

DOLLAR GENERAL | BRAND NEW CONSTRUCTION

2727 MAIN STREET, MADERA, PA 16661

REPRESENTATIVE STORE

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

BENJAMIN SCHULTZ
SENIOR DIRECTOR
D: 248.254.3409
BSCHULTZ@FORTISNETLEASE.COM

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

JASON WOLF

WOLF COMMERCIAL REAL ESTATE

PA #RM422074

951 ROUTE 73 NORTH SUITE D

EVESHAM TOWNSHIP, NJ 08053

856.857.6301

INVESTMENT SUMMARY

List Price:	\$1,502,676
Current NOI:	\$99,927.96
Initial Cap Rate:	6.65%
Land Acreage:	+/- 1.0
Year Built	2019
Building Size:	9,100 SF
Price PSF:	\$165.13
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.65%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,100 SF. Dollar General store located in Madera, Pennsylvania. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 4 (5) Yr. 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 under construction with rent commencing in February 2020.

This Dollar General is highly visible as it is strategically positioned on Main Street which sees 2,371 cars per day. The ten mile population from the site is 17,873 while the three mile average household income is \$62,325 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 6.65% cap rate based on NOI of \$99,927.96.



PRICE \$1,502,676



CAP RATE 6.65%



LEASE TYPE Absolute NNN



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN 15 Year Lease | Zero Landlord Responsibilities**
- 4 (5 Year) Options | 10% Rental Increase At Each
- Three Mile Household Income \$62,325
- Ten Mile Population 17,873
- **2,371 Cars Per Day on Main Street**
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 31 Consecutive Quarter of Same Store Sales Growth
- **No Competition Within 5 Miles**
- **Surrounded by Residential**

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$99,927	\$10.98
Gross Income	\$99,927	\$10.98
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$99,927	\$10.98

PROPERTY SUMMARY

Year Built:	2019
Lot Size:	+/- 1.0 Acre
Building Size:	9,100 SF
Traffic Count:	2,371
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:	\$99,927.96
Rent PSF:	\$10.98
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	2/10/2020
Lease Expiration Date:	2/28/2035
Lease Term Remaining:	15 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$26.48 BIL



STORE COUNT:
15,000+

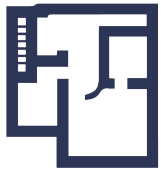


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,100	2/10/2020	2/28/2035	\$99,927.96	100.0	\$10.98
			Option 1	\$109,920.76		\$12.07
			Option 2	\$120,912.83		\$13.28
			Option 3	\$133,004.11		\$14.61
			Option 4	\$146,304.53		\$16.077
Totals/Averages	9,100			\$99,928		\$10.98



TOTAL SF
9,100



TOTAL ANNUAL RENT
\$99,928



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.98



NUMBER OF TENANTS
1



DOLLAR GENERAL

2727 MAIN STREET, MADERA, PA 16661



4.0% INCREASE
SAME STORE SALES Q2



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019

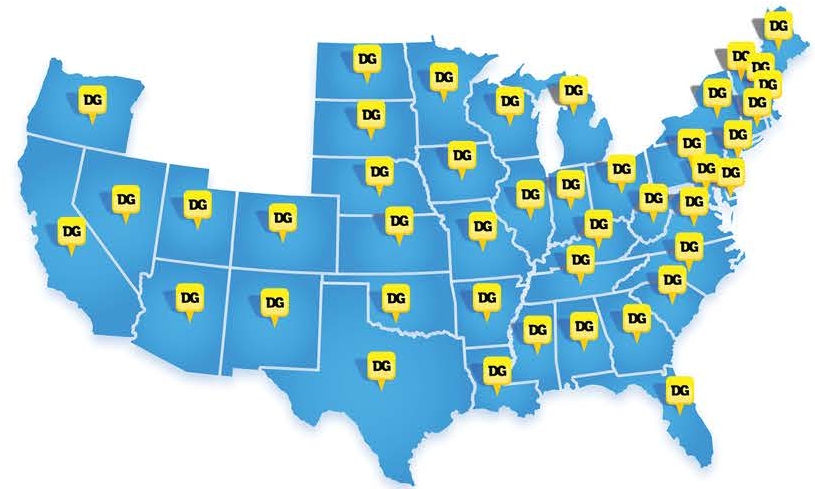


80 YEARS
IN BUSINESS

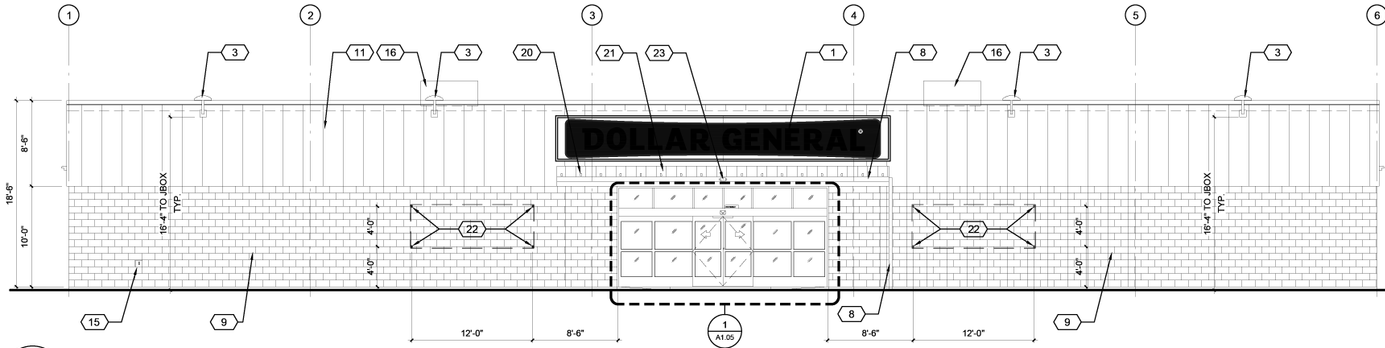


31 QUARTERS
SAME STORE GROWTH

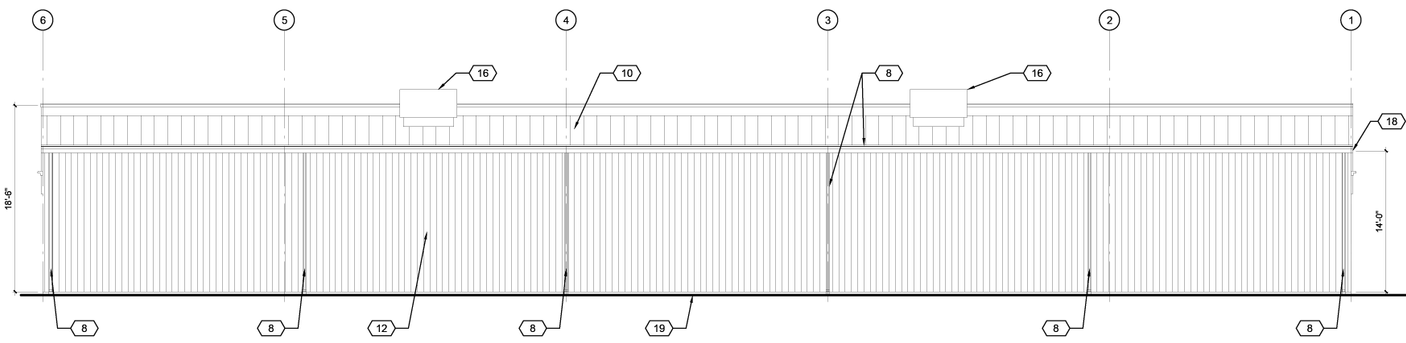
DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 15,000+ stores with more than 130,000 employees, located across 44 states. Dollar General has more retail locations 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. Opened over 900 stores in 2018, and on track for over 975 opening in 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.



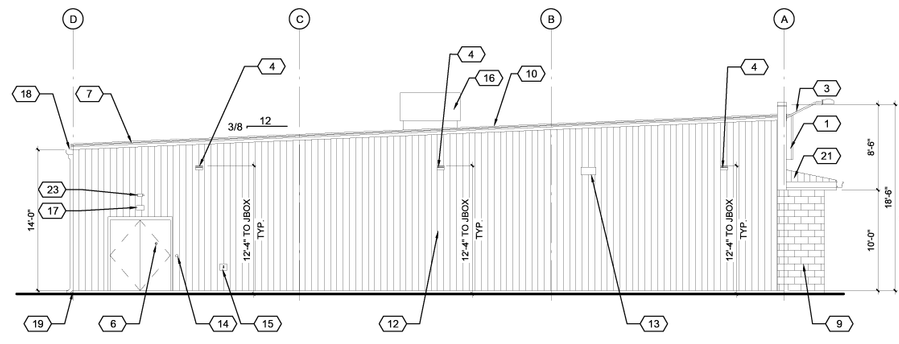
15,000 STORES ACROSS 44 STATES



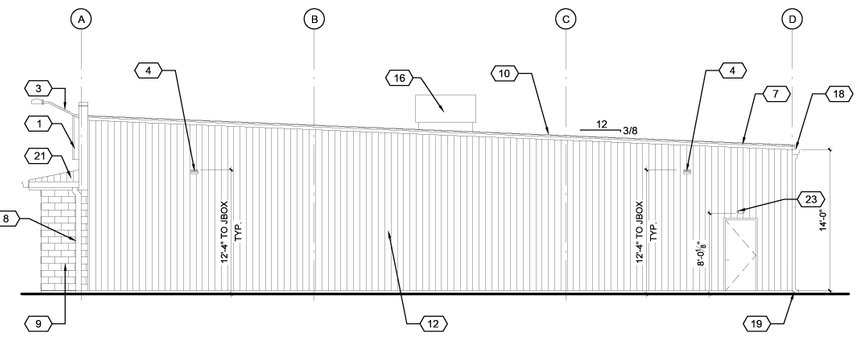
1 FRONT EXTERIOR ELEVATION
A1.02 SCALE: 1/8" = 1'-0"



2 REAR EXTERIOR ELEVATION
A1.02 SCALE: 1/8" = 1'-0"



3 LEFT EXTERIOR ELEVATION
A1.02 SCALE: 1/8" = 1'-0"



4 RIGHT EXTERIOR ELEVATION
A1.02 SCALE: 1/8" = 1'-0"



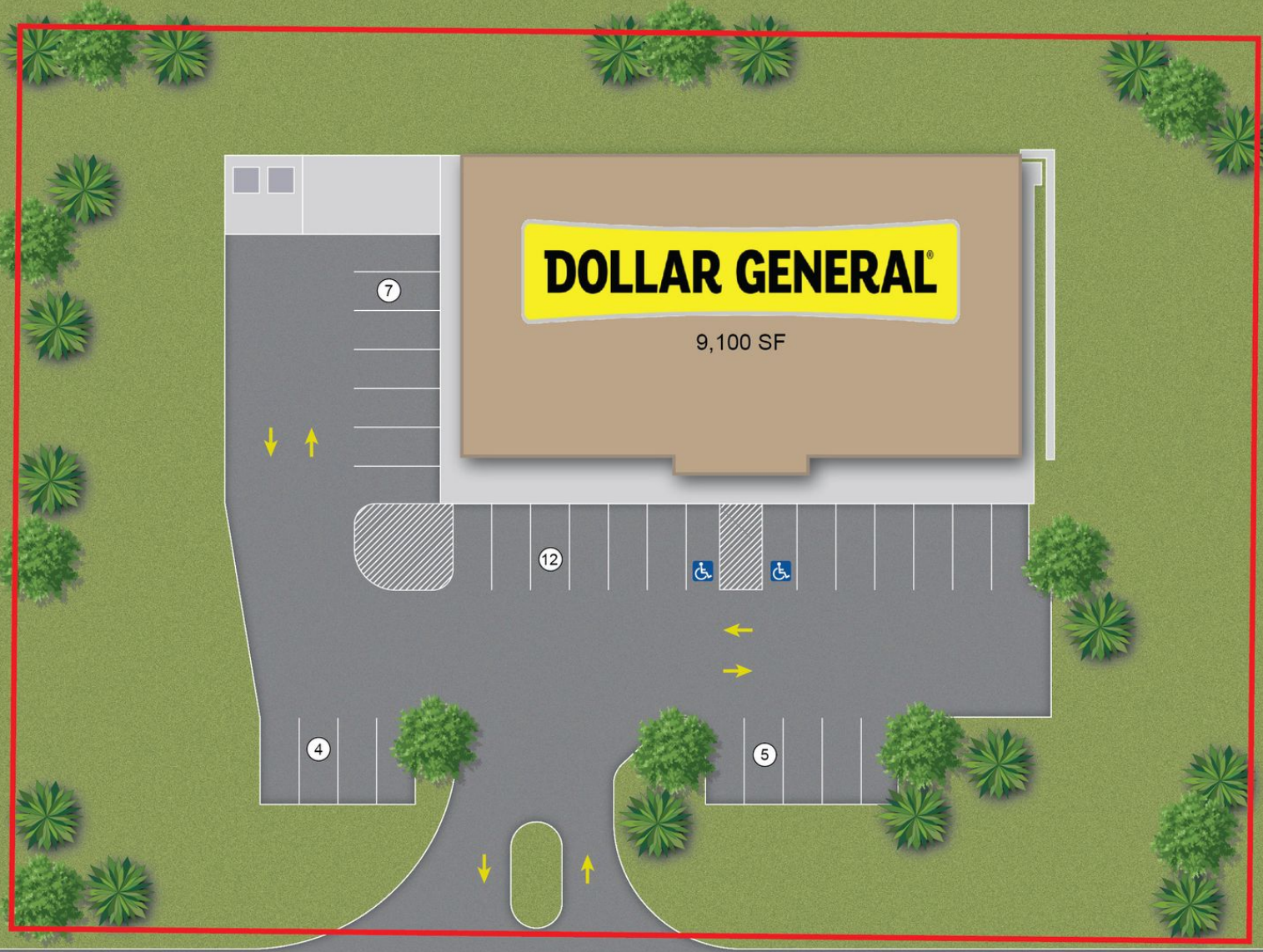
Construction Status as of 12/8/2019



Construction Status as of 12/8/2019



Construction Status as of 12/8/2019



2,371 VPD

MAIN ST

53

PROXIMITY TO LOCAL ATTRACTIONS



39 Miles
University Park
Airport



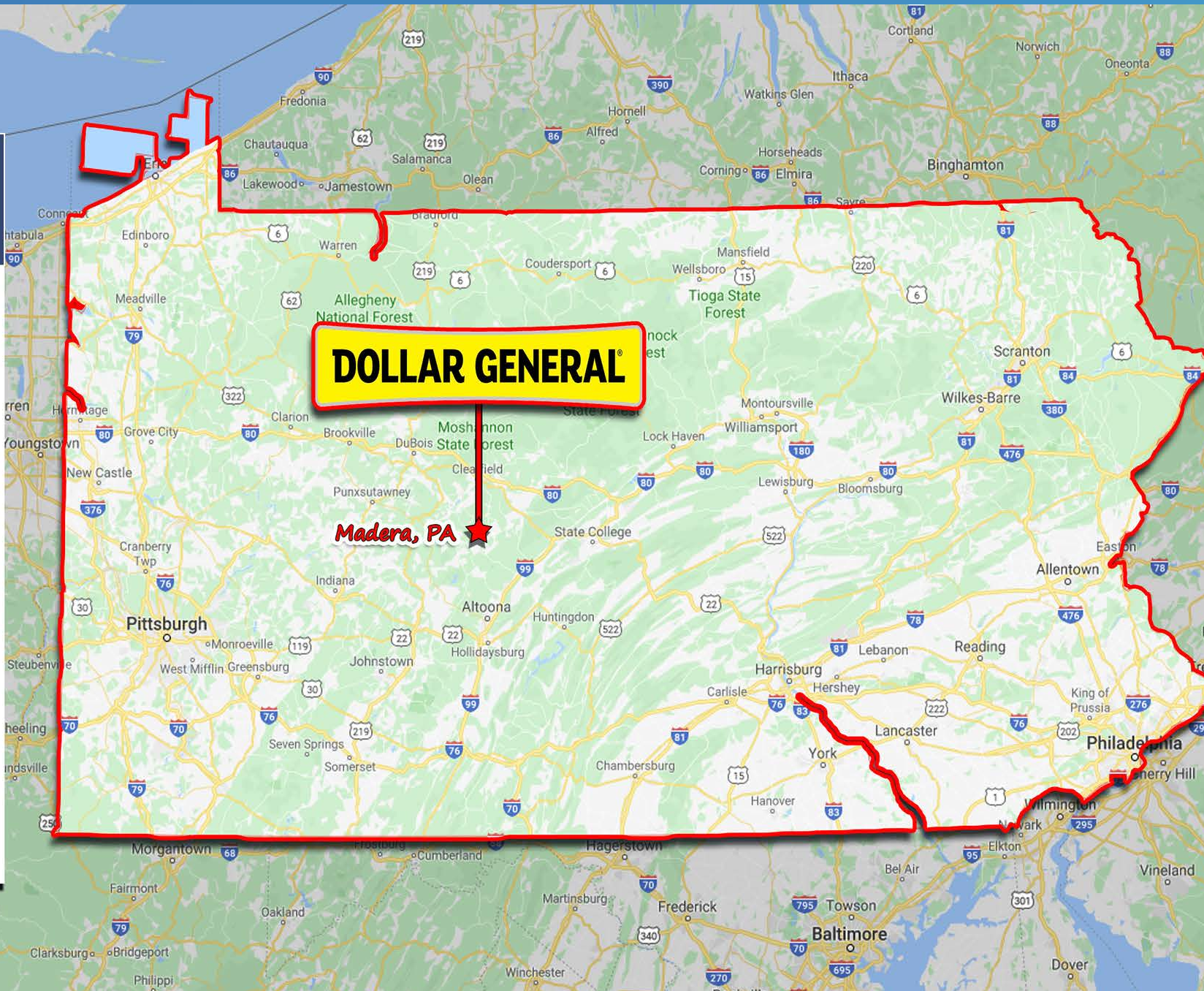
107 Miles
Downtown
Pittsburg, PA

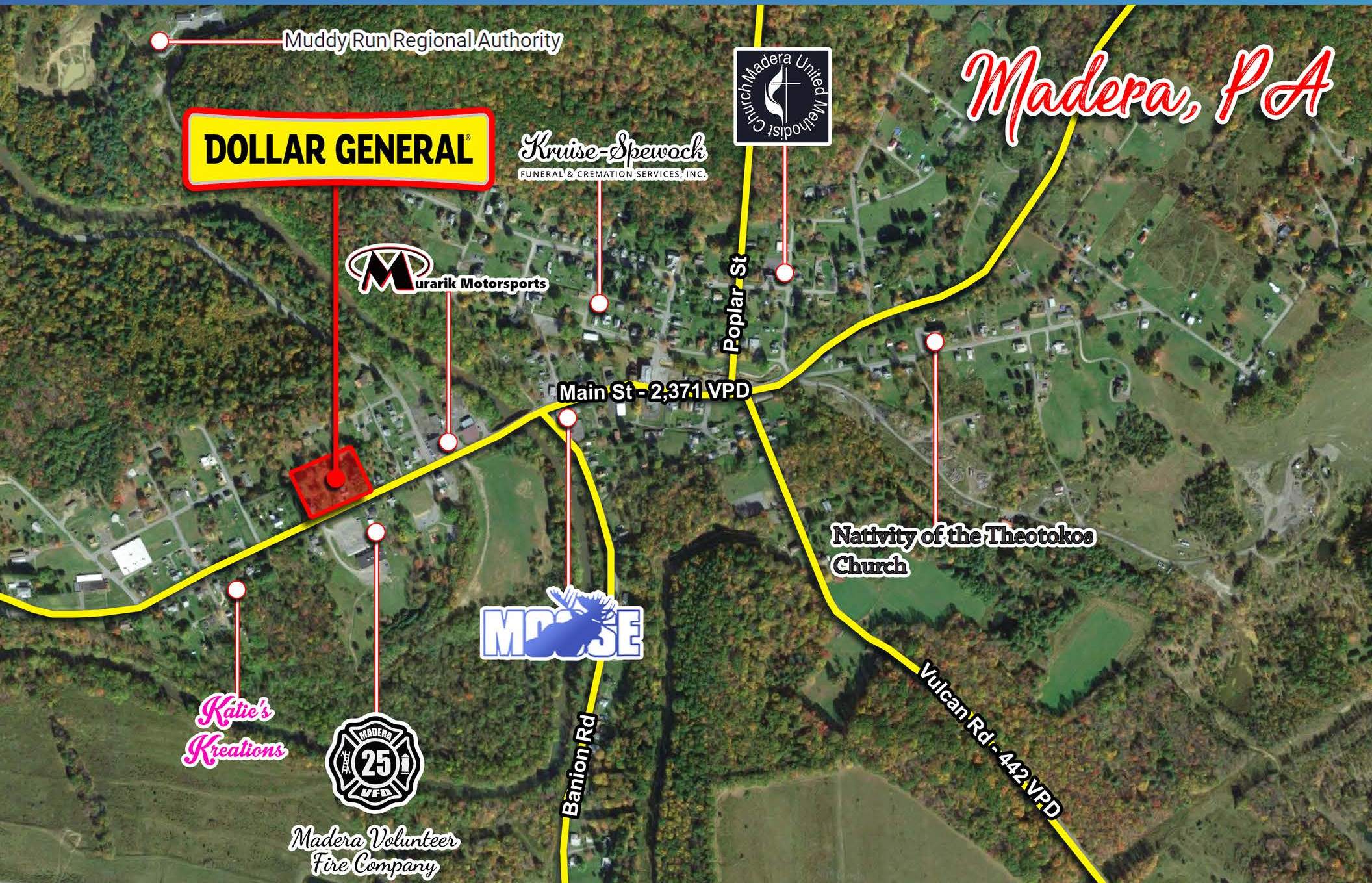


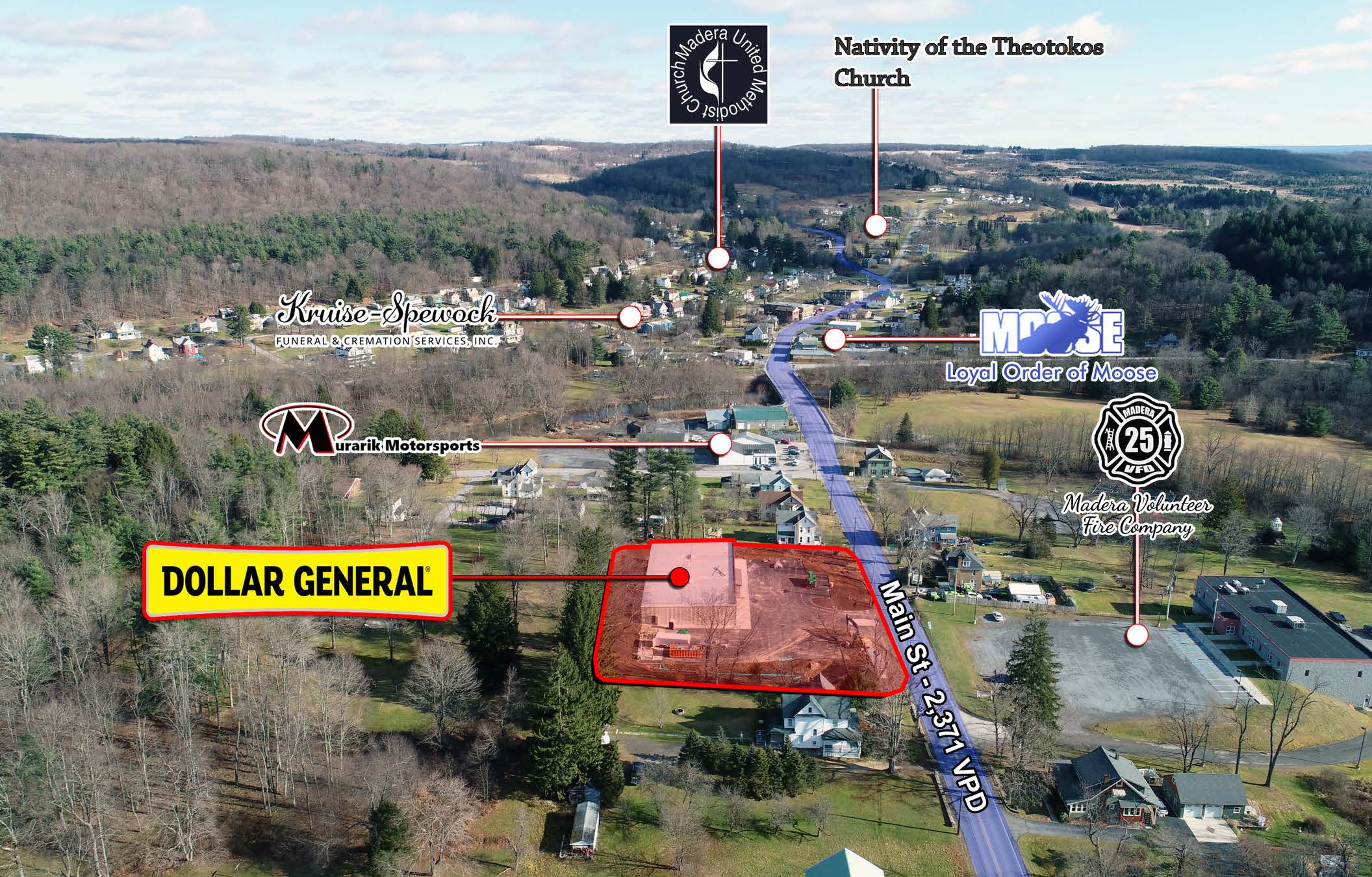
231 Miles
Philadelphia,
PA



42 Miles
Penn State
University







Nativity of the Theotokos Church

Kruiise-Spewock
FUNERAL & CREMATION SERVICES, INC.



Loyal Order of Moose



Murarik Motorsports



Madera Volunteer Fire Company

DOLLAR GENERAL®



Main St - 27371 NPD



Madera is an unincorporated community in Clearfield County, Pennsylvania. Madera is located close to the center of Pennsylvania.

Clearfield County Court House (pictured above) is a sixth-class county. The county seat is Clearfield, and the largest city is DuBois. The county was created in 1804 and later organized in 1822. Clearfield County comprises the DuBois, PA Micropolitan Statistical Area, which is also included in the State College-DuBois, PA Combined Statistical Area.

Clearfield County was formed by the Act of Assembly by the second Governor of Pennsylvania at the time, Thomas McKean on March 26, 1804. The county was created from parts of the already created counties of Huntingdon and Lycoming. The name for the county was most likely derived from the many cleared fields of the valleys surrounding Clearfield Creek and West Branch of the Susquehanna River, formed by the bison herds and also by old corn fields of prior Native Americans tribes.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	1,655	7,887	17,873
Average Age	42.4	42.2	42.7
# Of Persons Per HH	2.4	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	652	2,374	6,2873
Average HH Income	\$62,325	\$57,283	\$59,726
Median House Value	\$73,802	\$80,634	\$83,844
Consumer Spending (Thousands)	\$15,536	\$54,951	\$147,199





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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