



Representative Photo

# DOLLAR GENERAL

996 Barn St, Hooversville, PA 15936

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OFFERING MEMORANDUM



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# DOLLAR GENERAL

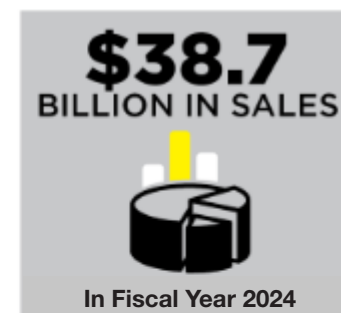
996 BARN ST, HOOVERVILLE, PA 15936

## TENANT OVERVIEW

The Dollar General logo is displayed on a yellow rectangular background with rounded corners. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

As of January 31, 2025, the Company's 20,594 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.



## FISCAL YEAR 2025 FINANCIAL GUIDANCE AND STORE GROWTH OUTLOOK:

For fiscal 2025, the Company expects the following:

- Net sales growth in the range of approximately 3.4% to 4.4%
- Same-store sales growth in the range of approximately 1.2% to 2.2%
- Capital expenditures, including those related to investments in the Company's strategic initiatives, in the range of \$1.3 billion to \$1.4 billion
- The Company is also reiterating its plans to execute approximately 4,885 real estate projects in fiscal 2025, including opening approximately 575 new stores in the U.S. and up to 15 new stores in Mexico, fully remodeling approximately 2,000 stores, remodeling approximately 2,250 stores through Project Elevate, and relocating approximately 45 stores.

# DOLLAR GENERAL

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SUBJECT PHOTO



# DOLLAR GENERAL

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## INVESTMENT HIGHLIGHTS

### INVESTMENT HIGHLIGHTS:

- Dollar General Location Build-to-Suit in 2014 | 8,000-SF on a Large +/-2.37-AC Parcel
- New 10-Year Double Net (NN) Lease with 10% Rental Increases in Each of Three, 5-Year Option Terms
- Minimal Landlord Responsibilities | Landlord is Responsible for Roof, Structure and Parking Lot
- 29 Parking Spaces With Landscaped Exterior
- Corporately Guaranteed Lease

### TENANT HIGHLIGHTS:

- Dollar General is an Investment Grade Tenant (S&P Rating: BBB)
- DG Plus Format Offers Expanded Products, Refrigerated and Frozen Food Offerings, Dairy Products and More
- Fiscal 2024 Net Sales Increased 5.0% to \$40.6 Billion, Primarily Driven by Positive Sales From New Stores and Growth in Same-Store Sales
- In 2025, Dollar General Plans to Open Approximately 575 New Stores and to Remodel 2,000 Stores

### LOCATION HIGHLIGHTS:

- Corner Location With Easy Access From All Traffic Directions and Two Points of Ingress and Egress
- Boasts High Visibility Along the Main Road Through Downtown Hooversville
- 12 Miles From US-219 and 13 Miles From Interstate 76/Pennsylvania Turnpike, a Major Toll Road Through the State Connecting Pittsburgh to Philadelphia
- 15 Miles From Johnstown, PA The Largest City in Cambria County
- 30 Miles From Seven Springs Mountain Resort, an All Season Ski, Golf and Outdoor Sports Resort Owned by Vail Resorts, Seeing Over 1 Million Annual Visitors
- 75 Miles From Downtown Pittsburgh

# DOLLAR GENERAL

996 BARN ST, HOOVERVILLE, PA 15936

## LEASE AND OFFERING SUMMARY

### LIST PRICE

**\$632,250**

### CAP RATE

**7.75%**

### PRICE/SF

**\$79**



### PROPERTY DESCRIPTION

Year Built:	2014
GLA:	8,000-SF
Lot Size:	+/-2.37-AC
Type of Ownership:	Fee Simple

### LEASE ABSTRACT

Tenant:	Dollar General
Lease Guarantor:	Corporate
Lease Type:	NN
Lease Commencement Date:	10/28/2020
Lease Expiration Date:	10/28/2030
Term Remaining:	5 Years
Options:	Three, 5-Year
Rental Increases:	10% In Each Option
Landlord Responsibility:	Structure, Roof, Foundation, Exterior Systems and Capital Repairs
Tenant Responsibility:	Interior maintenance, HVAC, parking lot maintenance, snow/landscaping, utilities. Reimburses landlord for pro rata share of taxes and insurance.

### RENT SCHEDULE

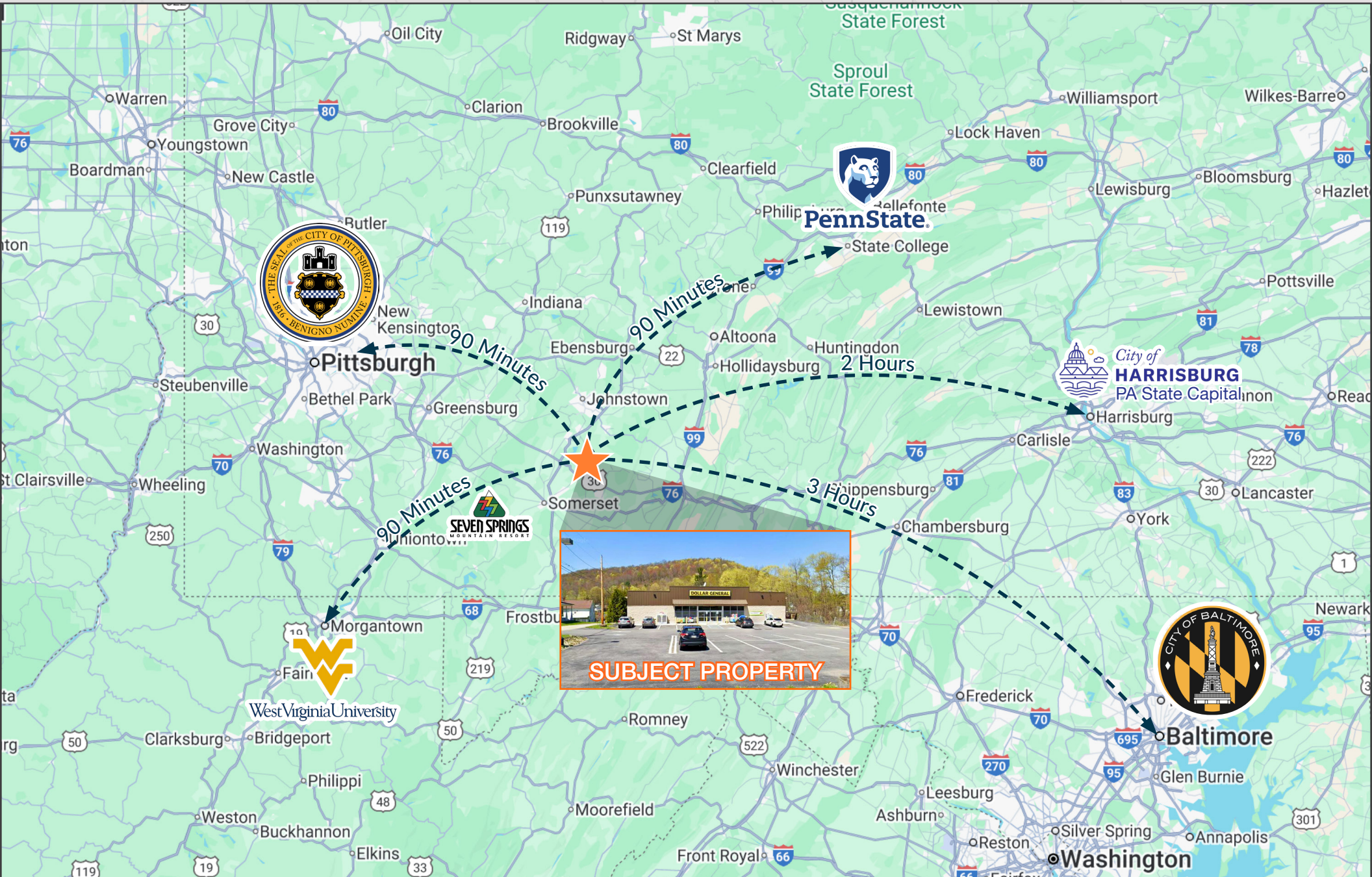
TERM	MONTHLY	ANNUAL	PSF	% INCR.
CURRENT	\$4,083.33	\$49,000	\$6.12	-
OPTION 1	\$4,491.66	\$53,900	\$6.74	10%
OPTION 2	\$4,940.83	\$59,290	\$7.41	10%
OPTION 3	\$5,434.91	\$65,219	\$8.15	10%



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MAP VIEW





## MARKET SUMMARY

### HOOVERSVILLE, PENNSYLVANIA OVERVIEW

Hooversville is a borough in Somerset County, Pennsylvania. It is part of the Johnstown, Pennsylvania, Metropolitan Statistical Area. The population was 626 at the 2020 census. Hooversville was established in 1836. This town, like many in the area, is primarily residential. Pennsylvania Route 403 runs through Hooversville and serves as the main road through the borough. U.S. Route 30 is five miles to the south via Route 403 as well. Somerset is also home to Pennsylvania's largest ski resort, Seven Springs Mountain Resort. The county is famous for being the crash site of United Airlines Flight 93, one of the four flights involved in the September 11 attacks, which crashed near the village of Shanksville. The Flight 93 National Memorial is located near Stonycreek Township.

Johnstown is the largest city in Cambria County, the population was 18,411 as of the 2020 census. Located 57 miles east of Pittsburgh, it is the principal city of the Johnstown–Somerset combined statistical area, which includes both Cambria and Somerset Counties. In recent years, Johnstown has focused on diversifying its economy beyond steel, with growth in healthcare, education, and small business development. The Johnstown economy later recovered somewhat, largely due to industry around health care and high-tech defense. In 2018, Johnstown was ranked 169th among "The Best Small Places For Business And Careers" in the U.S., by Forbes.

Johnstown is home to Cambria County War Memorial Arena, 4,001-seat multi-purpose hockey arena home to the Johnstown Tomahawks of the NAHL and the Pitt-Johnstown Ice Cats of the College Hockey East. The 1977 film Slap Shot, based on the Johnstown Jets, was filmed in this arena.



Laurel Highlands, Somerset County



Hooversville Swinging Bridge



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## DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
2029 Projection	681	1,634	4,410	14,286	41,337	114,844
2024 Estimate	686	1,648	4,440	14,260	41,363	115,153
2020 Census	720	1,695	4,537	14,439	41,906	116,945
2010 Census	751	1,891	5,018	15,620	44,807	125,381
Daytime Population	508	1,199	3,050	10,859	38,170	111,624
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
Average	\$57,933	\$64,837	\$67,509	\$72,893	\$76,029	\$73,383
Median	\$45,723	\$52,737	\$59,248	\$60,917	\$58,874	\$57,374
Per Capita	\$26,115	\$30,062	\$30,347	\$32,328	\$33,455	\$32,280
HOUSEHOLDS	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
2029 Projection	303	758	2,002	6,323	18,075	50,291
2024 Estimate	303	758	2,003	6,274	17,992	50,145
2020 Census	303	758	2,004	6,207	17,876	49,938
2010 Census	321	800	2,099	6,540	18,633	52,802
HOUSING	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
Median Home Value	\$81,242	\$93,677	\$98,875	\$111,472	\$131,484	\$123,899
EMPLOYMENT	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
2024 Unemployment	2.52%	2.80%	2.92%	3.16%	2.84%	2.86%
Avg. Time Traveled	27	26	26	27	25	24
POPULATION PROFILE	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles	15 Miles
High School Graduate (12)	53.31%	51.60%	50.56%	48.93%	46.83%	44.96%
Some College (13-15)	13.60%	14.03%	14.06%	14.38%	14.28%	15.03%
Associate Degree Only	12.90%	13.86%	13.45%	11.34%	10.32%	9.78%
Bachelor's Degree Only	7.73%	7.31%	8.12%	11.46%	14.90%	14.89%
Graduate Degree	1.91%	3.94%	4.54%	5.09%	6.80%	7.34%



A photograph of a Dollar General store at dusk. The store is a single-story brick building with a large illuminated sign that reads "DOLLAR GENERAL". The entrance is lit up, and several cars are parked in the lot. The sky is a mix of orange, yellow, and grey, indicating sunset. The parking lot is wet, reflecting the light from the store and the sky. A white fence is visible in the background behind the parking lot.

# DOLLAR GENERAL

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