

# DOLLAR GENERAL®

400 E 25TH AVE, ALTOONA, PA



OPENING NOVEMBER 17TH







**\$54.4 B**

TOTAL NET WORTH

**83**

YEARS OF BUSINESS

**21,000+**

STORES IN OPERATION

**48**

STATES

**750**

NEW STORES IN 2025

## DOLLAR GENERAL HISTORY

### DG IS PROUD TO BE AMERICA'S NEIGHBORHOOD GENERAL STORE.

They strive to make shopping hassle-free and affordable with more than 20,000 convenient, easy-to-shop stores in 48 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products, and much more from America's most trusted brands and products, along with high-quality private brands.

From serving their customers with value and convenience and their employees with career opportunities to serving the communities they call home through literacy and education, Dollar General has remained committed to its mission of Serving Others since the company's founding in 1939.

They are a publicly traded company with a BBB investment-grade credit rating from S&P, reflecting their strong financial position and long-standing stability in the marketplace.



**COMPANY WEBSITE**



**STORE GROWTH OVER 10 YEARS**



**SITE**

## LOCATION HIGHLIGHTS

Dollar General is strategically located on a hard corner, in front of the local McDonald's, and located directly across from a Sheetz and neighboring retailers (Family Dollar, Papa John's, and Subway). The intersection of E 25th Ave (5,886 VPD) and Juniata Gap Rd (9,351 VPD) generates a combined 15,200 VPD.

Located less than 1,800 feet from Penn State Altoona, the campus will serve as a primary economic driver for this development location.

Penn State Altoona is home to approximately 2,371 undergraduates. It is an undergraduate college of Penn State, one of the nation's largest and most widely recognized academic institutions. The campus enrolls nearly 2,500 students and offers twenty-one bachelor's degrees. There are also five associate degrees, along with the first two years of study, leading to more than 275 baccalaureate majors offered throughout Penn State.

Located in beautiful central Pennsylvania, Penn State Altoona's two campuses serve a growing and vibrant region. The 171.5-acre Ivyside campus includes academic buildings, residence halls, an athletic complex and fields, and a reflecting pond (complete with ducks).

With over 11,700 people in a 1-mile radius of the property, demographics support strong tenant performance in the future and high residual real estate value.





## INVESTMENT GRADE TENANT

Dollar General continues to outperform competitors despite easing 2025 guidance due to tariff concerns and weaker consumer spending earlier in the year.

Gross profit as a percentage of net sales was 31.3% in the second quarter of 2025 compared to 30.0% in the second quarter of 2024, an increase of 137 basis points. This gross profit rate increase was driven primarily by lower shrinkage, higher inventory markups, and lower inventory damages; partially offset by an increased LIFO provision, increased markdowns, and increased distribution costs.

The Company is raising its financial expectations for the year, primarily to reflect its outperformance in the second quarter, as well as its improved outlook for the second half of the year, while also taking into consideration the potential for uncertainty related to consumer behavior.

## DG Q2 PERFORMANCE

- Net Sales Increased 5.1% to \$10.7 Billion
- Same-Store Sales Increased 2.8%
- Operating Profit Increased 8.3% to \$595.4 Million
- Diluted Earnings Per Share ("EPS") Increased 9.4% to \$1.86
- Year-to-Date Cash Flows From Operations Increased 9.8% to \$1.8 Billion

## BRAND-NEW NNN 15 YEAR LEASE

- Rare high-traffic signalized intersection location for DG.
  - Strong real estate fundamentals
- PSU Altoona campus is adjacent. Strong local population & economic drivers
- Investment-grade credit tenant.
- Absolute NNN lease and outstanding position in the submarket.
- Dollar General executed a new 15 Year Absolute NNN lease featuring 5% rent increases every 5 years





SITE



**\$2,038,462**  
LIST PRICE



**6.50%**  
CAP RATE



**\$132,500**  
NET OPERATING INCOME

**400 E 25TH AVE., ALTOONA, PA 16601**

## OFFERING SUMMARY

Offering Price	\$2,038,462
Cap Rate	6.50%
Net Operating Income	\$132,500
Gross Leasable Area	7,489 SF
Price / SF	\$272.19
Lot Size	0.87 Acres
Year Built	2025
Parking Spaces	+/- 27
Parking Ratio (Spaces/1,000 SF)	3.6
Zoning	C-NB (Neighborhood Business)

## LEASE SUMMARY

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant is responsible
Base Lease Term	15 Years
Lease Commencement	TBD
Lease/ Rent Expiration	TBD
Term Remaining	15 Years

## DEMOGRAPHICS

### TRAFFIC COUNTS

At Intersection 15,200 VPD

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	11,708	45,206	58,758
2029 Population Projection	11,596	44,466	57,734
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	4,430	18,632	24,644
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Avg HHI	\$66,925	\$65,303	\$70,035

## RENT ROLL

BASE TERM	ANNUAL RENT	\$/SF	INCREASES
Years 1-5 (Current)	\$132,500	\$17.69	-
Years 6-10	\$139,125	\$18.58	5.0%
Years 11-15	\$146,081	\$19.51	5.0%
OPTIONS			
Option 1: Years 16-20	\$153,385	\$20.48	5.0%
Option 2: Years 21-25	\$161,055	\$21.51	5.0%
Option 3: Years 26-30	\$169,107	\$22.58	5.0%





<b>Tenant Legal Name</b>	<b>Dolgencorp, LLC</b>
<b>Guarantor</b>	Corporate
<b>Square Footage / Acres</b>	7,489 SF
<b>Commencement Date</b>	TBD
<b>Expiration Date</b>	TBD
<b>Initial Term</b>	(15) Year Base Term
<b>Current Options</b>	Two, (5) Year Options and One, (4) Year & (11) Months Option
<b>Option Notice</b>	(180) Days Notice
<b>Estoppel/SNDA</b>	Tenant to provide within (20) days of request
<b>Taxes</b>	Tenant is responsible for Real Estate Taxes
<b>Insurance</b>	Tenant is responsible for Insurance expenses
<b>CAM</b>	Tenant is responsible for CAM expenses
<b>Utilities</b>	Tenant is responsible for Utilities expenses
<b>Roof &amp; Structure</b>	Tenant is responsible for Roof & Structure repairs and maintenance
<b>Parking Lot</b>	Tenant is responsible for Parking Lot repairs & maintenance
<b>HVAC (Maint &amp; Replacement)</b>	Tenant is responsible for HVAC repairs & maintenance
<b>Restrictive Covenant</b>	Landlord agrees not to develop or construct any property owned by Landlord within a (1)-mile radius of the subject property to be used as a Family Dollar Store; Bill's Dollar Store; Dollar Tree; Ninety-Nine Cents Only; Deals; Big Lots; Walgreens; CVS; Rite Aid; or any "Wal-Mart" branded retail store concept
<b>Permitted Use</b>	Premises may be used for any lawful retail purpose
<b>Assignment Note</b>	Tenant may assign Lease without Landlord's consent; in the event of assignment, Tenant shall remain responsible for its obligations under this Lease





**SITE**

JUANITA GAP RD. | 9,351 VPD

E. 25TH AVE. | 5,886 VPD







**SITE**

PIZZA  
**PAPA JOHN'S**

**H&R  
BLOCK**

**FAMILY  
DOLLAR**

**ESCAPE  
ROOMS**  
ALLIANCE

**SUBWAY**

**SHEETZ**

**MCDONALD'S**

**First National Bank**

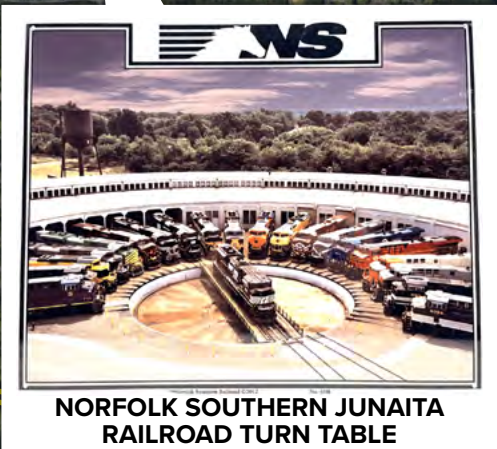
**AUTO  
WASH**

**E. 25TH AVE. | 8,386 VPD**

**JUANITA GAP RD. | 9,351 VPD**







NORFOLK SOUTHERN JUNAITA RAILROAD TURN TABLE





E. 25TH AVE.

JUANITA GAP RD.











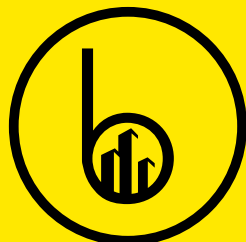




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