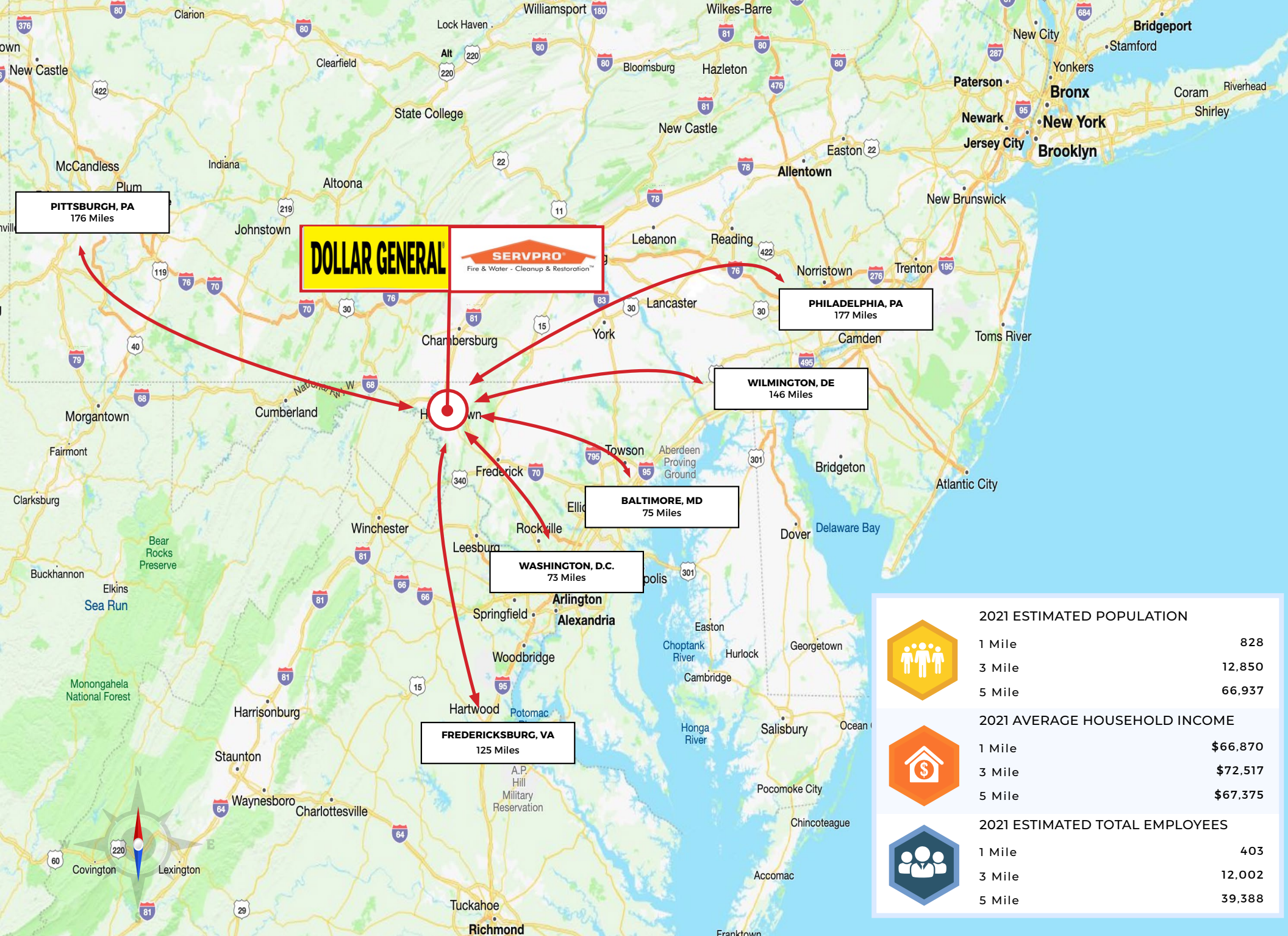
PAPA JOHN'S **FAMILY DOLLAR** **ALDI**
TACO BELL **BURGER KING** **AutoZone**
Walgreens **MR.TIRE** **BAYMONT**
Caliber Collision
Pizza Hut **DOLLAR TREE**
DOLLAR GENERAL **M&T Bank**
weis **DO** **SHEETZ**
POPEYES **BR** **DUNKIN'**
SUBWAY **Quintess** **United Bank**
Life Fitness **Beauty** **Days Inn**
holiday hair **PT**




PAPA JOHN'S **CHUCK E. CHEESE'S** **Michaels**
Firestone **petco** **T**
OLD NAVY **McDonald's** **BURGER KING**
POPEYES **SUBWAY** **golden coral**
target **DAVID'S** **KOHL'S**
ROSS Bath & Body Works
Foot Locker **SALLY BEAUTY**
DSW **REGAL** **Starbucks**
CVS pharmacy **BOB'S FURNITURE**
COUNTRY **claire's** **hair cutlery**
FINISH LINE **MATTRESS FIRM**
NTZ **belk** **Pilot**
DOLLAR GENERAL **Exxon** **Arby's**

TRACTOR SUPPLY CO. **cicis pizza**
Lowe's **BIG LOTS!**
CVS pharmacy **Staples**
TACO BELL **Ashley**
Chick-fil-A **sam's club**
RED LOBSTER **HOBBY LOBBY**
Quick Lane **Jiffy lube**
Aspen Dental **HARBOR FREIGHT TOOLS**
the Vitamin Shoppe **VALUE CITY FURNITURE** **McDonald's**
CRU'STERS **HOME**
MARTIN'S **Great Clips**

JOANN **DOLLAR GENERAL** **FAMILY DOLLAR**
PNC **Walgreens**
Fulton Bank **Starbucks** **Aaron's**
PLACE **SHEETZ** **DUNKIN'**
SUBWAY **AMERICAN EAGLE**
Bath & Body Works **LOFT**
EXPRESS **Exxon** **carter's**
ALDO **JOHNSTON MURPHY**
SKECHERS **Clarks**
Columbia **ZUMIEZ** **DO**

DOLLAR TREE **BAM!** **M&T Bank**
VICTORIA'S SECRET **AEROPOSTALE** **AMERICAN EAGLE**
MEN'S WEARHOUSE **SUBWAY** **OUTBACK**
JCPenney **SEPHORA**
Red Robin **rue 21** **noodles**
H&M **RAMADA**
HOMESIDE SUITES **COURTYARD** **HIBBETT**
MATTRESS metro
sleep number **hollister** **SHOE SHOW**
Travelodge **DICK'S** **PT** **TRUIST**
TORRID **LONG JOHN SILVER'S** **QUICK STRUT** **DO**



2021 ESTIMATED POPULATION		
	1 Mile	828
	3 Mile	12,850
	5 Mile	66,937
2021 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$66,870
	3 Mile	\$72,517
	5 Mile	\$67,375
2021 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	403
	3 Mile	12,002
	5 Mile	39,388

AREA OVERVIEW



HAGERSTOWN, MARYLAND

Hagerstown was founded in 1762 by Jonathan Hager, a gunsmith, fur trader, farmer and politician. After settling he quickly increased his wealth and expanded his land holdings acquiring over 10,000 acres which he used to layout plans for the town. It was originally named Elizabethtowne, in honor of his wife, but was later changed to Hagerstown in his honor.

Hagerstown was situated at the crossroads of the "Warrior Trading Path," the Eastern Native American North / South Trading Route, which is modern day Route 11 and the First National Road, now Route 40. The town grew quickly and was a prized location for transportation of all kinds from covered wagon to nearby river navigation.

The 19th Century marked the arrival of the railroad to the area in 1834. This, perhaps more than any other factor, spurred the growth of Hagerstown into the city we know today. The nickname "Hub City" comes from the way all the railroad lines running into to Hagerstown resembled the spokes of a wagon wheel on the map. The Western Maryland, the Baltimore and Ohio (B&O) and the Chesapeake and Ohio (C&O) all supplied these "spokes." Railroad-ing grew as an industry and was the main driver of the local economy well into the 20th Century. Although passenger service has ceased, freight still rolls through Hagerstown every-day.

Today, in keeping with its rich history the "Hub City" sits at the crossroads of two major interstates I-70 and I-81. It serves as gateway to the Baltimore and the Washington, D.C. area as well as the "hub" of government, commerce and recreation for the tri-state area.



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	828	12,850	66,937	105,059
2026 Projected Population	845	13,142	67,448	107,180
2010 Projected Population	794	12,568	64,813	98,824
Annual Growth Rate: 2021 - 2026	0.40%	0.45%	0.15%	0.40%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	313	4,821	27,482	42,330
2026 Households	320	4,953	27,822	43,368
2010 Households	299	4,689	26,519	39,683
Average Household Size	2.64	2.58	2.38	2.43
Annual Growth Rate: 2021 - 2026	0.48%	0.55%	0.24%	0.49%



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$66,870	\$72,517	\$67,375	\$75,413
2021 Median Household Income	\$52,359	\$59,746	\$54,482	\$61,469
2021 Per Capita Income	\$25,279	\$27,605	\$27,878	\$30,550



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	313	4,821	27,482	42,330
2021 Owner-Occupied Units	257	3,610	15,789	26,444
2021 Renter Occupied Housing Units	56	1,211	11,694	15,886



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	32	643	2,979	4,165
2021 Employees	403	12,002	39,388	52,885

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,426



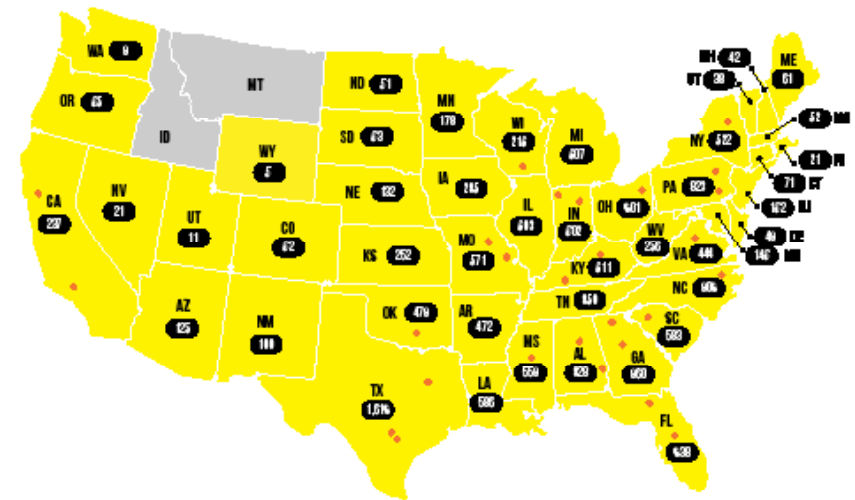
NO. EMPLOYEES
157,000

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 17,426 stores in 46 states as of April 30, 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.

17,426 STORES | **IN 46 STATES** | AS OF 04/30/2021

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General & Servpro located at 16525 & 16527 National Pike, Hagerstown, MD 21740 ("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:

JOE SCHUCHERT

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

JIM SCHUCHERT

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

DEREK HECKMAN

RE/MAX Achievers

derek@heckmancommercial.com

Broker of Record

Andy Lapkoff - RE/MAX Achievers

MD License # 502994