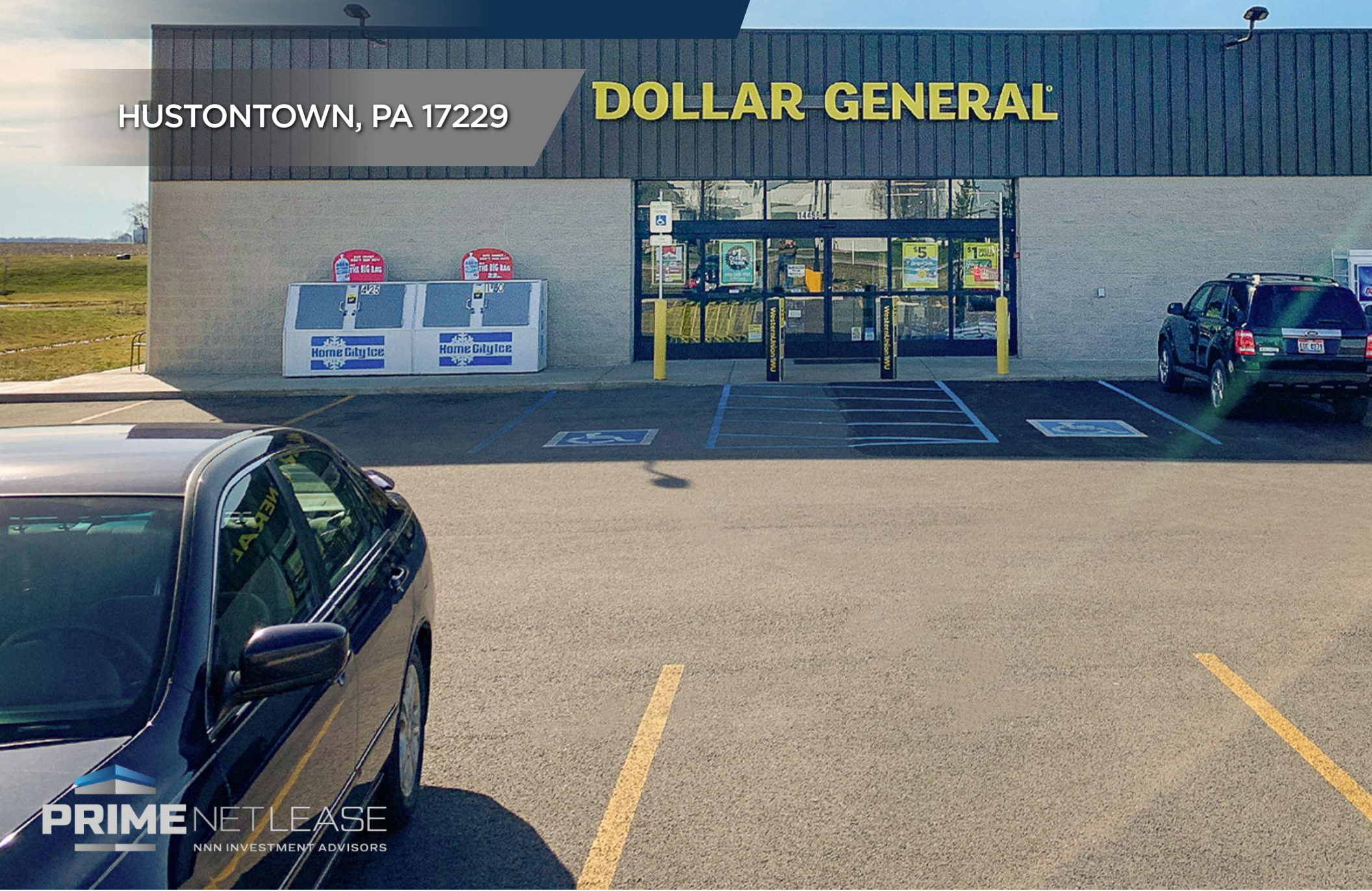


7609 WATERFALL RD

**DOLLAR GENERAL**

HUSTONTOWN, PA 17229

**DOLLAR GENERAL®**



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Dollar General (“property”). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease 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 this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

*EXCLUSIVELY PRESENTED BY*



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*In association with: Bang Realty-Pennsylvania Inc RE#RM432816*

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Prime Net Lease is pleased to present this 9,100 SF Dollar General store located in Hustontown, Pennsylvania. The property is encumbered with a 15-year absolute NNN lease, leaving the landlord with no responsibilities. There are currently 8+ years remaining on the current lease with Three, 5-year options left. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade.

This Dollar General is ideally situated on Waterford Road/PA-655, the main thoroughway in Hustontown (2,497 V.P.D.) connecting residents to neighboring towns. There are 1,282 people within 3 miles of the site, 2,857 people within 5 miles and 4,909 people within 7 miles. There is minimal competition surrounding Dollar General, and the closest dollar store is over 10 miles away, making this go-to store for residents, local businesses, and commuters passing through and serve multiple needs in this market (discount, convenience, food etc.). Nearby uses include Twist & Shake, U.S. Postal Service, F&M Trust, Keller's Country Store and Ridgeline Hardware. The subject property is also adjacent to the PA Turnpike/I-76 which sees 22,903 vehicles passing by daily and is along the route for visitors traveling west on I-76 to Raystown Lake Recreation Area - an 8,300 acre lake that is the largest entirely within Pennsylvania and a popular destination for boating, fishing, camping, hiking and more. Hustontown is situated in Dublin and Taylor Township in northern Fulton County and is just 70 miles west of Harrisburg and 21 miles east of Breezewood.

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.

# OFFERING SUMMARY

## PROPERTY INFORMATION

**Property Address** 7609 Waterfall Rd  
Hustontown, PA 17229

**Land Area** 2.06 Acres

**Year Built** 2016

**Ownership Type** Fee Simple

## PRICING INFORMATION

**Offering Price** \$1,879,923

**Net Operating Income** \$98,696

**Cap Rate** 5.25%

**Price Per Square Feet** \$206.58

**Tenant** Dollar General

**Guarantor** Corporate

**Term Remaining** 8+ years

**Lease Type** Absolute NNN

**Landlord Responsibilities** None



**DOLLAR GENERAL**

# COMPLETE HIGHLIGHTS



LOCATION INFORMATION	
Building Name	Dollar General
Street Address	7609 Waterfall Rd
City, State, Zip	Hustontown, PA 17229
County	Fulton

BUILDING INFORMATION	
Building Size	9,100 SF
NOI	\$98,696.00
Cap Rate	5.25%
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	2016

## PROPERTY HIGHLIGHTS

- **LONGER TERM LEASE** - Over 8 years remaining on the initial term of the lease, followed by three, 5-year options, each with a 10% rental increases throughout.
- **ZERO LANDLORD RESPONSIBILITIES** - Absolute NNN Lease. Ideal for Investors not Local to the Market or looking for a "hands off" investment.
- **MINIMAL COMPETITION** - The property is more than 10 miles from the nearest discount store or major grocer, making this a go-to store for local residents and businesses.
- **MAIN THROUGHWAY LOCATION** - Dollar General is situated on Waterfall Road/PA-655 (2,497 V.P.D.) which is the main throughway in Hustontown connecting residents to nearby towns.
- **SURROUNDED BY LOCAL TENANTS** - Nearby uses include Twist & Shake, U.S. Postal Service, F&M Trust, Keller's Country Store and Ridgeline Hardware.
- **LARGER PARCEL SIZE** - The property sits on an oversized 2.06 acre parcel.
- **NATIONALLY RECOGNIZED TENANT** - Dollar General is the largest "Small Box" retailer in the nation. Dollar General has been in business since 1939 with over 16,000+ locations Nationwide. NYSE: DG Investment Grade "BBB" rating.

# FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
Dollar General	9,100	8+ years	Current	07/31/2032		\$8,224	\$0.90	\$98,696	\$10.85
			08/01/2032	07/31/2037	10%	\$9,047	\$0.99	\$108,566	\$11.93
			08/01/2037	07/31/2042	10%	\$9,951	\$1.09	\$119,422	\$13.12
			08/01/2042	07/31/2047	10%	\$10,947	\$1.20	\$131,364	\$14.44

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	TENANT RESPONSIBILITIES	GUARANTEE	RIGHT OF FIRST REFUSAL
5/2/2017	5/31/2032	Three, 5-year Options	10%	None	Absolute NNN	Corporate	N/A

# DOLLAR GENERAL

**Revenues:** \$37.8 Billion in 2022

**Rank:** Largest "Small Box" Retailer in the nation

**Credit Ranking:** BBB

**NYSE Symbol:** DG

Dollar General ("DG") is one of the largest discount retailers in the United States, with over 18,000 stores located in 45 states as of January 1, 2023. DG offers products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices (typically \$10 or less with approximately 25% at \$1 or less) in convenient neighborhood locations.

Since its inception in 1939, DG's long history of profitable growth is founded on a commitment to a relatively simple business model: providing a broad base of customers with their basic everyday and household needs at everyday low prices in conveniently located, small-box stores.

DG's slogan, "Save time. Save money. Every day!" summarizes their appeal to customers. DG's ability to deliver highly competitive prices on national brand and quality private brand products in convenient locations and their easy "in and out" shopping format create a compelling shopping experience that distinguishes DG from other discount, convenience and drugstore retailers.

Dollar General proudly announces its #91 ranking among the 2021 Fortune 500 list. Dollar General's 21-place jump into the Top 100 reflects the company's exceptional growth, which includes the Company's \$33.7 billion in sales in fiscal year 2020. DG believes that this growth, regardless of economic conditions, suggests that DG has a less cyclical model than most retailers and is a result of their compelling value and convenience proposition. DG's ability to effectively deliver both value and convenience allows them to succeed in small markets with limited shopping alternatives, as well as to profitably coexist alongside retailers in more competitive markets.



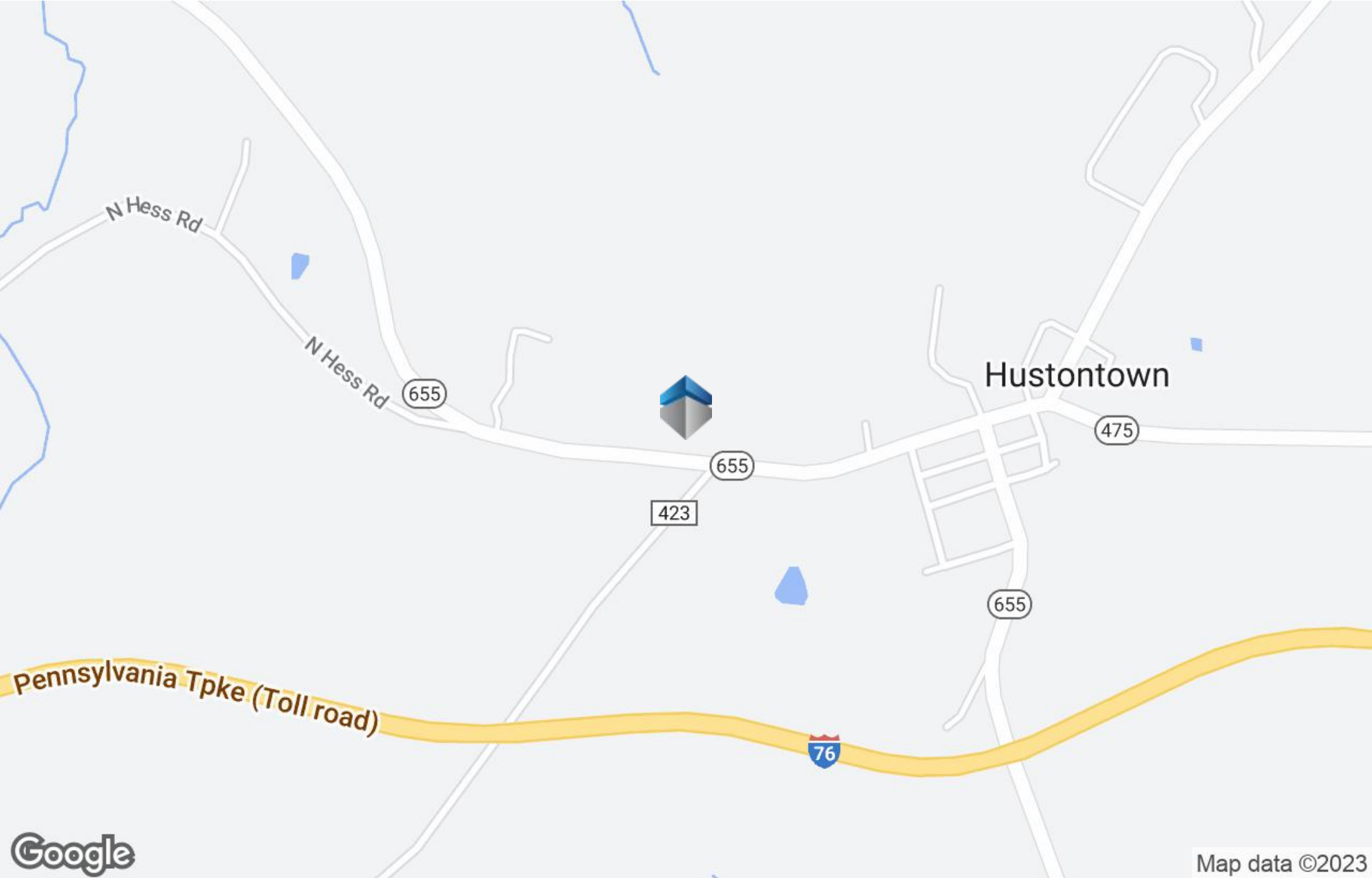
**DOLLAR GENERAL HEADQUARTERS**

<b>WEBSITE</b>	www.dollargeneral.com
<b>FOUNDED</b>	1939
<b>HEADQUARTERS</b>	Goodlettsville, Tennessee
<b>NUMBER OF LOCATIONS</b>	18,000 ±
<b>NUMBER OF EMPLOYEES</b>	158,000 ±





# LOCATION MAP



Google

Map data ©2023

# DEMOGRAPHICS

## KEY FACTS



**2,857**  
POPULATION



**43.8**  
AVERAGE AGE



**\$172,130**  
MEDIAN HOUSEHOLD VALUE

## BUSINESSES



**33**  
BUSINESSES



**1,109**  
EMPLOYEES

## INCOME



**\$54,719**  
MEDIAN HH INCOME



**\$65,984**  
AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Total Population	1,282	2,857	4,909
2010 Population	1,234	2,772	4,757
2026 Population	1,287	2,861	4,912
Employees	368	1,109	7,175
Total Businesses	33	128	738
Average Household Income	\$64,534	\$65,984	\$65,881
Median Household Income	\$54,211	\$54,719	\$54,387
Average Age	43.8	43.8	44.8
Households	494	1,343	6,022
Average Housing Unit Value	\$172,130	\$169,989	\$164,410

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