

DOLLAR GENERAL[®]

11640 EDINBORO ROAD

EDINBORO, PA

Long Lease / Near 1,500 Students / Recently Constructed

DOLLAR GENERAL



Representative Image

PRESENTED BY:

+ MICHAEL A. CARDONE
MICHAEL.CARDONE@MARCUSMILLICHAP.COM
646.805.1419
LICENSE: NY - 10401311477

+CHRISTOPHER S. PAPPAS, ESQ.
CHRISTOPHER.PAPPAS@MARCUSMILLICHAP.COM
212.430.5180
LICENSE: NY - 1040130036

Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

DOLLAR GENERAL



**DOLLAR
GENERAL®**

Table of Contents

Executive Summary	3
Investment Highlights	4
Location Map	5
Regional Map	6
Demographics	7
Tenant Overview	8
Location Overview	9
Disclaimer	10

Investment Contacts

+Michael A. Cardone

First Vice President, Net Lease Division
michael.cardone@marcusmillichap.com
646.805.1491

+Christopher S. Pappas, Esq.

First Vice President, Net Lease Division
christopher.pappas@marcusmillichap.com
212.430.5180

Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

Executive Summary

Dollar General

11640 Edinboro Road | Edinboro | PA

Offering Price

\$1,550,000

Cap Rate 7.10%

Net Operating Income \$109,926

Gross Leaseable Area 10,640 SF

Lot Size 2.10 Acres

Year Built/Remodeled 2023

Guarantor Corporate



Lease Summary

Lease Type	Absolute NNN	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	13 Years
Lease Commencement	10/13/23	Renewal Options	3, 5-Year Options
Lease Expiration	10/31/38	Rent Increases	10% In Each Option

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Years 1-15	\$109,640	-	7.10%
Options 1-3	---	10%	---

Investment Highlights

DOLLAR GENERAL



Recently Constructed, w/ Visibility

Constructed in 2023 and Ideally Positioned Along High-Traffic Edinboro Road, Benefiting from Excellent Visibility and Exposure to 6,150+ Vehicles Per Day



Prime Location Near 1,500 Students

Situated Across From General McLane High School and James W. Parker Middle School, Serving a Combined Enrollment of Approximately 1,500 Students, Driving Consistent Daily Traffic to the Area



Passive Investment w/ 13 Years

Features a 13 Year Absolute NNN Lease, Offering Investors a True Hands-Off, Management-Free Investment, Ideal for 1031 Exchange Buyers Seeking Stable, Predictable Income



Investment Grade Credit Tenant

Lease Corporately Guaranteed by Dollar General Corporation (NYSE: DG) a Fortune 500 Retailer Operating 20,000+ Locations Nationwide with an S&P Credit Rating of BBB



Strong Market Minutes from Erie, PA

Conveniently Located Just 9 Miles from Erie, Pennsylvania's 5th Largest City with a Population Exceeding 92,000, and Part of the 270,000 Person Erie MSA



Affluent Surrounding Demographics

Located within a High-Income Trade Area, with Average Household Incomes exceeding \$120,000 within 1-Mile and a Population of More Than 16,000 within a 10-Mile Radius

Location Map

**DOLLAR
GENERAL®**

Subject Property

Large 2 Acre Parcel
10,640 SF Building

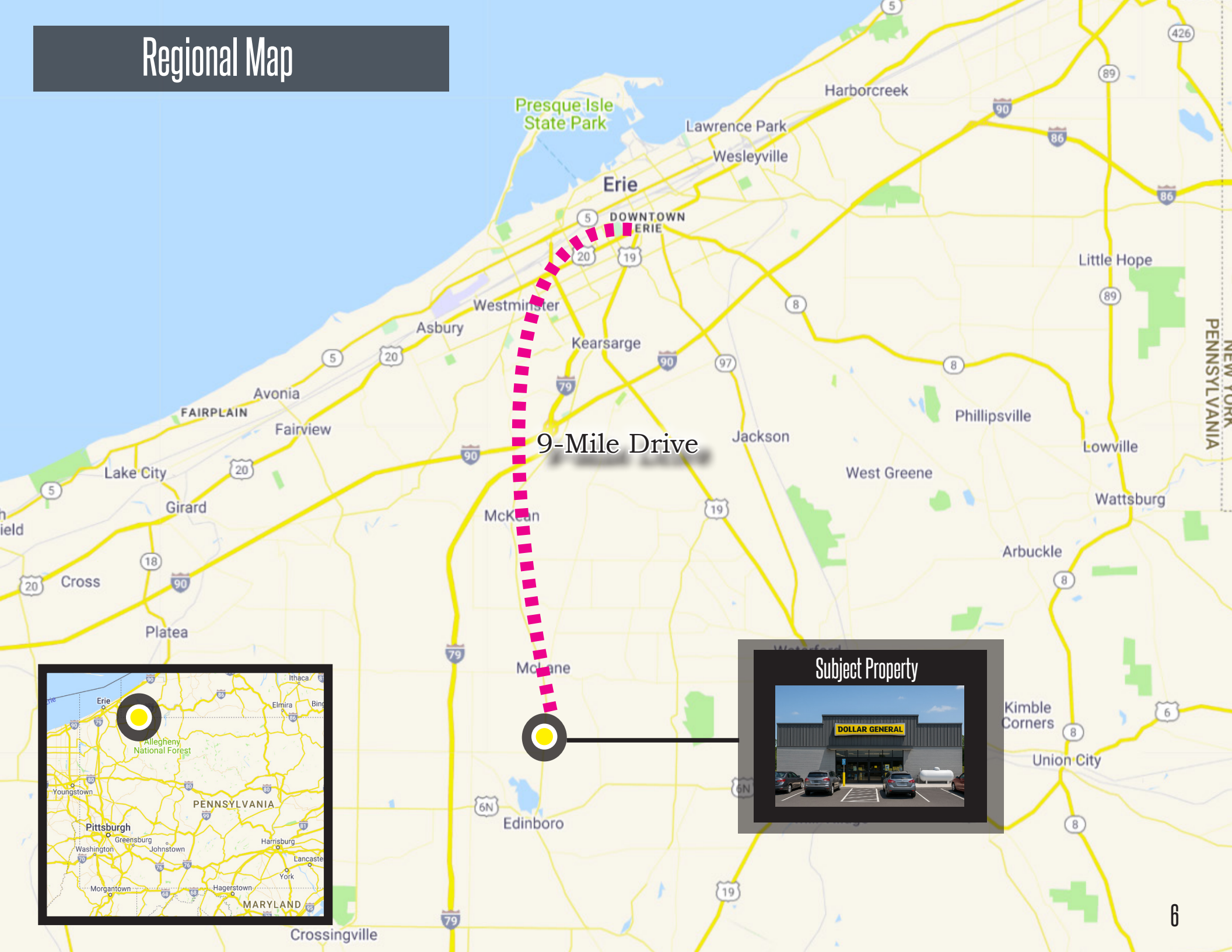
General McLane
High School
700 Students
Grades 9-12

James W Parker
Middle School
750 Students
Grades 5-8

Washington
Township
Municipal
Building

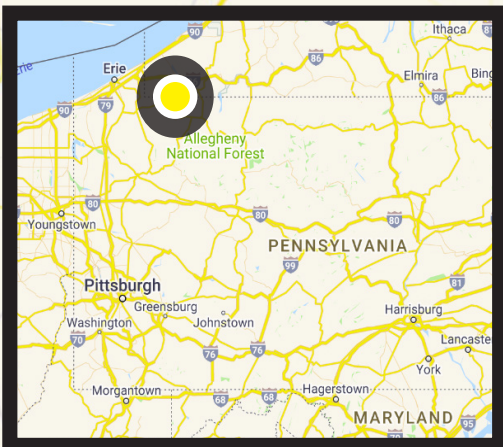
Edinboro Road 6,150 VPD

Regional Map



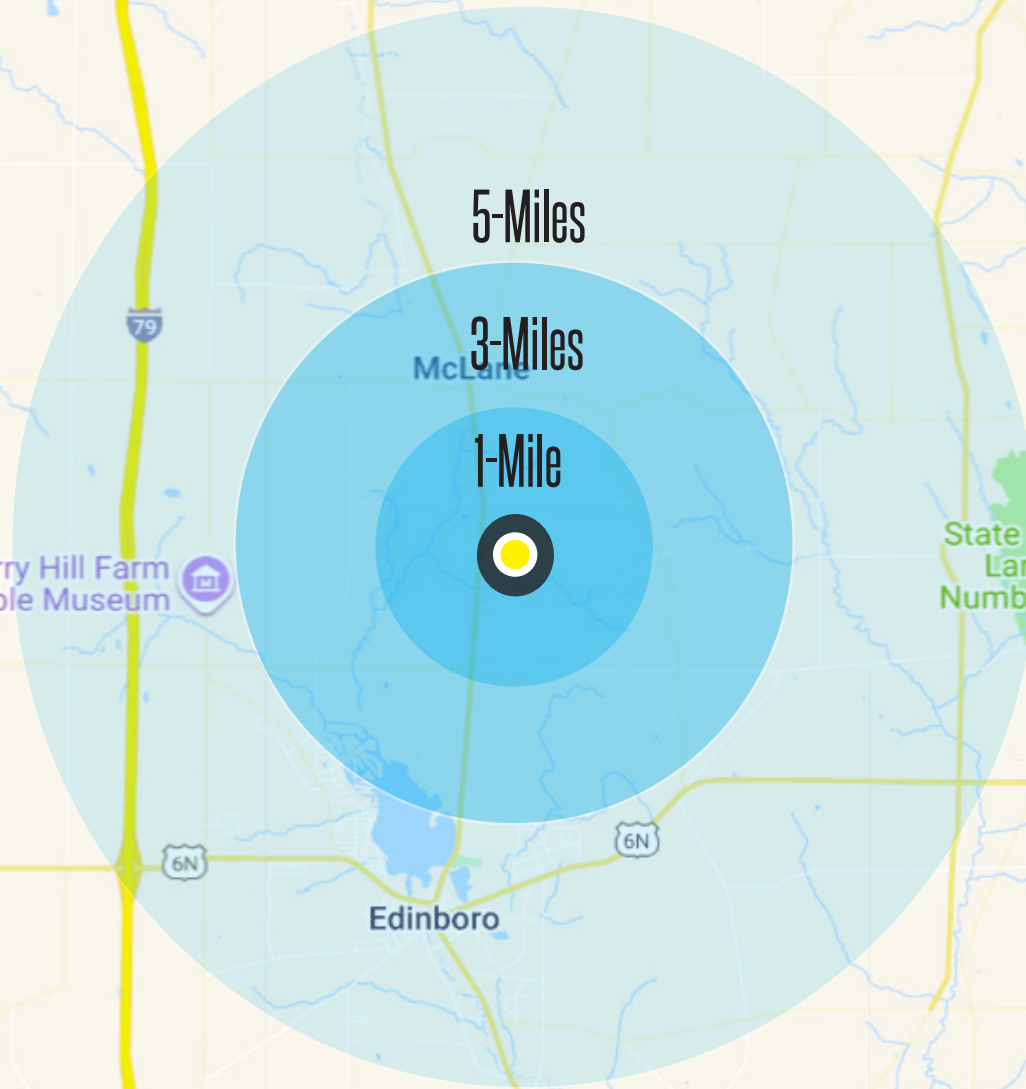
9-Mile Drive

Subject Property



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	244	4,594	11,245
2024 Estimate	246	4,606	11,229
INCOME			
Average	\$120,742	\$100,961	\$87,477
Median	\$101,968	\$80,622	\$66,783
Per Capita	\$49,755	\$43,016	\$36,290
HOUSEHOLD			
2029 Projection	105	1,967	4,342
2024 Estimate	105	1,965	4,330



Location Overview



Erie, Pennsylvania is one of those hidden gems that quietly checks all the boxes for both business and lifestyle. Nestled along the shores of Lake Erie, the city has that classic small-town feel with big-city potential. The waterfront is stunning — from Presque Isle State Park’s beaches to its sunsets that rival anywhere in the country. Erie’s revitalization efforts have been impressive, too. Downtown has seen an influx of new restaurants, local breweries, and creative businesses, making it a vibrant hub for both locals and visitors.

From an economic standpoint, Erie is on the upswing. The city has diversified beyond its manufacturing roots into healthcare, education, and logistics, while still retaining affordable real estate and low cost of living — a winning combo for investors and business owners alike. Erie’s location is also strategic; it’s a short drive from Cleveland, Buffalo, and Pittsburgh, which makes it ideal for distribution and regional retail growth. For single-tenant net lease investors, that kind of accessibility and affordability creates real opportunity for strong returns and solid tenant performance.

But what really makes Erie special is its sense of community. There’s pride here — pride in local businesses, schools, and the ongoing development happening throughout the region. Whether it’s the Erie Bayfront, revitalized downtown corridors, or long-term plans for continued economic growth, you can feel that the city’s best days are still ahead. Erie is proof that you don’t need to be a major metro to have major momentum.



Fifth Most Populous
City in the State of Pennsylvania



Third Best Place to Live
In the State of Pennsylvania

Tenant Overview

**DOLLAR
GENERAL®**

Dollar General has become a staple in communities across the country by offering affordable prices on everyday essentials in a convenient, easy-to-shop format. With over 20,000 stores nationwide, they've built a loyal customer base by focusing on value, simplicity, and accessibility. Their stores carry a carefully curated mix of trusted national brands and private-label products across categories like groceries, cleaning supplies, health and beauty, and seasonal goods. Dollar General's ability to provide low prices without sacrificing quality makes them especially popular in rural and underserved areas where retail options are limited.

In addition to serving communities, Dollar General has also been a consistent performer in the retail sector. The company has a strong track record of growth, with annual expansion into hundreds of new markets and a focus on innovation through their DG Fresh initiative, which improves their supply chain for perishable items. They've also invested in digital tools like the DG app and self-checkout to enhance the customer experience. Their steady performance during both strong and challenging economic times shows how well their model resonates with consumers looking for convenience and value.



Industry | Dollar Store
Locations | 20,000+

Headquarter | Goodlettsville, TN
Credit Rating | BBB (S&P)

Employees | 185,000
Website | www.dollargeneral.com

Confidentiality and Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence investigation of this Property for Buyer.

Any projections, opinions, assumptions, or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes,

or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net lease property.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Market Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance of State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe are reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about the listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



11640 Edinboro Road | Edinboro | PA

Special COVID-19 Notice: All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

INVESTMENT CONTACTS

MICHAEL A. CARDONE

FIRST VICE PRESIDENT, NET LEASE DIVISION

Office: (646) 805-1491 Cell: (973) 902-6695

E-mail: michael.cardone@marcusmillichap.com

License: NY: 10401311477

CHRISTOPHER S. PAPPAS, ESQ

FIRST VICE PRESIDENT, NET LEASE DIVISION

Office: (212) 430-5180 Cell: (646) 799-1419

E-mail: christopher.pappas@marcusmillichap.com

License: NY: 10401300636



DOLLAR GENERAL

**TIMOTHY STEPHENSON, JR. BROKER OF
RECORD**
2005 MARKET ST., SUITE 1510
PHILADELPHIA, PA 19103
LIC. #: RMR006104
FIRM LIC. #: RB062197C

Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP