

OFFERING MEMORANDUM



DOLLAR GENERAL
COATESVILLE, PENNSYLVANIA



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman
A Licensed Pennsylvania Broker #RM432816



SCHUCHERT
RETAIL GROUP

DOLLAR GENERAL

EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$1,646,157



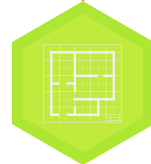
PROPERTY ADDRESS
**1106 W LINCOLN HWY
COATESVILLE, PA 19320**



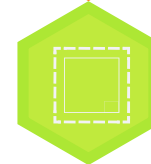
CAP RATE
7.00%



ANNUAL RENT
\$115,230.96



BUILDING SIZE
9,202 SQ. FT.



LAND AREA
1.03 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
7 YEARS



LEASE EXPIRATION
07/31/2031



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
29 SPACES



YEAR BUILT
2016



PARCEL NUMBERS
**38-2P-14
38-2P-15**



TRAFFIC COUNTS
8,500 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7 Years of Guaranteed Lease Term
- 2016 Build to Suit Construction
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

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

NATIONAL SPORTS & EVENTS CENTER:

- Located 1.6 Miles from the Subject Property
- A New \$80 Million Sports & Events Center Currently Under Construction
- Spanning 245,000 Square Feet of Interior Space and Will Include a 2,500 Seat Multi-Use Arena and an Indoor Velodrome (The East Coast's First Permanent Indoor Cycle-Racing Track)
- Other Amenities Include: Athletic Performance Center, Multiple Sports Courts, a Boys and Girls Club Clubhouse, a Family Entertainment Center, Meeting Rooms and More
- Projected to Generate 480 Thousand Annual Visits to the Center

COATESVILLE TRAIN STATION:

- Located 2.4 Miles from the Subject Property
- A New \$65 Million Train Station Designed to Accommodate Coatesville's Growing Ridership and Meet American with Disabilities Act Requirements
- Expected Completed Date = Fall 2025
- With A Focus on Passenger Safety, Amenities and Mobility, the New Station Will Be a State-of-the-Art Facility Including High-Level Accessible Platforms with Canopies and Seating, Stair/Elevator Towers, a Public Address System, Added Parking, Lighting and Security Cameras

CHESTER COUNTY G.O CARLSON AIRPORT (MQS):

- Located 0.9 Miles from the Subject Property
- The Third Busiest Corporate Aviation Airport in the State of Pennsylvania
- Total Aircraft Operations in 2023 = 42,500 (116 Per Day)
- 84 Aircrafts Based at the Airport (59 Single-Engine, 10 Multi-Engine, 14 Jet, and 1 Helicopter)

PROXIMITY FROM COATESVILLE, PENNSYLVANIA:

- West Chester, PA | 16 Miles
- Lancaster, PA | 26 Miles
- Wilmington, DE | 27 Miles
- Philadelphia, PA | 47 Miles
- Trenton, NJ | 69 Miles
- Baltimore, MD | 73 Miles
- Washington, DC | 111 Miles
- New York, NY | 129 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile: 4,619 Residents | \$111,744 Average Household Income
- 3-Mile: 36,020 Residents | \$112,107 Average Household Income
- 5-Mile: 63,988 Residents | \$124,917 Average Household Income

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #111 on the Fortune 500 List (2024)



 Domino's

DOLLAR GENERAL

 CHESTER COUNTY AIRPORT

 EBY'S
AUTO BODY
SERVICE CENTER





JAMES J. TERRY
FUNERAL HOMES

SLY TOM'S
BEER WINE
SLUSHIES

Domino's

RAINBOW
ELEMENTARY

DOLLAR
GENERAL

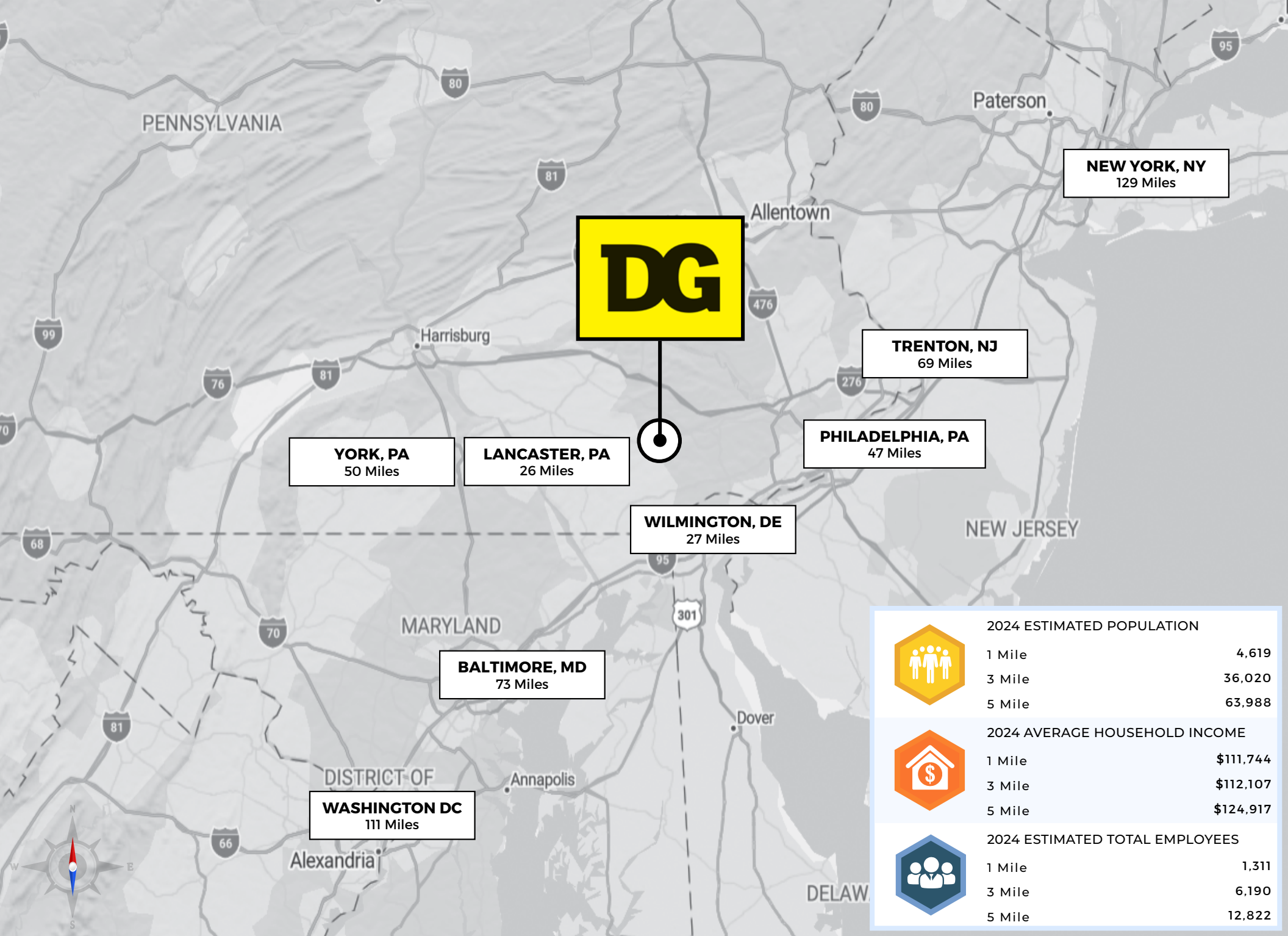
EBY'S
AUTO BODY
SERVICE CENTER



DOLLAR GENERAL

SITE





2024 ESTIMATED POPULATION		
1 Mile	4,619	
3 Mile	36,020	
5 Mile	63,988	
2024 AVERAGE HOUSEHOLD INCOME		
1 Mile	\$111,744	
3 Mile	\$112,107	
5 Mile	\$124,917	
2024 ESTIMATED TOTAL EMPLOYEES		
1 Mile	1,311	
3 Mile	6,190	
5 Mile	12,822	

AREA OVERVIEW



COATESVILLE, PENNSYLVANIA

The first and only city in Chester County, Coatesville is home to 13,300 neighbors and is undergoing economic and cultural revitalization that integrates innovation, education, and smart economic development. The City is fueled by a lively entrepreneurial spirit, rooted in its rich historic past. Founded in 1915, Coatesville's Historic District features many resources listed on the National Register of Historic Places, coupled with new restaurants and small businesses in the downtown area. The City is home to the National Iron & Steel Heritage Museum and the nationally recognized Coatesville Invitational Vintage Grand Prix.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2024 Population	4,619	36,020	63,988	97,516
2029 Projected Population	4,664	36,500	64,927	99,154
2020 Census Population	4,554	34,904	62,075	95,136
Annual Growth Rate: 2024 to 2029	0.19%	0.27%	0.29%	0.34%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2024 Households	1,828	13,589	24,242	36,379
2029 Projected Households	1,869	13,947	24,912	37,459
2020 Census Households	1,731	12,830	22,937	34,613
Annual Growth Rate: 2024 to 2029	0.45%	0.53%	0.55%	0.59%
Average Household Size	2.50	2.63	2.61	2.65



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2024 Average Household Income	\$111,744	\$112,107	\$124,917	\$133,785
2024 Median Household Income	\$86,700	\$88,562	\$100,363	\$109,188
2024 Per Capita Income	\$44,384	\$42,406	\$47,466	\$50,036



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2024 Housing Units	1,828	13,589	24,242	36,379
2024 Owner-Occupied Units	1,369	8,555	17,219	27,190
2024 Renter Occupied Housing Units	459	5,034	7,024	9,188



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2024 Businesses	143	731	1,394	2,250
2024 Employees	1,311	6,190	12,822	19,376

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$18.89 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,345



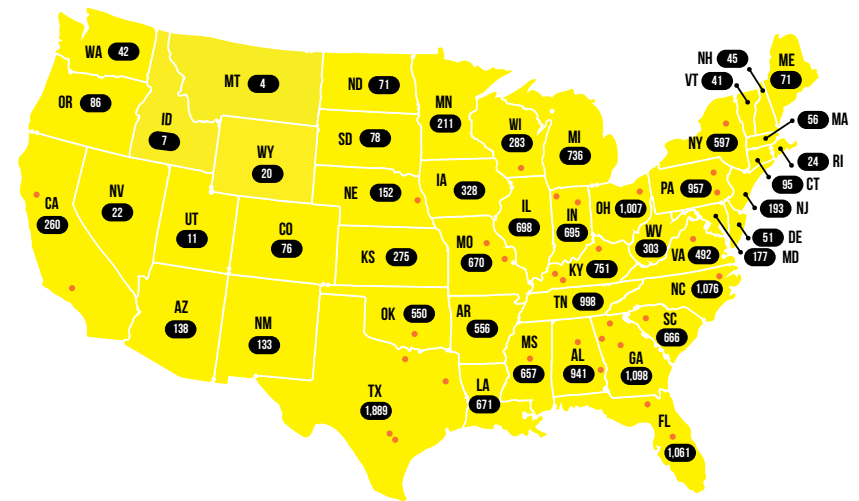
NO. EMPLOYEES
186,000

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

20,345 STORES | IN 48 STATES | AS OF 08/02/2024

- STORES
- DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

**EXCLUSIVELY
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