



DOLLAR GENERAL

406 E MAIN ST, CORRY, PA 16407

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

2939 VERNON PLACE

CINCINNATI , OH 45219

513.898.1551

INVESTMENT SUMMARY

List Price:	\$760,000
Current NOI:	\$57,000
Initial Cap Rate:	7.50%
Land Acreage:	0.64
Year Built	2004
Building Size:	8,102 SF
Price PSF:	\$93.80
Lease Type:	NNN
Lease Term:	15 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Dollar General store located in Corry, PA. Encumbered with NNN lease that is currently on its 2nd option. There are zero landlord responsibilities and one, five-year option to renew. The lease has a corporate guarantee from Dollar General which has a “BBB” S&P rating and is considered an investment grade tenant.

The subject property is strategically located on the corner of E Main Street (4,700 VPD) and East Street. This Dollar General is situated in a high populous area with the 5 mile population exceeding 9,553. The five mile median home value exceeds \$94,540 and the five-mile average household income exceeds \$58,942. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store.



PRICE \$760,000



CAP RATE 7.50%



LEASE TYPE NNN



TERM REMAINING 5 Years

INVESTMENT HIGHLIGHTS

- 8,102 SF Dollar General Positioned on 0.64 Acres
- NNN Lease currently on its 2nd Option
- Corporate Guaranteed Lease | S&P Rating BBB
- 10% Rent Bumps at Options | One, Five Year Option
- 5 Mile Median Home Value Exceeds \$94,540
- 5 Mile Average Household Income Exceeds \$58,942
- Hard Corner Location

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	-	-
NET OPERATING INCOME	\$57,000.00	\$7.04

PROPERTY SUMMARY

Year Built:	2004
Lot Size:	0.64 Acres
Building Size:	8,102 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NNN
Primary Lease Term:	15 Years
Annual Rent:	\$57,000.00
Rent PSF:	\$7.04
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Reimbursed By Tenant
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	8/1/2024
Lease Expiration Date:	7/31/2029
Lease Term Remaining:	5 Years
Rent Bumps:	10% Rent Bumps at Each Option
Renewal Options:	One, Five Year Option
Lease Guarantor:	Corporate
Lease Guarantor Strength:	S&P Rating "BBB"
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+

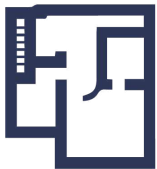


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	8,102	8/1/2024	7/31/2029	\$57,038.08	100.0	\$7.04
Totals/Averages	8,102			\$57,038.08		\$7.04



TOTAL SF
8,102



TOTAL ANNUAL RENT
\$57,038.08



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.04



NUMBER OF TENANTS
1





10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 19,000+ stores with more than 173,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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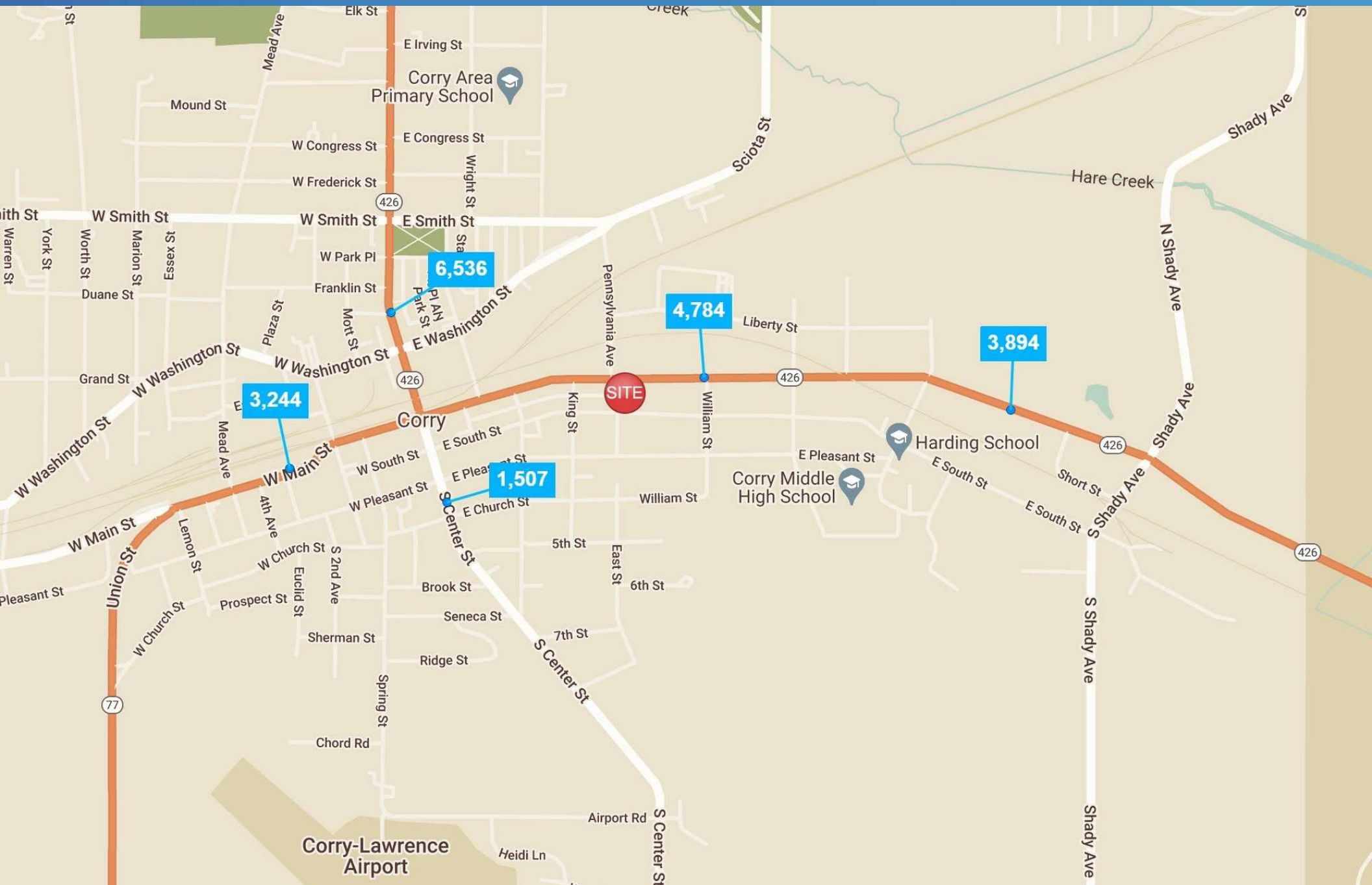




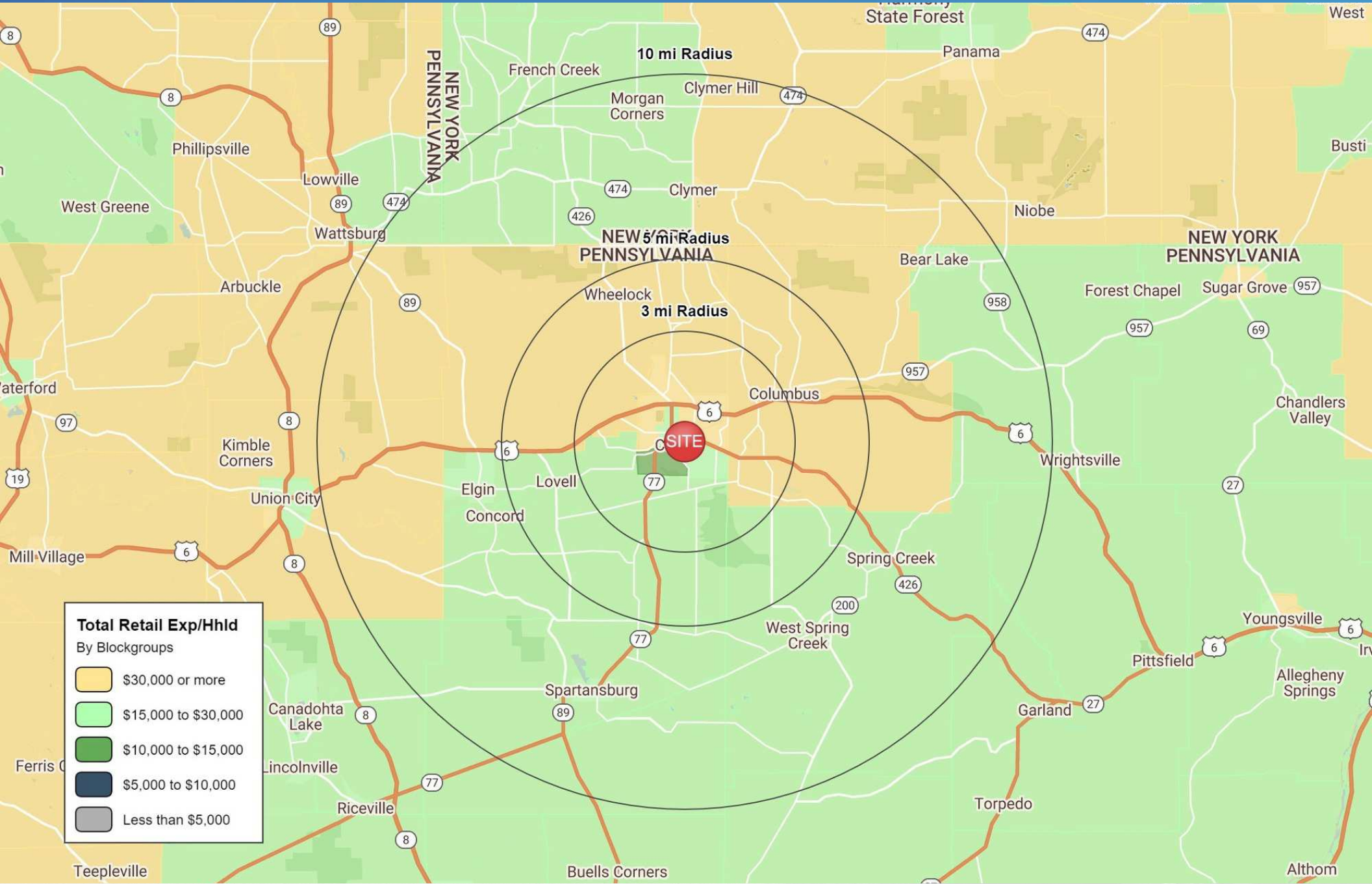
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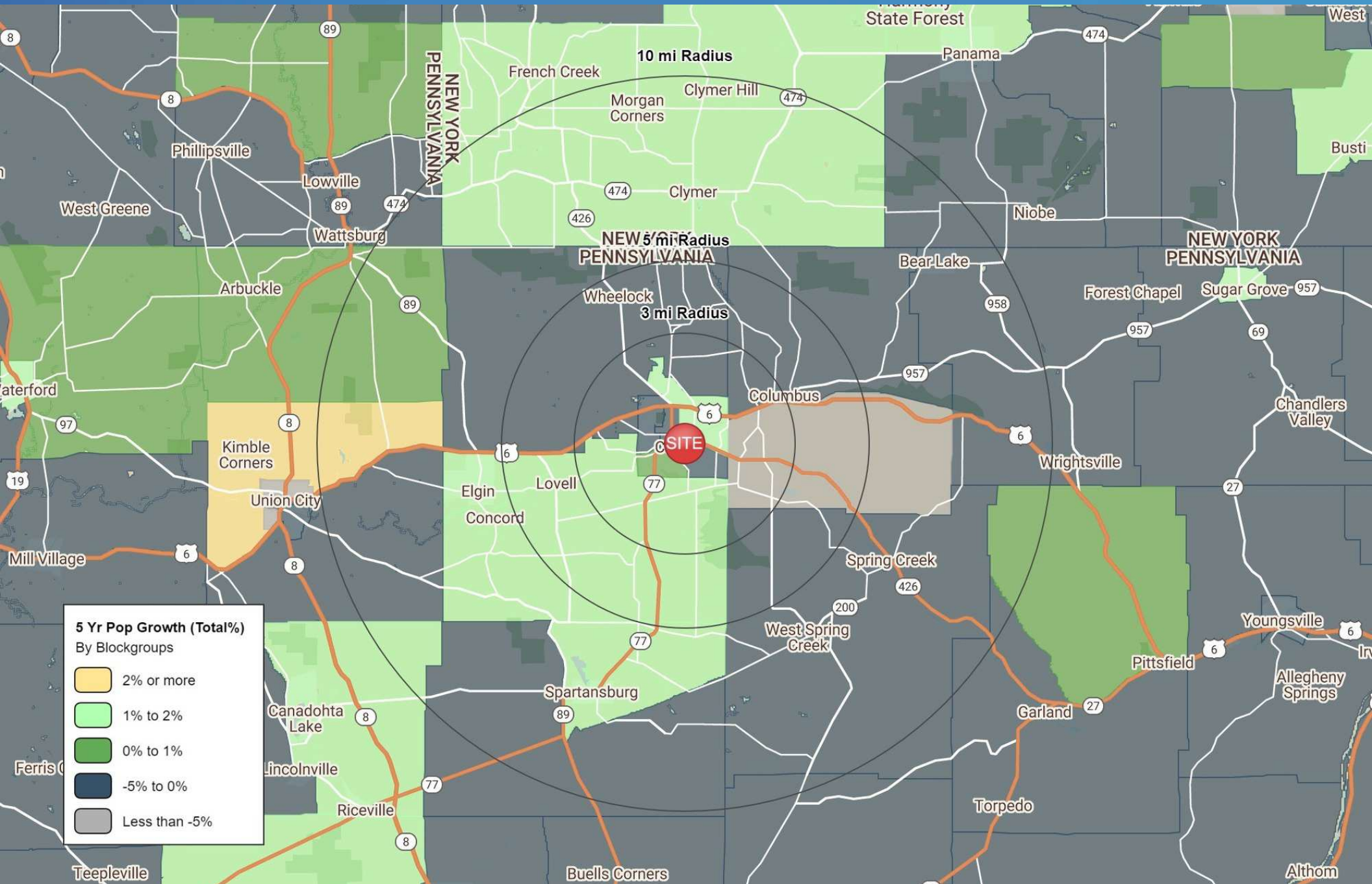
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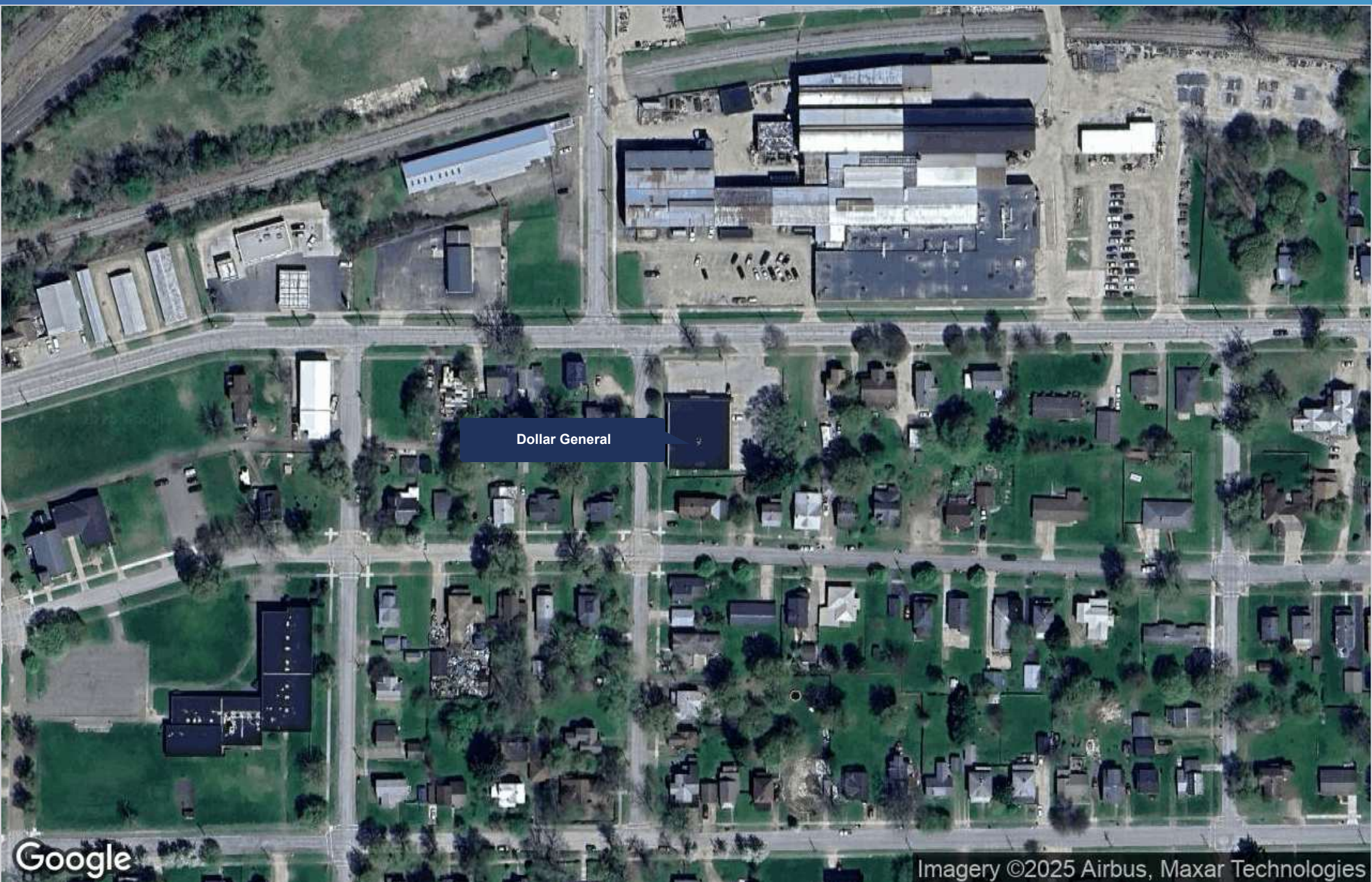




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Dollar General

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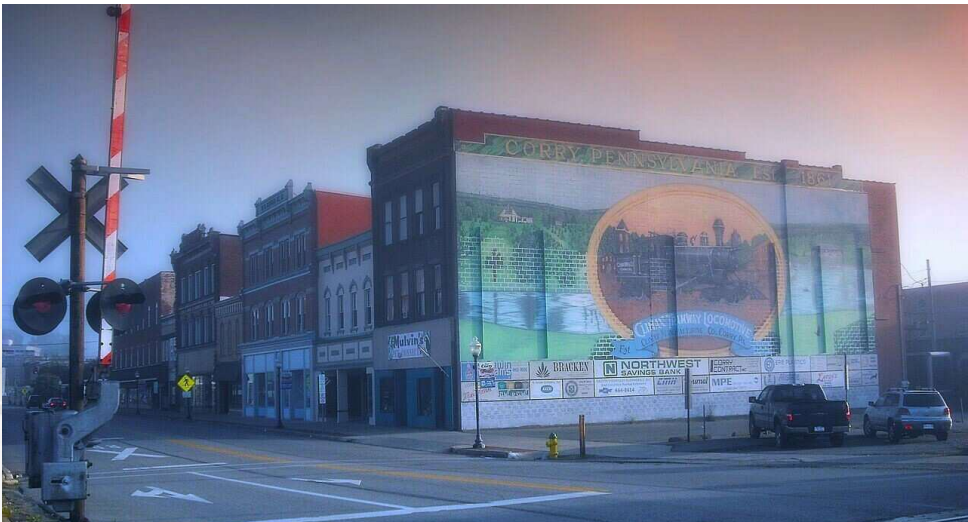
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2023	7,947	9,553	16,041
Total Population 2028	7,778	9,321	15,638
Median Age	40.5	41.3	40.7
# Of Persons Per HH	2.5	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,132	3,742	6,001
Average HH Income	\$56,112	\$58,942	\$63,665
Median House Value	\$85,331	\$94,540	\$115,509
Consumer Spending	\$78.6M	\$97.8M	\$166.9M

Corry, Pennsylvania, is a small city located in northwestern Pennsylvania, within Erie County. It was founded in 1861 and became known for its industrial heritage, particularly in manufacturing and railroads. Corry’s early growth was spurred by the establishment of the Atlantic and Great Western Railroad, which turned the city into a transportation hub. Its manufacturing sector has diversified over the years, with industries ranging from furniture to aerospace components.

Today, Corry boasts a close-knit community with a population of around 6,000 residents. The city features a mix of historical architecture and modern amenities, providing residents and visitors with various recreational and cultural activities. Key attractions include local parks, the Corry Area Historical Society, and the nearby natural beauty of the Allegheny National Forest. Corry's emphasis on community and small-town charm continues to make it a welcoming place to live and visit.





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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