



Dollar General - Chester, PA- Portfolio Sale

1200-1204 Highland Ave, Chester, PA 19013



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Dollar General - Chester, PA- Portfolio Sale

\$1,532,693

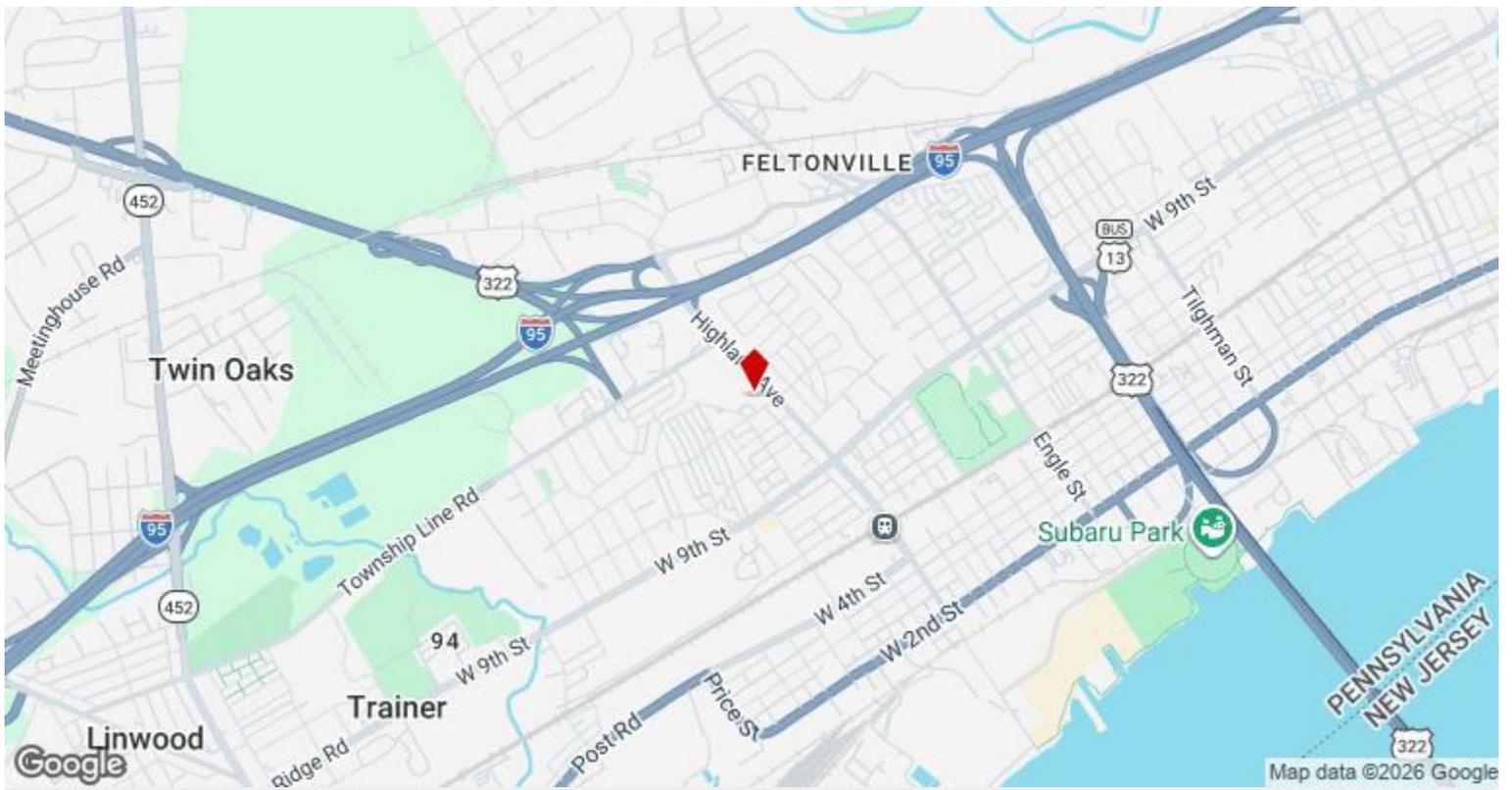
SOLD AS PACKAGE WITH DOLLAR GENERAL STORE LOCATED AT
1035 US Route 209, CUDDEBACKVILLE, NY 12729 AT
\$ 1,477,133

INVESTMENT HIGHLIGHTS

- 7,500 SF Dollar General METRO Store | Full Brick Exterior
- Triple Net (NNN) 6 Year Lease with No Landlord Responsibilities
- Three, Five Year Options | 10% Rent Increases at Each Option
- Corporate Guarantee | “BBB” S&P Rating...



Price:	\$1,532,693
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.50%
Lot Size:	1.31 AC
Gross Building Area:	7,500 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2017
Tenancy:	Single
Parking Ratio:	4.13/1,000 SF
Zoning Description:	C
APN / Parcel ID:	49-11-01659-01



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