



**DOLLAR GENERAL | PHILADELPHIA MARKET**

2617 DELTA RD, BROGUE, PA 17309

ACTUAL STORE

**30445 Northwestern Highway, Suite 275**  
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## EXCLUSIVELY LISTED BY:

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## STATE BROKER OF RECORD:

### JASON WOLF

WOLF COMMERCIAL REAL ESTATE

PA #RM422074



## INVESTMENT SUMMARY

List Price:	\$1,604,666
Current NOI:	\$108,315.96
Initial Cap Rate:	6.75%
Land Acreage:	+/- 1.0
Year Built	2017
Building Size:	9,026 SF
Price PSF:	\$177.78
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,029 SF. Dollar General store located in Brogue, Pennsylvania. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 2 (5 year) and 1 (4 year and 11 months) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is currently open, with rent having commenced in October 2017.

This Dollar General is highly visible as it is strategically positioned on Delta Road which sees 7,086 cars per day. The ten mile population from the site is 73,076 while the three mile average household income is \$61,078 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.75% cap rate based on NOI of \$108,315.96.



**PRICE** \$1,604,666



**CAP RATE** 6.75%



**LEASE TYPE** Absolute NNN



**TERM** 15 Years

## INVESTMENT HIGHLIGHTS

- Absolute NNN 15 Year Lease | Zero Landlord Responsibilities
- 2 (5 Year) & 1 (4 Year 11 Months) Options to Renew | 10% Rental Increases
- Three Mile Household Income \$61,078
- Ten Mile Population 73,076
- 7,086 Cars Per Day on Delta Road
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 30 Consecutive Quarter of Same Store Sales Growth
- Philadelphia Market
- Only Dollar Store Within 8.6 Miles
- Located Across the Street from Clearview Elementary School Having 335 Students

## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$108,315	\$12.00
<b>Gross Income</b>	<b>\$108,315</b>	<b>\$12.00</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$108,315</b>	<b>\$12.00</b>

## PROPERTY SUMMARY

Year Built:	2017
Lot Size:	+/- 1.0 Acres
Building Size:	9,026 SF
Traffic Count:	7,086
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$108,312
Rent PSF:	\$12.00
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	10/21/2017
Lease Expiration Date:	10/31/2032
Lease Term Remaining:	13.25 Years
Rent Bumps:	10% At Options
Renewal Options:	2 (Five Year) & 1 (4 Year, 11 month)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$26.48 BILLION



**STORE COUNT:**  
15,000+

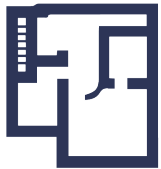


**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,026	10/21/2017	10/31/2032	\$108,315.96	100.0	\$12.00
			Option 1	\$119,147.64		\$13.20
			Option 2	\$131,062.32		\$14.52
			Option 3	\$144,168.60		\$15.97
<b>Totals/Averages</b>	<b>9,026</b>			<b>\$108,312</b>		<b>\$12.00</b>



**TOTAL SF**  
9,026



**TOTAL ANNUAL RENT**  
\$108,312



**OCCUPANCY RATE**  
100%



**AVERAGE RENT/SF**  
\$12.00



**NUMBER OF TENANTS**  
1



# DOLLAR GENERAL

2617 DELTA RD, BROGUE, PA 17309



**3.80% INCREASE**  
SAME STORE SALES Q1



**\$26.48 BIL**  
IN SALES



**975 STORES**  
OPENING IN 2019



**80 YEARS**  
IN BUSINESS



**30 QUARTERS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 15,000+ stores with more than 130,000 employees, located across 44 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opening over 900 stores in 2018, with an expected 975 opening for 2019. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**15,000 STORES ACROSS 44 STATES**

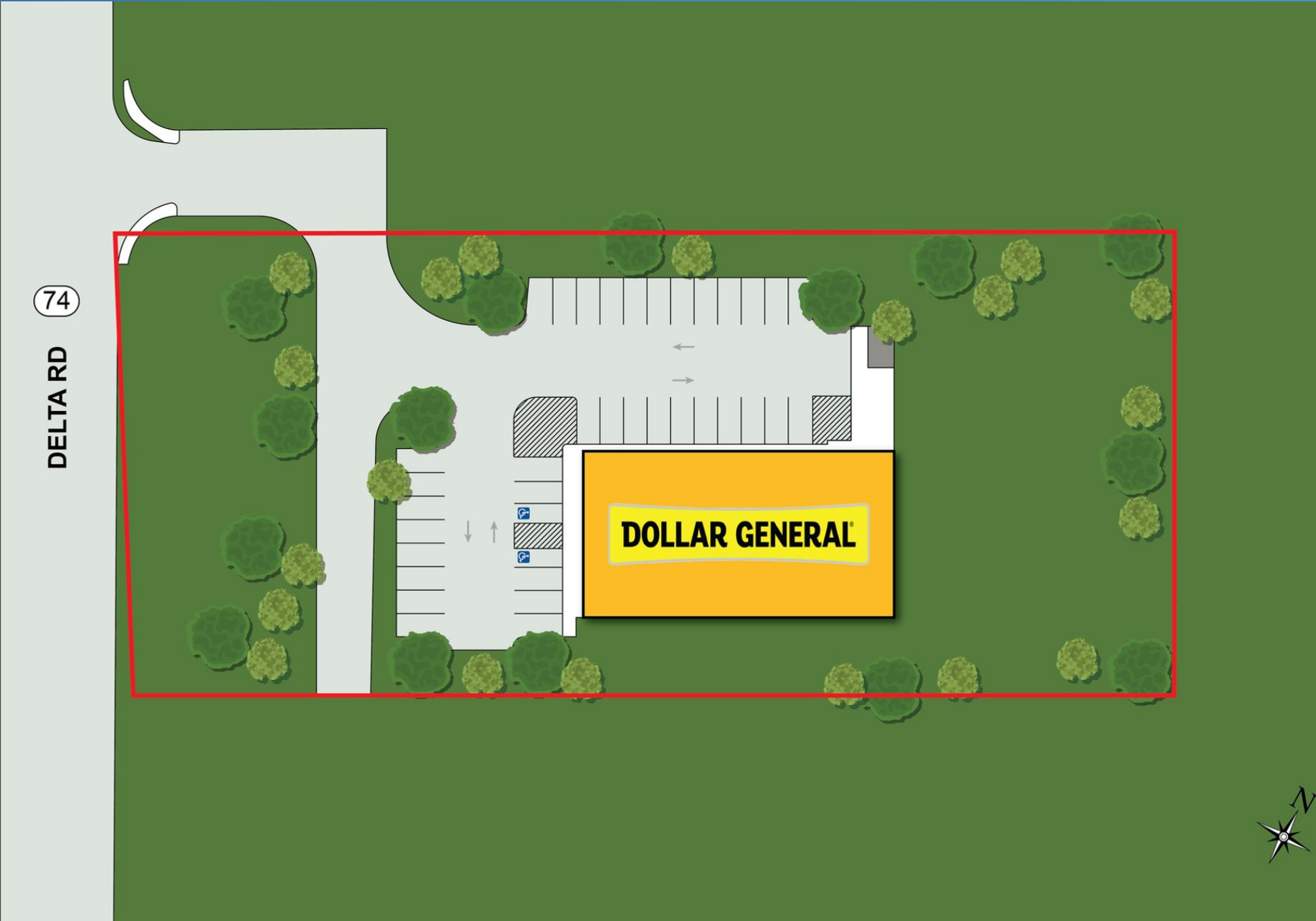
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 FORTIS NET LEASE™







**PROXIMITY TO  
LOCAL ATTRACTIONS**



**33 Miles  
Lancaster  
Airport**



**86 Miles  
Philadelphia,  
PA**

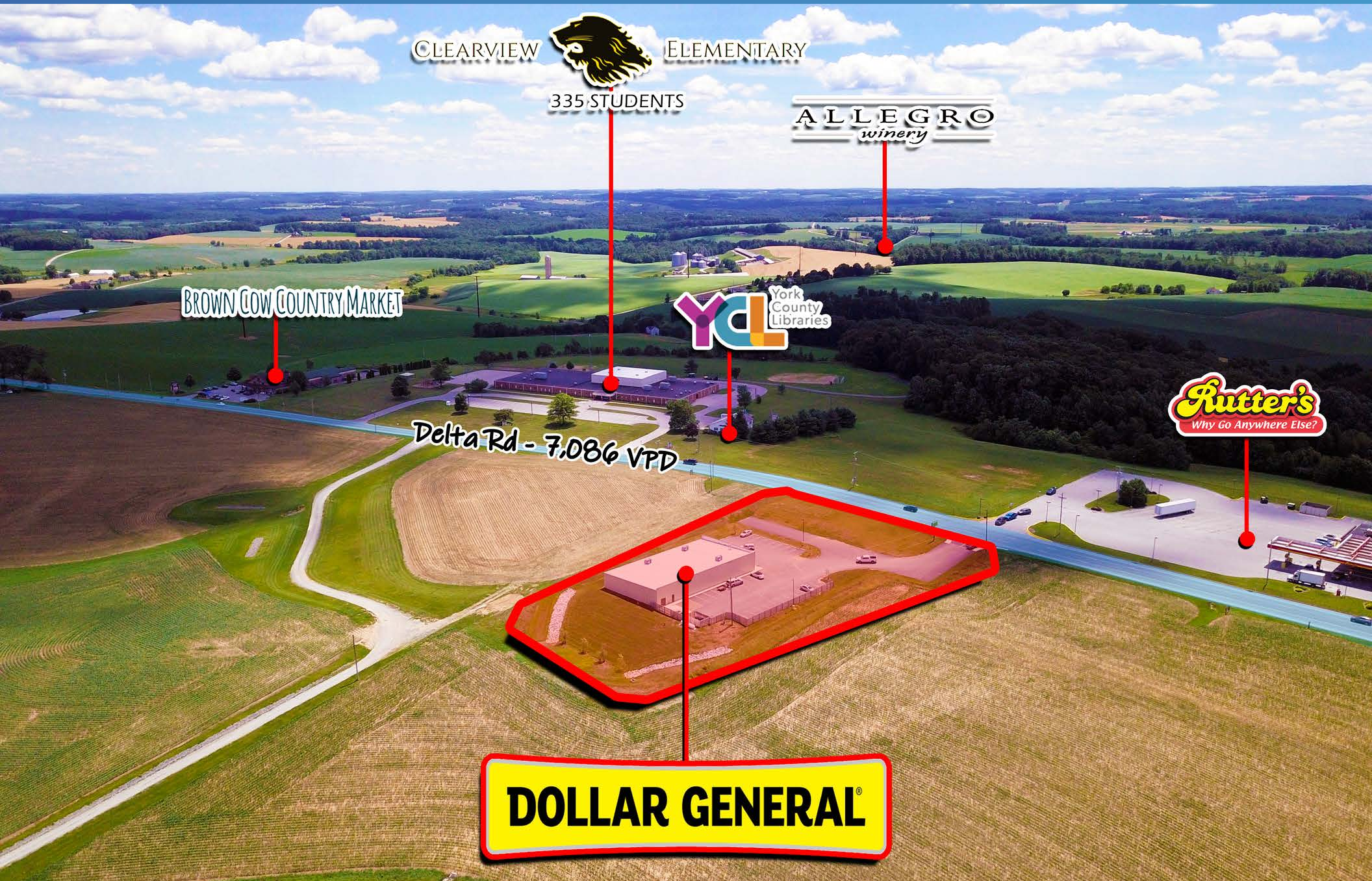


**54 Miles  
Baltimore,  
MD**

**DOLLAR GENERAL®**

**Brogue, PA** ★





CLEARVIEW



ELEMENTARY

335 STUDENTS

ALLEGRO  
winery

BROWN COW COUNTRY MARKET

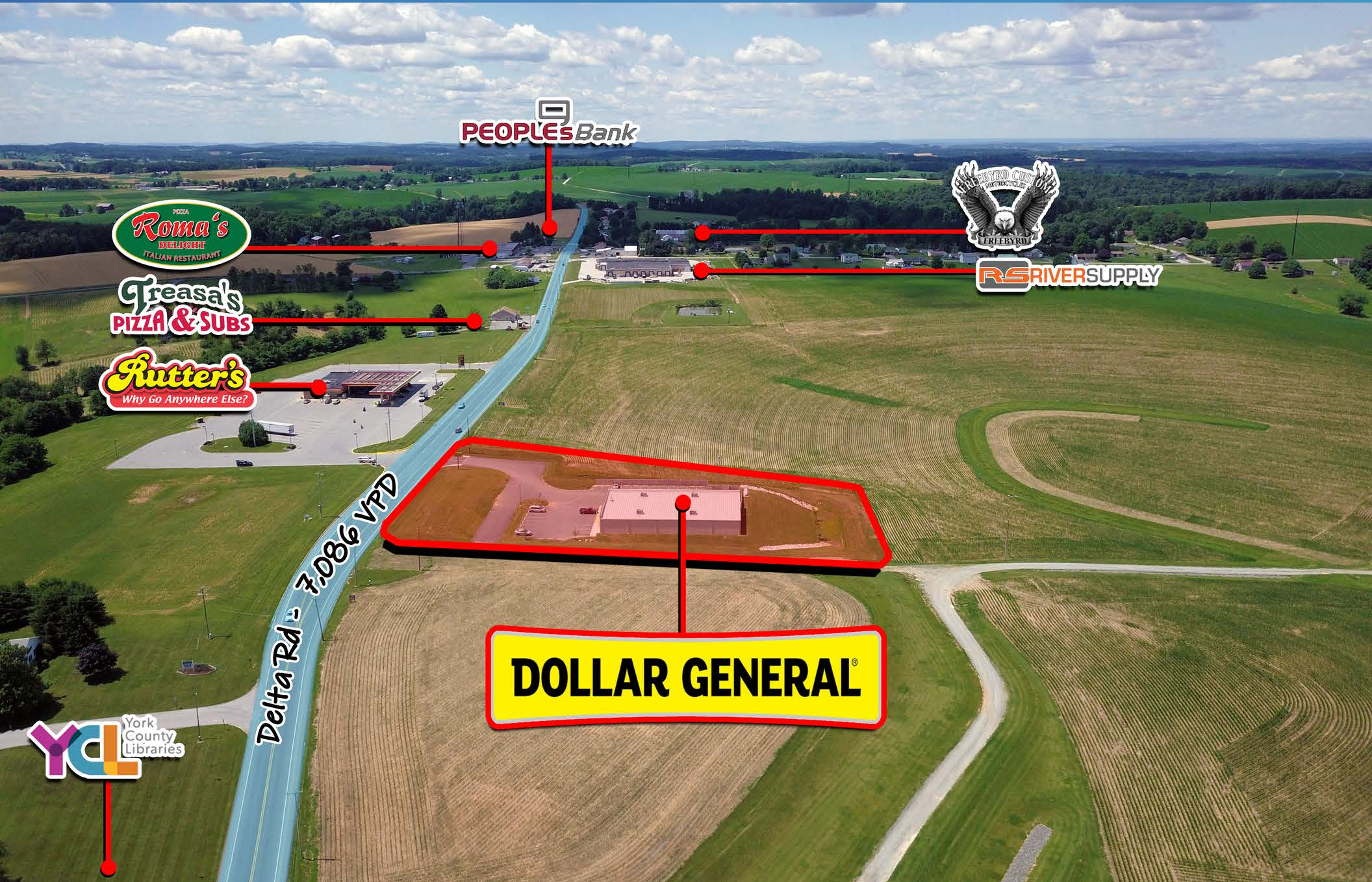


York  
County  
Libraries

Delta Rd - 7,086 VPD



**DOLLAR GENERAL®**



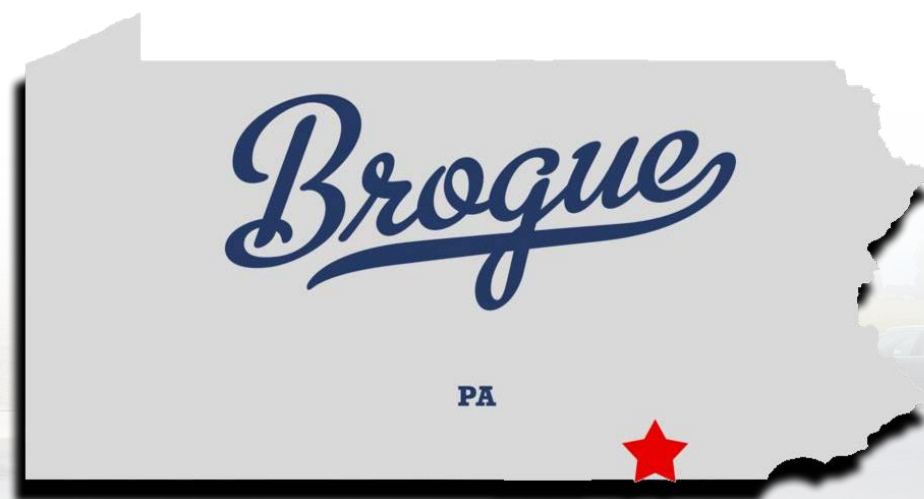


Brogue is an unincorporated community in Chanceford Township, York County, Pennsylvania. Brogue is located on Pennsylvania Route 74, 7 miles east of Red Lion. Brogue should not be confused with Brogueville, another unincorporated community in Chanceford Township, located about 4 miles southwest.

Brogue is home to the Allegro Winery & tasting room (Vineyard pictured above). Although it is small, the winery provides an intimate experience for its guests. People travel from near and far to experience the wines and selection of cheese, crackers, and charcuterie. It truly is a special treasure within Brogue.

Another hidden gem within Brogue is the Brown Cow Country Market. Year-round, The Brown Cow invites visitors of all ages to shop and dine in one of York County's loveliest rural settings, where products are produced according to the philosophy that Nature does it best. The Brown Cow is a country market and restaurant located next to the Hope Acres robotic dairy farm.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	2,254	8,265	73,076
Total Population 2023	2,280	8,348	74,090
Population Growth Rate	1.15%	1.00%	1.39%
Average Age	40.5	40.5	40.0
# Of Persons Per HH	2.7	2.7	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	827	3,003	27,397
Average HH Income	\$61,078	\$69,597	\$79,283
Median House Value	\$174,247	\$180,156	\$184,326
Consumer Spending (Thousands)	\$21,478	\$82,807	\$761,781





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

*Click to Meet Team Fortis*

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