

# NNN DOLLAR GENERAL FORT LOUDON, PA

134 Path Valley Road, Fort Loudon, PA 17224

Available for Sale

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# NNN DOLLAR GENERAL FORT LOUDON, PA

134 Path Valley Road, Fort Loudon, PA 17224

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SCOPE COMMERCIAL REAL ESTATE SERVICES, LLC.



# NNN DOLLAR GENERAL - FORT LOUDON, PA

## Property Overview

Scope Commercial Real Estate Investment Services is pleased to exclusively present for sale the Dollar General at 134 Path Valley Road, Fort Loudon, PA. This local Dollar General serves as a staple store for locals to shop for every day. According to Placer.ai, the subject property has had 181,900 visits over the last 12 months, a 39.5% increase from 126,900 visits in 2021. Of the 181,900 visits, 87,300 visitors visited over 30 times in the last year. Additionally, Placer.ai ranks the subject property in the Top 5 Dollar Generals within 15 miles, placing it in the 60th percentile.

The property features a Gross Leasable Area (GLA) of 9,100 square feet and was built to suit in 2010 in the downtown area of Fort Loudon, PA. It offers 27 surface parking spaces, providing a parking ratio of 2.93 spaces per 1,000 square feet. The property has 273 feet of frontage on Path Valley Road and sits on a 1.14-acre lot. The lease is a NNN with the landlord responsible for the roof, structure, and capital expenditures, and reimbursed for common area maintenance. The lease was extended early by 5 years in February of 2023, with a new expiration date of November 30th, 2030, leaving 7 years and 1 months of term remaining. There will be a built-in rent increase of 4.7% on December 1st, 2025.

Traffic counts in the area are as follows: Path Valley Rd/Mullen St at 2,800 vehicles per day, Main St/Mill St at 700 vehicles per day, Lincoln Way W/Rosenberry Dr at 5,800 vehicles per day, and Rosenberry Drive/Rosenberry Dr at 5,400 vehicles per day. Fort Loudon, PA, is approximately 14 miles from Chambersburg, PA, where most large retailers are located such as, Giant, Target, Staples, Five Below, Kohls, Walmart, Lowe's, Chick-Fil-A, and Chipotle. The subject property is conveniently situated near major highways, making travel easy and accessible. Just 1 mile from US-30 with a combined VDP of 6,051, providing a direct route to Chambersburg and other nearby towns. Additionally, I-76 and I-81 are about 20 miles south and 15 miles east respectively, connecting Fort Loudon to Harrisburg, Pittsburgh, and Hagerstown Maryland. This strategic location ensures that residents and visitors can enjoy the charm of a small town while having quick access to major roadways.

Fort Loudon, PA, is a small community in Franklin County known for its historical significance and proximity to major highways. The town has a population of 6,681 within 5 miles, and 23,375 within 10 miles. The average household income is \$73,935 within 5 miles and \$81,227 within 10 miles.

The Chambersburg-Waynesboro retail market is showing resilience, with a current vacancy rate of 8.0%, slightly down from last year. General retail buildings have a notably low vacancy rate of 1.6%, indicating strong demand for these properties. Rents have increased by 2.4% over the past year, now averaging \$13.70 per square foot, reflecting a healthy market trend. Sales activity remains steady, with 9 transactions totaling \$5.2 million in the past year. The lack of new construction reduces competition, enhancing the value of existing properties. The total market inventory stands at 7.3 million square feet.

# PROPERTY HIGHLIGHTS

## NNN DOLLAR GENERAL - FORT LOUDON, PA

134 Path Valley Road, Fort Loudon, PA 17224



**\$1,113,000**  
Selling Price



**\$86,241**  
Net Operating Income



**7.75%**  
Cap Rate



**NNN Minus Roof  
and Structure**  
Lease Type



**9,100 SF**  
Gross Leasable Area



**Commercial**  
Zoning



**Chambersburg-  
Waynesboro**  
Submarket

### HIGHLIGHTS

- ▶ **High Foot Traffic:** 181,900 visits in the last 12 months, a 39.5% increase from 2021.
- ▶ **Prime Location:** Just 1 mile from US-30 and near major highways I-76 and I-81.
- ▶ **Strong Lease Terms:** NNN Lease extended to November 30th, 2030, with a 4.7% rent increase on December 1st, 2025.
- ▶ **Rising Rents:** Rents have increased by 2.4% over the past year, now averaging \$13.70/SF.
- ▶ **Ample Parking:** 27 surface parking spaces and 273 feet of frontage on Path Valley Road.

### BUILDING INFORMATION

Gross Leasable Area	9,100 SF
Lot Size	1.14 acres
Stories	1
Parking	27 available (Surface)   Ratio: 2.93/1,000 SF
Frontage	273 ft on Path Valley Road
Parcel Number	18-0K04-160-000000
Construction	Reinforced Concrete
Year Built	2010

NNN DOLLAR GENERAL – FORT LOUDON, PA

Property Summary

THE OFFERING

Price	\$1,113,000
Capitalization Rate	7.75%
Price/SF	\$122.31

PROPERTY DESCRIPTION

Year Built / Renovated	2010
Gross Leasable Area	9,100 SF
Type of Ownership	Fee Simple
Lot Size	1.14 ACRES

NNN DOLLAR GENERAL – FORT LOUDON, PA

Lease Summary and Rent Schedule

LEASE SUMMARY

Tenant	Dollar General
Rent Increases	5% Increase for Extended Term, 10% Increase for Option Periods
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	01/01/2011
Lease Expiration	11/30/2030
Renewal Options	Two (5) Five Year Options
Term Remaining on Lease (Yrs)	6 Years
Landlord Responsibility	Roof and Structure
Tenant Responsibility	Taxes, Insurance & CAM

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$86,241	\$7,187	\$9.48	7.75%
Extended Term (12/1/2025 - 11/30/2030)	\$90,553	\$7,546	\$9.95	8.14%
First Option (12/1/2030 - 11/30/2035)	\$99,608	\$8,301	\$10.95	8.95%
Second Option (12/1/2035 - 11/30/2040)	\$109,569	\$9,131	\$12.04	9.84%



NNN DOLLAR GENERAL - FORT LOUDON, PA

Rent Schedule

TERM	DATE RANGE	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PER SF	% INCREASE
Current Term	December 1, 2020 - November 30, 2025	\$7,186.75	\$86,241.00	\$9.48	-
Extended Term	December 1, 2025 - November 30, 2030	\$7,546.09	\$90,553.08	\$9.95	5%
First Option Period (if exercised)	December 1, 2030 - November 30, 2035	\$8,300.70	\$99,608.40	\$10.95	10%
Second Option Period (if exercised)	December 1, 2035 - November 30, 2040	\$9,130.77	\$109,569.24	\$12.04	10%



NNN DOLLAR GENERAL - FORT LOUDON, PA

Tenant Information



Dollar General Corporation (NYSE: DG) is an American chain of variety stores Headquartered in Goodlettsville, Tennessee. As of March 2023, Dollar General operates more than 19,000 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$37.8 billion in 2023. As it continues to expand and grow, the company remains committed to its mission of providing convenient and affordable products to its customers, particularly those living in rural and suburban areas. In a way, Dollar General Operates as a “Mini” Wal-Mart for many of its rural and suburban markets offering everyday essentials at lower prices.



Aerial View

134 PATH VALLEY ROAD, FORT LOUDON, PA 17224



134 PATH VALLEY ROAD, FORT LOUDON, PA 17224



## NNN DOLLAR GENERAL FORT LOUDON, PA

Property Photos

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## NNN DOLLAR GENERAL FORT LOUDON, PA

Location Overview

## FORT LOUDON, PA at a glance

**23,375**  
Total Population

**9,269**  
Total Households

**\$81,227**  
Average Household Income

Source: CoStar, 2024 on a 10-mile radius



Fort Loudon, PA, is approximately 14 miles from Chambersburg, PA, where most large retailers are located such as, Giant, Target, Staples, Five Below, Kohls, Walmart, Lowe's, Chick-Fil-A, and Chipotle. The subject property is conveniently situated near major highways, making travel easy and accessible. Just 1 mile from US-30 with a combined VDP of 6,051, providing a direct route to Chambersburg and other nearby towns. Additionally, I-76 and I-81 are about 20 miles south and 15 miles east respectively, connecting Fort Loudon to Harrisburg, Pittsburgh, and Hagerstown Maryland. This strategic location ensures that residents and visitors can enjoy the charm of a small town while having quick access to major roadways.



**14 miles from Chambersburg, PA**



**Strategically located near towns such as Harrisburg, Pittsburgh, and Hagerstown, MD**



**Conveniently situated near Major Highways (US-30, I-76 and I-81)**



# MARKET ANALYSIS

## RETAIL MARKET

The Chambersburg-Waynesboro retail market has a vacancy rate of 8.0%. This vacancy rate is 0.4% lower than it was this time last year. There has been 58,000 SF of positive absorption and 28,000 SF of net deliveries. Rents have increased 2.4% in the past 12 months and are currently around \$13.70/SF.

CoStar’s estimated cap rate for Chambersburg-Waynesboro has averaged 8.4% over the past three years, and matches the market’s current estimated cap rate.



## Market Highlights

- ▶ Vacancy is 1.6% in general retail buildings, and 14,000 SF has been absorbed in this asset class over the past year. Vacancy is 73.1% in malls, and there has been 1,000 SF of negative absorption in this asset class over the past year. Vacancy is 1.3% in power centers, and absorption has been flat in this asset class over the past year. Vacancy is 7.6% in strip centers, and there has been 13,000 SF of negative absorption in this asset class over the past year. Vacancy is 4.8% in neighborhood centers, and 59,000 SF has been absorbed in this asset class over the past year.
- ▶ Current vacancy is lower than its trailing three-year average of 8.9%, and higher than the national trailing three-year average of 4.2%. Rents have increased 9.2% over the past three years. Meanwhile, average rents increased 10.8% nationwide. There have been 73 sales over the past three years, amounting to \$85.3 million in volume and 1.0 million SF of inventory.
- ▶ CoStar’s estimated cap rate for Chambersburg-Waynesboro has averaged 8.4% over the past three years, and matches the market’s current estimated cap rate.

## Demographics

POPULATION	1 MILES	5 MILES	10 MILES
2029 Projection	521	6,707	23,519
2024 Estimate	532	6,681	23,375
Growth 2024 - 2029	-2.07%	0.39%	0.62%
Growth 2010-2024	-13.07%	-0.36%	0.24%
Avg. Household Income	\$88,085	\$73,935	\$81,227
Med. Household Income	\$104,808	\$62,054	\$66,275

## NNN DOLLAR GENERAL FORT LOUDON, PA

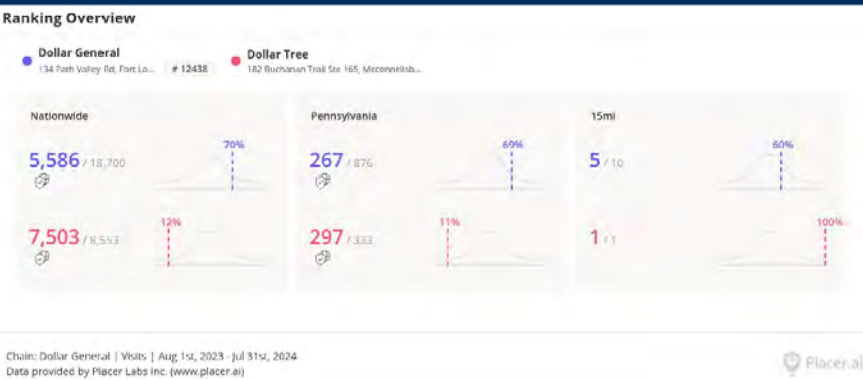
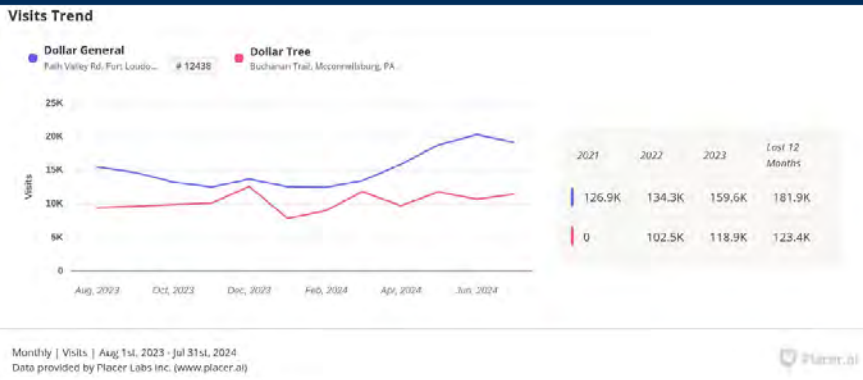
Placer.AI Reports



134 Path Valley Rd  
Fort Loudon, PA 17224



182 Buchanan Trail Ste 165  
Mcconnellsburg, PA 17233





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