



444 Butler St, Clintonville, PA 17976

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Davis Johnson

Associate

(972) 636-5715

davis.johnson@matthews.com

License No. 814048 (TX)



Lee Cordova

Vice President

(214) 692-2191

lee.cordova@matthews.com

License No. 714883 (TX)

Kyle Matthews

Broker of Record

Broker Lic. No.: RM423998 (PA)

Firm Lic. No.: RB068831 (PA)

MATTHEWS™





Table of Contents

- 04** Property Overview
- 09** Financial Overview
- 12** Tenant Overview
- 13** Market Overview

PROPERTY OVERVIEW

Family Dollar

444 Butler St, Clintonville, PA 16372



INVESTMENT HIGHLIGHTS

Property Highlights

- **Double-Net Lease (NN+):** Tenant is fully responsible for property taxes & insurance
- **Landlord Responsibilities:** Exterior structural portions of building
- **Recent Renewal:** Family Dollar exercised their first 5-year option in January 2024
- **Renewal Options:** Three, 5-year options with 10% rental increases remaining
- **Demographics:** Population of 13,254 residents within a 10-mile radius of the site
- **Household Income:** Average household income of \$80,037 within a 5-mile radius
- **Brand Ranking:** Top 55th Percentile of Family Dollar locations in PA (Source: AlphaMap.com)

Location Highlights

- **Highway Located:** Strategically located at exit 35 off Interstate-80 ($\pm 24,100$ VPD)
- **Site Positioning:** 0.5 miles from 33,00 SF full-service commercial trucking dealership, Kenworth of PA (79,740 monthly visits)





 **Victory Elementary School**
±211 Students



± 24,100 VPD

FAMILY DOLLAR
Subject Property



 **KENWORTH**
KENWORTH OF PENNSYLVANIA



8

Google Earth



Butler St



Family Dollar

444 Butler St, Clintonville, PA 16372

±8,320 SF

GLA

2012

Year Built

NN+

Lease Type

\$150.24

Price Per SF



FINANCIAL OVERVIEW

Family Dollar

444 Butler St Clintonville, PA 16372



FINANCIAL SUMMARY

\$1,250,000

List Price

9.33%

Cap Rate

\$150.24

Price Per SF

±2.12 AC

Lot Size

Lease Summary

Lease Type	Double Net (NN+)
Type of Ownership	Fee Simple
Lease Guarantor	Family Dollar Stores, Inc. (Corporate)
Roof & Structure	Landlord Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible
Original Lease Term	10 Years
Lease Commencement	08/01/2012
Initial Lease Expiration	03/31/2029
Lease Term Remaining	±3 Years
Increases	10% Every 5 Years
Options	Three, 5-Year Options

Building Information

Tenant	Family Dollar
Property Address	444 Butler Street (State Route 308)
City, State, Zip	Clintonville, PA, 16374
GLA	±8,320 SF
Lot Size	2.12 AC
Year Built	2012
Store Number	10300



FINANCIAL SUMMARY

Annualized Operating Data

Option / Period	Date Range	Monthly Rent	Annual Rent	Increase	Cap Rate
Initial Term	08/01/2012 – 03/31/2024	\$8,831.00	\$105,972	—	—
Option 1 (current)	04/01/2024 – 03/31/2029	\$9,714.09	\$116,569	10.00%	9.33%
Option 2	04/01/2029 – 03/31/2034	\$10,685.50	\$128,226	10.00%	10.26%
Option 3	04/01/2034 – 03/31/2039	\$11,754.00	\$141,048	10.00%	11.28%
Option 4	04/01/2039 – 03/31/2044	\$12,929.42	\$155,153	10.00%	12.41%



TENANT SUMMARY

Year Founded
1959

Headquarters
Matthews, NC

Ownership Status
Private

Employees
60,000+

Locations
8,000+

Annual Revenue
\$31 Billion



Tenant Overview

Family Dollar, a subsidiary of Dollar Tree, Inc., is a leading operator of neighborhood discount stores offering everyday essentials, household goods, groceries, apparel, and seasonal products at affordable prices.

Headquartered in Matthews, North Carolina, Family Dollar operates more than 8,000+ stores across the United States, strategically located in urban and rural communities to provide convenient access to low-cost merchandise.

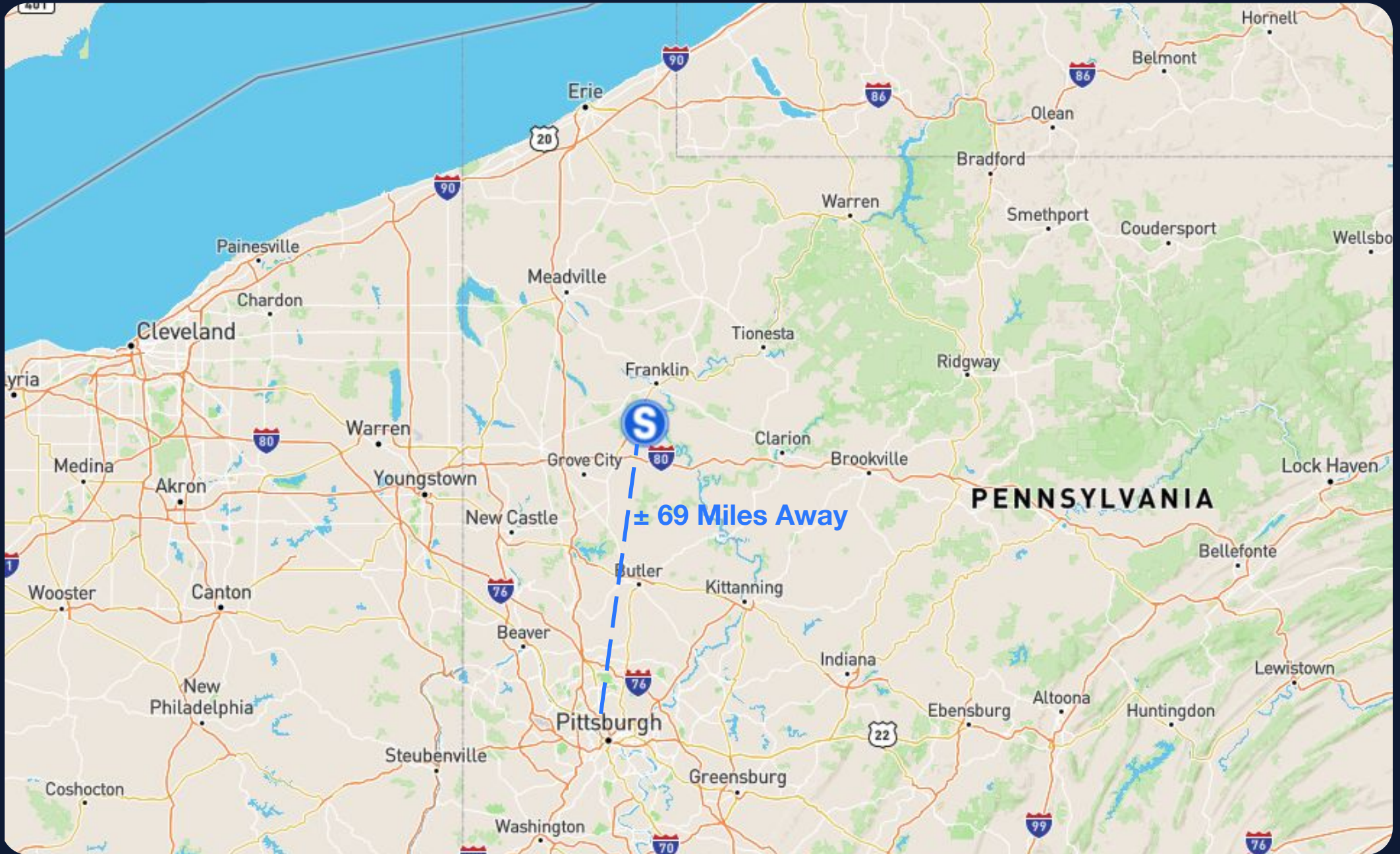
Why Invest in Family Dollar?

- **Financial Stability:** Part of Dollar Tree, Inc., a Fortune 200 company with combined annual revenue over \$31 billion, delivering consistent growth and cash flow.
- **Extensive National Footprint:** One of the largest small-box discount retailers in the U.S., with strong presence in underserved markets where affordable shopping options are in high demand.
- **Credit Profile:** Backed by Dollar Tree's improving credit outlook and investment in operational efficiencies, with strong liquidity and stable financing capacity.
- **Growth Opportunities:** Active investment in store renovations, merchandise mix optimization, and distribution network improvements to drive long-term growth.
- **Market Position:** Recognized as a value-focused retail leader, Family Dollar provides essential products to cost-conscious consumers, reinforcing its position as a critical neighborhood shopping destination.

MARKET OVERVIEW

Family Dollar

444 Butler St Clintonville, PA 16372



CLINTONVILLE, PA



Market Demographics

50,000
Total Population

\$125,000
Median Property Value

Local Market Overview

Clintonville, Pennsylvania is a small borough within Venango County, positioned in a rural region that benefits from proximity to larger employment centers such as Franklin and Oil City. The surrounding area reflects steady, modest population levels with a cost of living well below national averages, making it attractive to value-oriented retailers and necessity-based tenants. Household incomes in the region trend below U.S. averages but are stable, supported by long-standing industries including manufacturing, healthcare, and energy. Retail demand is largely driven by essential goods and services, reinforcing the importance of discount and convenience-oriented stores in the trade area.

The broader Venango County market serves as a regional hub for surrounding rural communities, capturing consistent consumer traffic from nearby townships. Limited retail competition and low saturation levels provide opportunities for national discount brands to perform reliably. Accessibility via local highways and commuter routes supports steady inflow from neighboring areas. For retail assets, the market is characterized by durability rather than rapid growth, with tenant performance closely tied to necessity spending and local employment stability.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,396	3,042	14,635
Current Year Estimate	1,396	3,033	14,658
2020 Census	1,307	2,853	13,770
Growth 2020-Current Year	6.86%	6.32%	6.45%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	570	1,264	6,289
Current Year Estimate	570	1,260	6,286
2020 Census	534	1,157	5,643
Growth 2020-Current Year	6.65%	8.87%	11.38%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$80,334	\$87,853	\$90,431

PITTSBURGH, PA, MSA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers.

Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.



ACCOLADES

9th Best U.S. City For Working Parents - [Huffpost](#)

#10 Of 231 In Best Cities For Young Professionals In America – [Niche, 2022](#)

Top 50 Best Places To Travel In 2023 - [Travel + Leisure](#)

#5 2023 Best Cities For Jobs - [Wallethub](#)

Top Destination For Family Travel In Pennsylvania - [Travelpulse](#)

MATTHEWS™

EXCLUSIVELY LISTED BY



Davis Johnson

Associate

(972) 636-5715

davis.johnson@matthews.com

License No. 814048 (TX)



Lee Cordova

Vice President

(214) 692-2191

lee.cordova@matthews.com

License No. 714883 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: RM423998 (PA) | Firm Lic. No.: RB068831 (PA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **444 Butler St, Clintonville, PA, 16372** ("Property"). The 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 a 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 Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. 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 a 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 Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this 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 executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.