

**FOR
SALE**

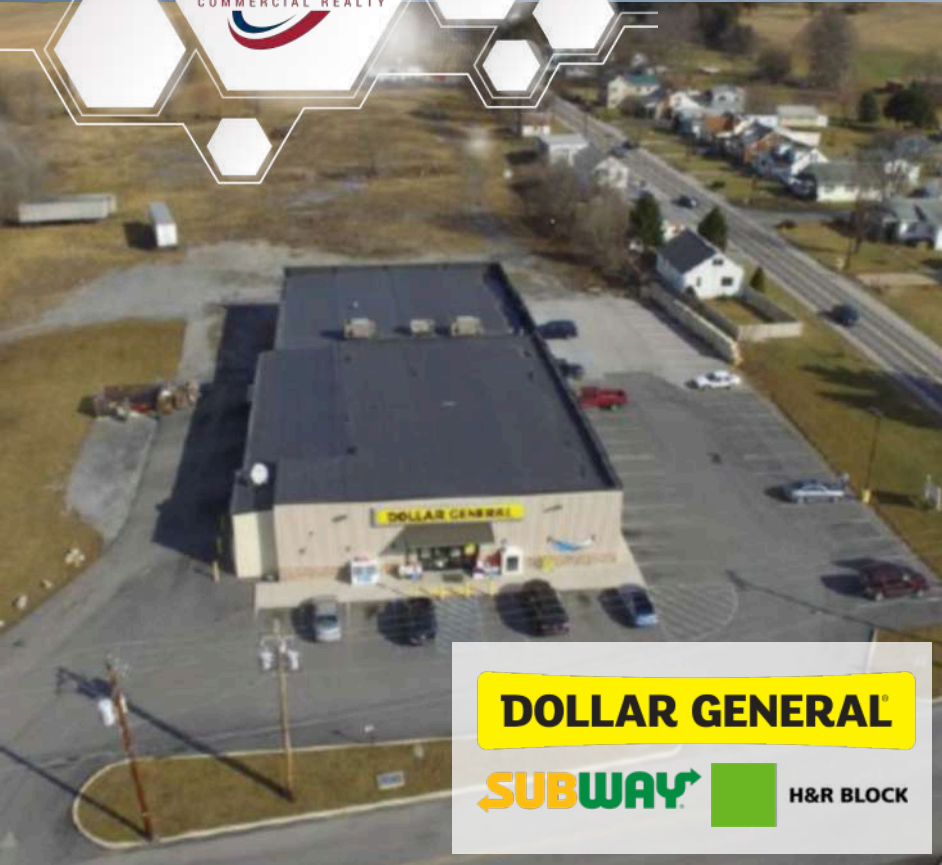
**DOLLAR GENERAL ANCHORED
INVESTMENT PROPERTY**

DOLLAR GENERAL®



1 MILL ROAD · NEWVILLE, PA 17241
DOLLAR GENERAL ANCHORED
INVESTMENT PROPERTY

FOR SALE



OFFERING SUMMARY

Sale Price	\$1,975,837
Price per SF	\$133.01 per SF
CAP Rate:	6.75%
APN	46-07-0481-041
Zoning	Commercial General
Municipality	West Pennsboro Township
County	Cumberland County

PROPERTY OVERVIEW

Landmark Commercial Realty proudly represents a retail investment opportunity in West Pennsboro Township. This well-positioned property, sitting on 2.04 acres, spans ±14,855 square feet and is anchored by national brands such as Dollar General, H&R Block, and Subway, making it a prime destination for both shoppers and businesses alike. The property provides steady, reliable income with minimal landlord responsibilities. Additionally, a flexible ±1,763 SF suite in the rear remains available, offering future potential for increased rental revenue once leased. Located in a growing community with high traffic and visibility, this property offers an excellent return on investment for anyone looking to expand their portfolio with a solid, income-generating asset.

PROPERTY HIGHLIGHTS

- Prime location with national retailers as neighbors and across the street from the areas main grocery store
- The Newville market is growing with an increasing population and employment base
- Conveniently located less than 1 mile from 3 local area schools

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C : 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C : 717.524.9852

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PROPERTY DETAILS

Number of Buildings	1
Building Size	14,855 SF
Lot Size	2.04 Ac
Tenancy	Multi
Number of Floors	1
Parking	On-Site; 49 Spaces
Year Built	2013

BUILDING SPECIFICATIONS

Construction Status	Existing
Roof Type	Flat EPDM
Ceiling Height	16'
HVAC	Gas Central AC
Sprinklers	N/A
Signage	Yes

MARKET DETAILS

Cross Streets	Mill Rd & Carlisle Rd
Municipality	West Pensboro Township
County	Cumberland County
Zoning	Commercial General

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ADDITIONAL PHOTOS



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FINANCIALS

TENANT NAME	SQUARE FOOT	% OF BUILDING OCCUPIED	PRICE PER SF/YR	MONTHLY RENT	ANNUAL RENT	LEASE START DATE	LEASE END DATE	OPTIONS REMAINING	ANNUAL ESCALATIONS
Dollar General	± 9,717	67.80%	\$11.04	\$8,937.50	\$107,250.00	9/5/2013	7/31/2033	Two (2) 5-year	10% every 5 years
H & R Block	± 1,250	8.72%	\$12.87	\$1,340.89	\$16,090.71	2/1/2014	1/31/2028	Three (3) 5-year	2%(2.5% in 2028)
Subway	± 1,365	9.18%	\$10.04	\$1,137.50	\$13,650.00	8/1/2019	7/31/2029	One (1) 5-year	30% in each option
TOTAL RENT:				\$11,415.89	\$136,990.71				

EXPENSES	
Real Estate Taxes	\$2,186.08
School Taxes	\$11,007.00
Insurance	\$4,954.00
Snow	\$1,900.00
Landscape	\$1,955.60
Repair and Maintenance	\$200.00
Easement	\$3,123.60
TOTAL	\$25,326.28
REIMBURSED EXPENSE	\$21,704.62

NET OPERATING INCOME	\$133,369.00
CAP RATE	6.75%





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PRO FORMA RENT ROLL

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Subway	± 1,365	9.18%	\$10.04	\$1,137.50	\$13,650.00	8/1/2019	7/31/2029
Value Add Opportunity*	± 1,763	14.30%	\$12.00	\$1,763.00	\$21,156.00	9/5/2024	9/4/2030
TOTAL RENT:				\$13,178.89	\$158,146.71		

*Dollar General has showed interest in expanding into the ± 1,763 sf value add space

EXPENSES	
Real Estate Taxes	\$2,186.08
School Taxes	\$11,007.00
Insurance	\$4,954.00
Snow	\$1,900.00
Landscape	\$1,955.60
Repair and Maintenance	\$200.00
Easement	\$3,123.60
TOTAL	\$25,326.28

NET OPERATING INCOME	\$158,146.71
CAP RATE	8.00%





1 MILL ROAD · NEWVILLE, PA 17241 DOLLAR GENERAL ANCHORED INVESTMENT PROPERTY

FOR SALE

Dollar General Corporation is an American chain of variety stores Headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 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 \$27 billion in 2019.

TENANT OVERVIEW

Company	Dollar General
Founded	1939
Headquarters	Goodlettsville, Tennessee
Revenue	\$34.220 Billion
Net Worth	\$46.01 Billion
Website	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 18,000 stores in the United States
- America's Best Employers by State in Forbes List
- In 2022 Dollar General had over 163,000 Employees
- Ranked #360 on Forbes Global 2000 List for 2022
- Launching a new retail concept-popshelf-designed to appeal to Consumers with more disposable income



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H&R BLOCK

H&R Block, Inc., or H&R Block, is an American tax preparation company operating in Canada, the United States, and Australia. The company was founded in 1955 by brothers Henry W. Bloch and Richard Bloch.

As of 2018, H&R Block operates approximately 12,000 retail tax offices staffed by tax professionals worldwide. The company offers payroll, and business consulting services, consumer tax software, and online tax preparation/electronic filing from their website.

H&R Block has engaged in a multi-million dollar lobbying campaign against the Internal Revenue Service (IRS) creating its own online system of tax filing like those that exist in most other wealthy countries. During World War II, Henry W. Bloch was a young Army Air Forces navigator who wanted to start a family business with his brothers in Kansas City. Home from the war in 1946, Henry saw a pamphlet suggesting a bright future for companies serving small businesses, and it sparked his imagination. That year, Henry and his old-er brother, Leon, borrowed \$5,000 and opened a small bookkeeping business on Main Street in downtown Kansas City.[5] However, four months later, they had few clients and Leon decided to seek a law degree.

Henry wanted to keep trying with the fledgling business and placed a newspaper advertisement for help-wanted. He got an unexpected response—from his mother—who proposed that Henry hire his younger brother, Richard, for the job. Henry and Richard Bloch jointly ran their United Business Company, which focused on accounting, bookkeeping and payroll, but also did some income tax work for clients. The brothers took out an ad for its \$5 tax services in The Kansas City Star newspaper in 1955. The ad was a success and H&R Block was born. The Bloch brothers chose to spell the name “Block” with a K to ensure the name is not mispronounced “blotch”.

TENANT OVERVIEW

Company	H&R Block
Founded	1955
Headquarters	Kansas City, Missouri
Revenue	\$3.413 Billion
Website	www.hrblock.com

TENANT HIGHLIGHTS

- NYSE: HRB
- H&R Block performed 250,000 Volunteer Hours, Impacted 960 communities, reaching all 50 states
- Supported 732,000 Small Businesses
- Forbes Best Employers for Diversity: 2018–2022
- Forbes Best Employers for Women: 2018, 2019, 2022
- 8.5 Million Clients served using DIY products

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Subway IP LLC, trading as Subway, is an American multinational fast food restaurant franchise that specializes in submarine sandwiches (subs) and wraps. It was founded by Fred DeLuca and financed by Peter Buck in 1965 as Pete's Super Submarines in Bridgeport, Connecticut. After several name changes, it was renamed Subway in 1972, and a franchise operation began in 1974 with a second restaurant in Wallingford, Connecticut.

The longtime Subway slogan, "Eat Fresh", is intended to indicate that their toppings are indeed fresh. It was the fastest-growing franchise in the world in 2015 and, as of September 2023, has over 37,000 locations in more than 100 countries and territories. More than half its locations (21,796 or 58.1%) are in the United States. It is the largest single-brand restaurant chain and the largest restaurant operator in the world. Its international headquarters are in Shelton, Connecticut, with further headquarters in Miami, Florida.

As of 2024, Subway was owned by the private equity group Roark Capital. Prior to that, Subway had been owned by its founding families for six decades. In 2019, John Chidsey joined Subway as the first chief executive officer outside of the DeLuca family. "

TENANT OVERVIEW

Company	Subway IP, LLC
Founded	1965
Headquarters	Shelton, Connecticut
Revenue	\$16.1 Billion
Website	www.subway.com

TENANT HIGHLIGHTS

- 410,000 Employees
- 37,000 Locations
- Ranked #23 on Forbes List for Canada's Best Employers for Diversity (2023)
- Ranked #45 on Forbes List for Canada's Best Employers (2023)
- Subway Cares Foundation an independent 501(c)(3) non-profit organization, was recently created to expand on the great work Subway® franchisees are doing in their local communities



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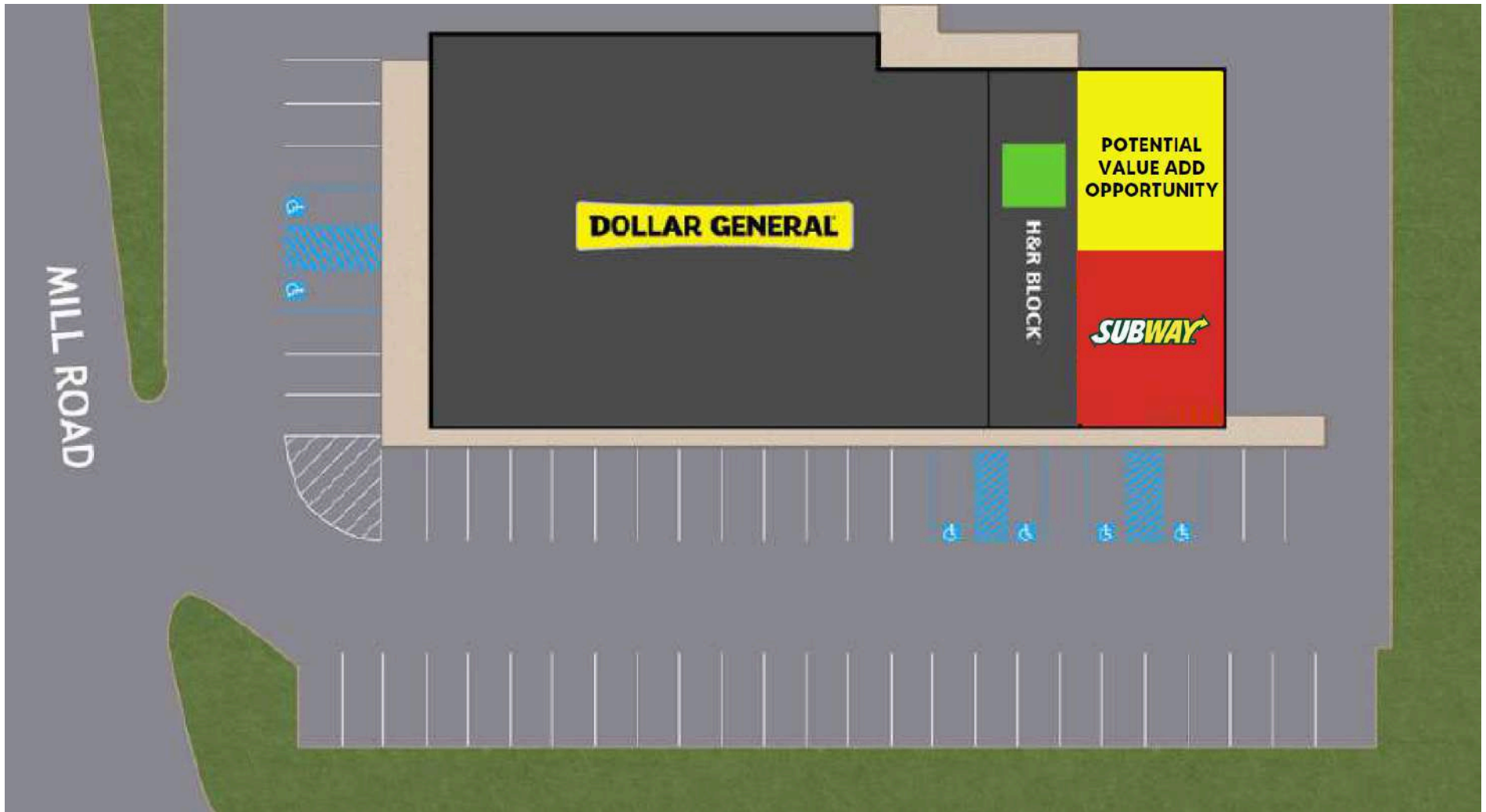
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SITE PLAN



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LOCATION



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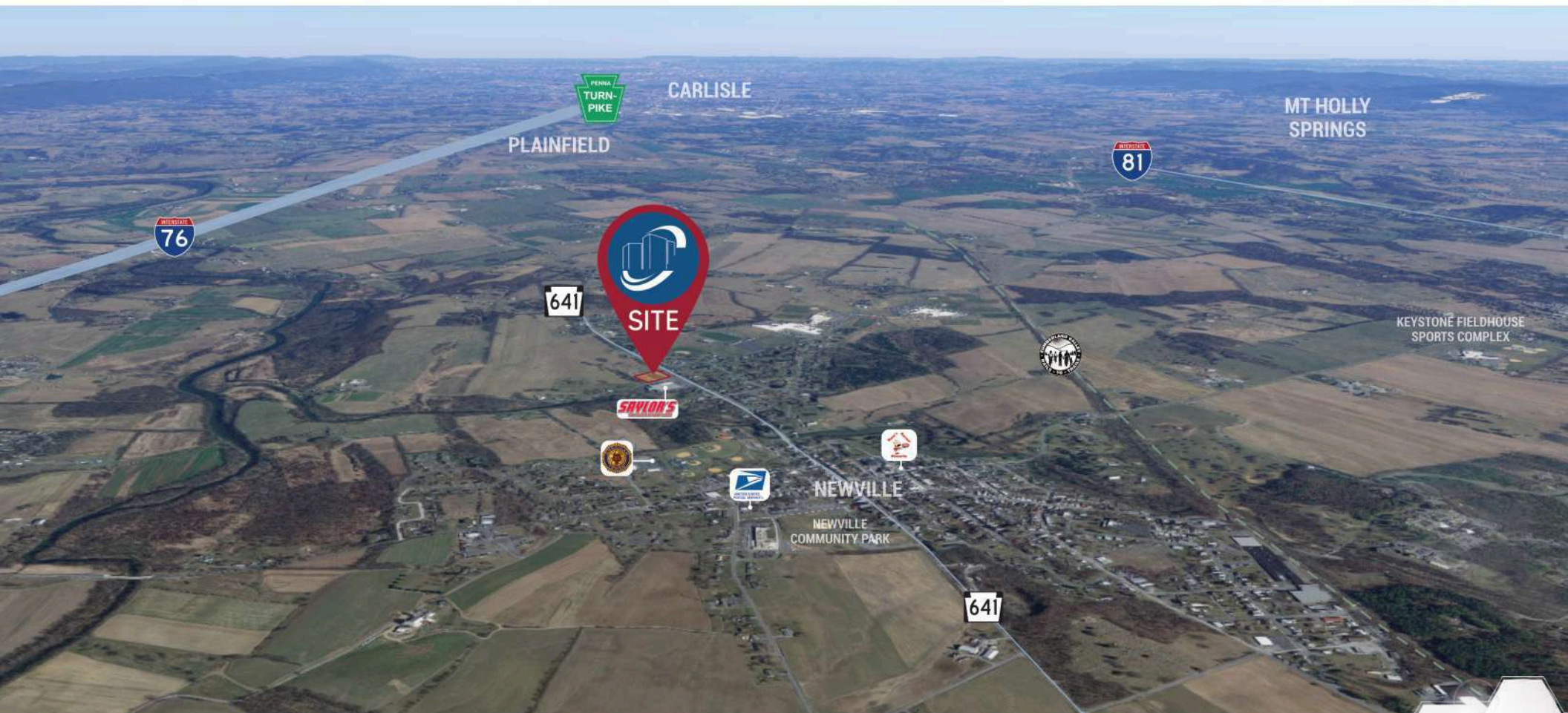




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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	1,891
2 MILE	5,084
3 MILE	12,627

HOUSEHOLDS

1 MILE	741
2 MILE	2,017
3 MILE	4,927

AVERAGE HOUSEHOLD INCOME

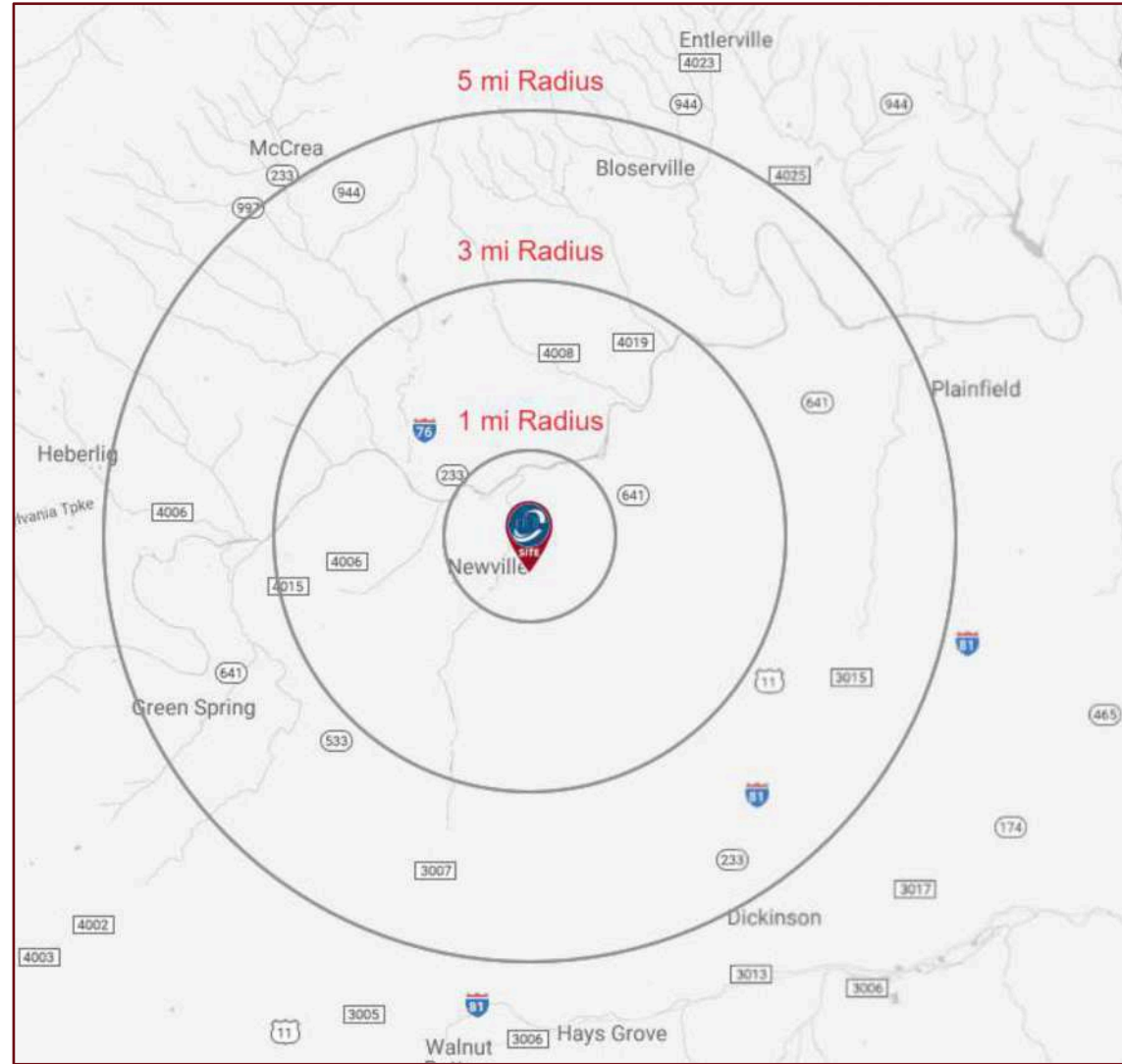
1 MILE	\$71,516
2 MILE	\$77,995
3 MILE	\$87,629

TOTAL BUSINESSES

1 MILE	85
2 MILE	178
3 MILE	269

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	689
2 MILE	1,544
3 MILE	2,275





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AREA OVERVIEW

CUMBERLAND COUNTY, Pennsylvania, presents an enticing landscape for businesses from a multitude of perspectives. Strategically located in the heart of the Mid-Atlantic region, Cumberland County offers unparalleled access to major markets such as Philadelphia, Baltimore, and Washington, D.C., making it an ideal hub for distribution and logistics enterprises. With a diverse economy spanning industries including healthcare, education, manufacturing, and technology, the county provides a fertile ground for businesses of all sizes and sectors to thrive. Additionally, Cumberland County boasts a highly educated workforce, bolstered by proximity to renowned educational institutions like Dickinson College and Penn State Dickinson Law. Furthermore, the county government and local economic development agencies offer robust support and resources to assist businesses with expansion, relocation, and growth initiatives. From its strategic location to its diverse economy and supportive business environment, Cumberland County stands as an attractive destination for businesses seeking to establish or expand their presence in the region.



NEWVILLE (New Village) was founded in 1790 when the Big Spring Presbyterian church laid out the town on their land and sold the lots. The first lots were sold to Samuel Finley, Hugh Holmes, William McElwain, Robert and David Officer, Isaac Jamison, and William McMonnagle. The town remained a part of Allemstraf Township until 1817 when it was granted a charter as a borough. In 1837 the Cumberland Valley Railroad came through the area, and in 1874 the borough was extended to the south to include the homes and businesses that had grown up along the railroad. The Newville Post Office was established in 1800. The Newville Historic District was added to the National Register of Historic Places in 2010. Explore the vibrant community surrounding the property in Newville, PA. Surrounded by historic charm and natural beauty, the area offers a range of attractions and amenities for both residents and businesses. Take advantage of convenient access to nearby points of interest, such as Big Spring State Park and the stunning Blue Mountain. Discover the local dining scene with quaint cafes and restaurants, perfect for casual meetings or entertaining clients. With a welcoming and thriving community atmosphere, the location provides an ideal setting for an office or office building investment.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.