

OFFERING MEMORANDUM



REPRESENTATIVE PHOTO



DOLLAR GENERAL
FLINTSTONE, MARYLAND



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



LIST PRICE
\$1,618,889



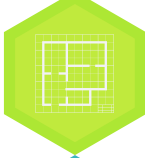
LOCATION
**FLINTSTONE DRIVE NE
FLINTSTONE, MD 21530**



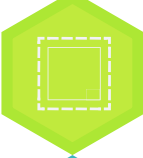
CAP RATE
5.25%



ANNUAL RENT
\$84,991.68



BUILDING SIZE
10,640 SQ. FT.



LAND AREA
TBD



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
15 YEARS



LEASE EXPIRATION
12/31/2037



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
35 SPACES



YEAR BUILT
2022



APN
TBD



TRAFFIC COUNTS
**20,379 VPD
(US-40)**

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General
- Store is Scheduled to Open in December 2022
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

DG PLUS STORE:

- 10,640 SF Building
- Larger Prototype with Additional Sales Floor Space

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 231 Residents
- 1-Mile Average Household Income: \$81,812
- 3-Mile Population: 799 Residents
- 3-Mile Average Household Income: \$81,700
- 5-Mile Population: 1,566 Residents
- 5-Mile Average Household Income: \$81,466
- 7-Mile Population: 2,873 Residents
- 7-Mile Average Household Income: \$80,764

ROCKY GAP CASINO RESORT (6 MILES FROM SUBJECT PROPERTY):

- Opened in 2013
- \$35 Million Casino
- 558 Slots, 10 Table Games
- 200 Hotel Rooms + Jack Nicklaus Signature Golf Course

LAKE HABEEB:

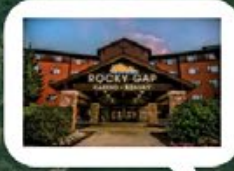
- Located Within Rocky Gap State Park
- 243-Acre Lake
- Allegany County's Premier Location for Lakeside Fishing, Hiking, Paddling & Camping
- Known for Having the "Bluest Water in the State"

PROXIMITY FROM FLINTSTONE, MD:

- Hagerstown, MD | 56 Miles
- Morgantown, WV | 85 Miles
- Washington, D.C. | 124 Miles
- Baltimore, MD | 124 Miles
- Pittsburgh, PA | 129 Miles
- Richmond, VA | 216 Miles
- Philadelphia, PA | 225 Miles
- Charleston, WV | 239 Miles
- Trenton, NJ | 244 Miles

TENANT:

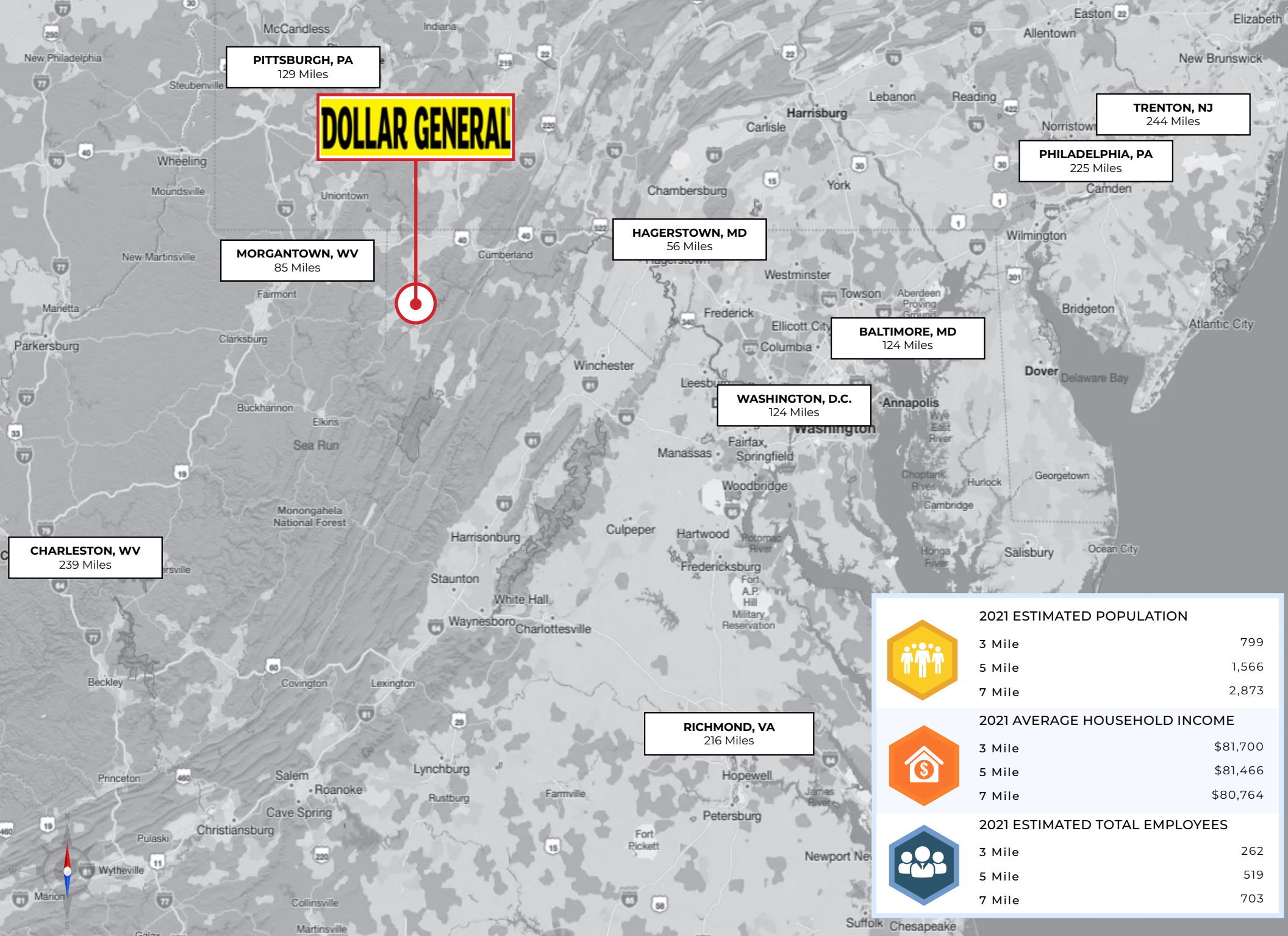
- Strong Corporate Guaranty (NYSE: "DG") – Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,566 Stores in 47 States as of July 29, 2022
- Ranked #91 on the Fortune 500 List






DOLLAR GENERAL

SITE





2021 ESTIMATED POPULATION		
	3 Mile	799
	5 Mile	1,566
	7 Mile	2,873
2021 AVERAGE HOUSEHOLD INCOME		
	3 Mile	\$81,700
	5 Mile	\$81,466
	7 Mile	\$80,764
2021 ESTIMATED TOTAL EMPLOYEES		
	3 Mile	262
	5 Mile	519
	7 Mile	703

AREA OVERVIEW



FLINTSTONE, MARYLAND

Flintstone is an unincorporated community and census-designated place in Allegany County, Maryland. Flintstone lies between the southern foot of Tussey Mountain and a water gap in Warrior Mountain formed by Flintstone Creek, a tributary of Town Creek, which flows south to the Potomac River. Flintstone is located just 1 mile south of the Mason–Dixon line, the Maryland/Pennsylvania border. Rocky Gap State Park and Green Ridge State Forest are both in the Flintstone zip code. Allegany County is located in the northwestern part of the U.S. state of Maryland. As of the 2020 census, the population was 68,106. Its county seat is Cumberland. Allegany County is part of the Cumberland, MD-WV Metropolitan Statistical Area. It is a part of the Western Maryland “panhandle”.

Lake Habeeb, located within Rocky Gap State Park, is Allegany County’s premier location for lakeside fishing, hiking, paddling and camping. The 243-acre Lake Habeeb is known for having the “bluest water in the state.” The lake is fed by Rocky Gap Run, which winds its way through an impressive mile-long gorge, displaying sheer cliffs, overlooks and a hemlock forest dense with rhododendron and mountain laurel. Overlooking the lake is Evitts Mountain, named for one of the first European settlers in Allegany County, Rocky Gap Casino Resort is located in Rocky Gap State Park near Cumberland in the heart of Allegany County. A AAA 4-Diamond Award and TripAdvisor Certificate of Excellence-winning resort, Rocky Gap offers a casino, hotel, conference center, Bonkerz Comedy Club, two restaurants and a deli, indoor and outdoor event spaces, the only Jack Nicklaus Signature Golf Course in Maryland, a spa, indoor pool, fitness center, pro shop, and several outdoor recreational activities.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	231	799	1,566	2,873
2026 Projected Population	225	778	1,524	2,778
2010 Projected Population	293	935	1,810	3,270



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	95	331	655	1,210
2026 Households	96	333	664	1,224
2010 Households	117	375	734	1,343
Average Household Size	2.40	2.39	2.37	2.36



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$81,812	\$81,700	\$81,466	\$80,764
2021 Median Household Income	\$51,093	\$51,177	\$51,355	\$53,152
2021 Per Capita Income	\$33,918	\$33,996	\$34,160	\$34,091



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	95	331	655	1,210
2021 Owner-Occupied Units	80	279	558	1,028
2021 Renter Occupied Housing Units	15	52	97	182



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	6	27	55	79
2021 Employees	57	262	519	703

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,566



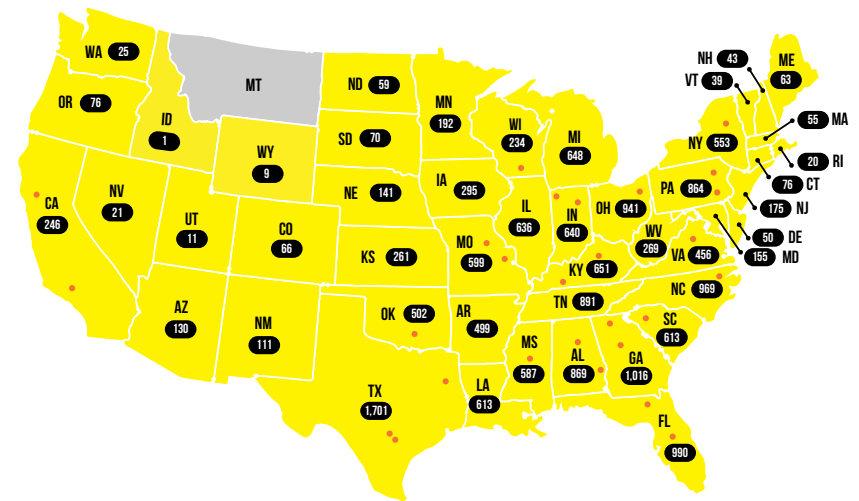
NO. EMPLOYEES
163,000

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 18,566 stores in 47 states as of July 29, 2022. 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.

18,566 STORES | **IN 47 STATES** |
AS OF 07/29/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at TBD Flintstone Drive NE, Flintstone, MD 21530 ("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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