

# SINGLE TENANT NN

Investment Opportunity



(S&P: BBB | NASDAQ: DLTR)

New 10-Year Lease | Corporate Lease | Pittsburgh MSA



351 Brighton Avenue

**ROCHESTER** PENNSYLVANIA

ACTUAL SITE



SRS

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**EXCLUSIVELY MARKETED BY**



## **ANDREW FALLON**

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## **CONSULTANTS**

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**Senior Associate**

**National Net Lease**



Broker of Record: Andrew Fallon, SRS National Net Lease Group LP | PA License No. #RMR007144





# SITE OVERVIEW



## OFFERING SUMMARY



## OFFERING

|                      |             |
|----------------------|-------------|
| Pricing              | \$1,883,000 |
| Net Operating Income | \$141,189   |
| Cap Rate             | 7.50%       |

## PROPERTY SPECIFICATIONS

|                           |                                             |
|---------------------------|---------------------------------------------|
| Property Address          | 351 Brighton Avenue, Rochester, PA 15074    |
| Rentable Area             | 14,862 SF                                   |
| Land Area                 | 1.21 AC                                     |
| Year Built                | 2004                                        |
| Tenant                    | Dollar Tree                                 |
| Signature                 | Corporate                                   |
| Lease Type                | NN                                          |
| Landlord Responsibilities | Parking Lot, Roof & Structure               |
| Lease Term                | 10 Years                                    |
| Increases                 | \$.50/SF at beginning of each option period |
| Options                   | 4 (5-Year)                                  |
| Rent Commencement         | January 20, 2026                            |
| Lease Expiration          | January 31, 2036                            |
| ROFR                      | No                                          |

## RENT ROLL & INVESTMENT HIGHLIGHTS



| LEASE TERM  |             |             |           | RENTAL RATES |           |          |           |            |
|-------------|-------------|-------------|-----------|--------------|-----------|----------|-----------|------------|
| Tenant Name | Square Feet | Lease Start | Lease End | Begin        | Increase  | Monthly  | Annually  | Options    |
| Dollar Tree | 14,862      | Jan. 2026   | Jan. 2036 | Current      | -         | \$11,766 | \$141,189 | 4 (5-Year) |
| (Corporate) |             |             |           | 2/1/2036     | \$0.50/SF | \$12,385 | \$148,620 |            |
|             |             |             |           | 2/1/2041     | \$0.50/SF | \$13,004 | \$156,051 |            |
|             |             |             |           | 2/1/2046     | \$0.50/SF | \$13,624 | \$163,482 |            |

\$0.50/SF Increase Beg. of Each Option

### Corporate Signed Lease | Options To Extend | Below Market Rent

- The lease is signed by Dollar Tree Stores, Inc.,
- 9+ years remaining with 4 (5-year) option periods to extend
- Dollar Tree, a Fortune 200 Company, operated 9,300 stores and 19 distribution centers across 48 contiguous states and seven Canadian provinces under the brands Dollar Tree and Dollar Tree Canada

### NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to the parking lot, roof, & structure
- Ideal, limited management investment for an out-of-state, passive investor

### Strong Demographics In 5-mile Trade Area

- More than 66,000 residents and 26,000 employees support the trade area
- \$91,282 average household income

### Across From Giant Eagle, New McDonald's | Downtown Rochester

- The subject property is located directly across from a Giant Eagle
- The Giant Eagle Ranks in the 74th percentile of Giant Eagles Nationwide according to Placer.AI
- There is currently a brand new McDonald's being built as an outparcel to Giant Eagle
- The subject property is located in the heart of downtown Rochester, with nearby retailers including: Dunkin', Walgreens, Domino's, Ace Hardware, and more
- Strong tenant synergy promotes crossover shopping to the subject property

### Island Parcel - Frontage on Four Streets | Excellent Visibility & Access

- The asset is strategically positioned between the Beaver - Rochester Bridge & the Rochester - Bridgewater Bridge, providing great access from Monaca, Bridgewater, and Beaver, PA
- Dollar Tree sits on an island in between Brighton Ave (6,100 VPD), Jefferson St (1,200 VPD), Rhode Island Ave (2,629 VPD), and W Madison St (5,671 VPD), proving great visibility
- The asset has excellent visibility and multiple points of ingress/egress

PROPERTY PHOTOS



PROPERTY PHOTOS



## BRAND PROFILE



## DOLLAR TREE

**dollartree.com**

**Company Type:** Public (NASDAQ: DLTR)

**Locations:** 9,300+

**2026 Employees:** 35,181

**2026 Revenue:** \$19.41 Billion

**2026 Net Income:** \$1.28 Billion

**2026 Assets:** \$13.47 Billion

**2026 Equity:** \$3.75 Billion

**Credit Rating:** S&P: BBB

Dollar Tree, Inc., headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers, known for delivering great value, convenience, and a "thrill-of-the-hunt" discovery shopping experience. With a team of approximately 150,000 associates, Dollar Tree operates more than 9,300 stores and 19 distribution centers across 48 contiguous states and seven Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. The Company is committed to being a responsible steward of its business – supporting its people, serving its communities, and creating lasting value.

Source: corporate.dollartree.com, finance.yahoo.com

## PROPERTY OVERVIEW



### LOCATION



Rochester, Pennsylvania  
Beaver County  
Pittsburgh MSA

### ACCESS



Brighton Avenue: 1 Access Point  
Jefferson Street: 1 Access Point

### TRAFFIC COUNTS



Brighton Avenue: 6,100 VPD  
W. Madison Street: 5,700 VPD  
Ohio River Boulevard: 29,300 VPD

### IMPROVEMENTS



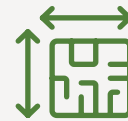
There is approximately 14,862 SF of existing building area

### PARKING



There are approximately 60 parking spaces on the owned parcel.  
The parking ratio is approximately N/A stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 46-001-1300.000  
Acres: 1.21  
Square Feet: 52,708

### CONSTRUCTION



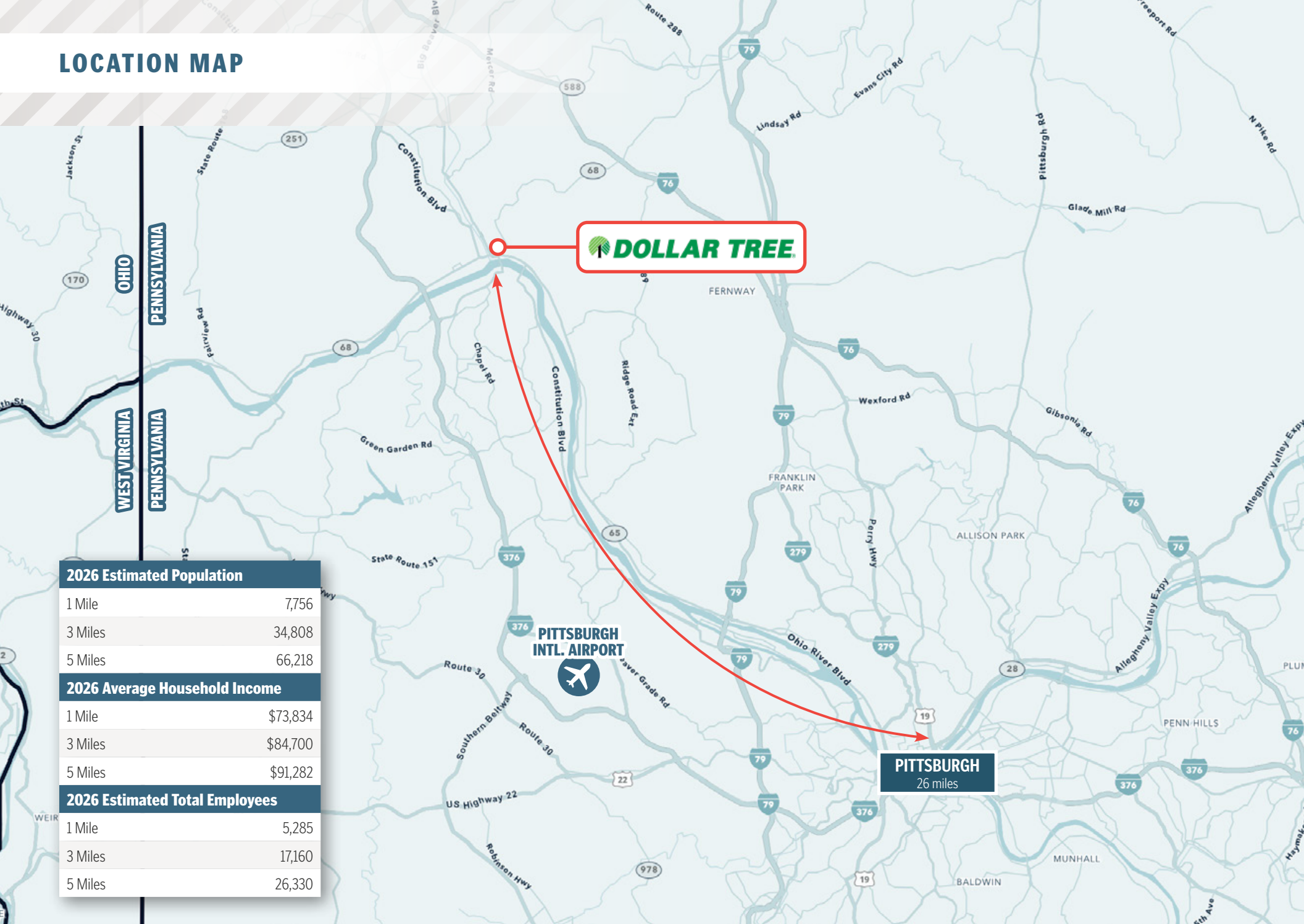
Year Built: 2004

### ZONING

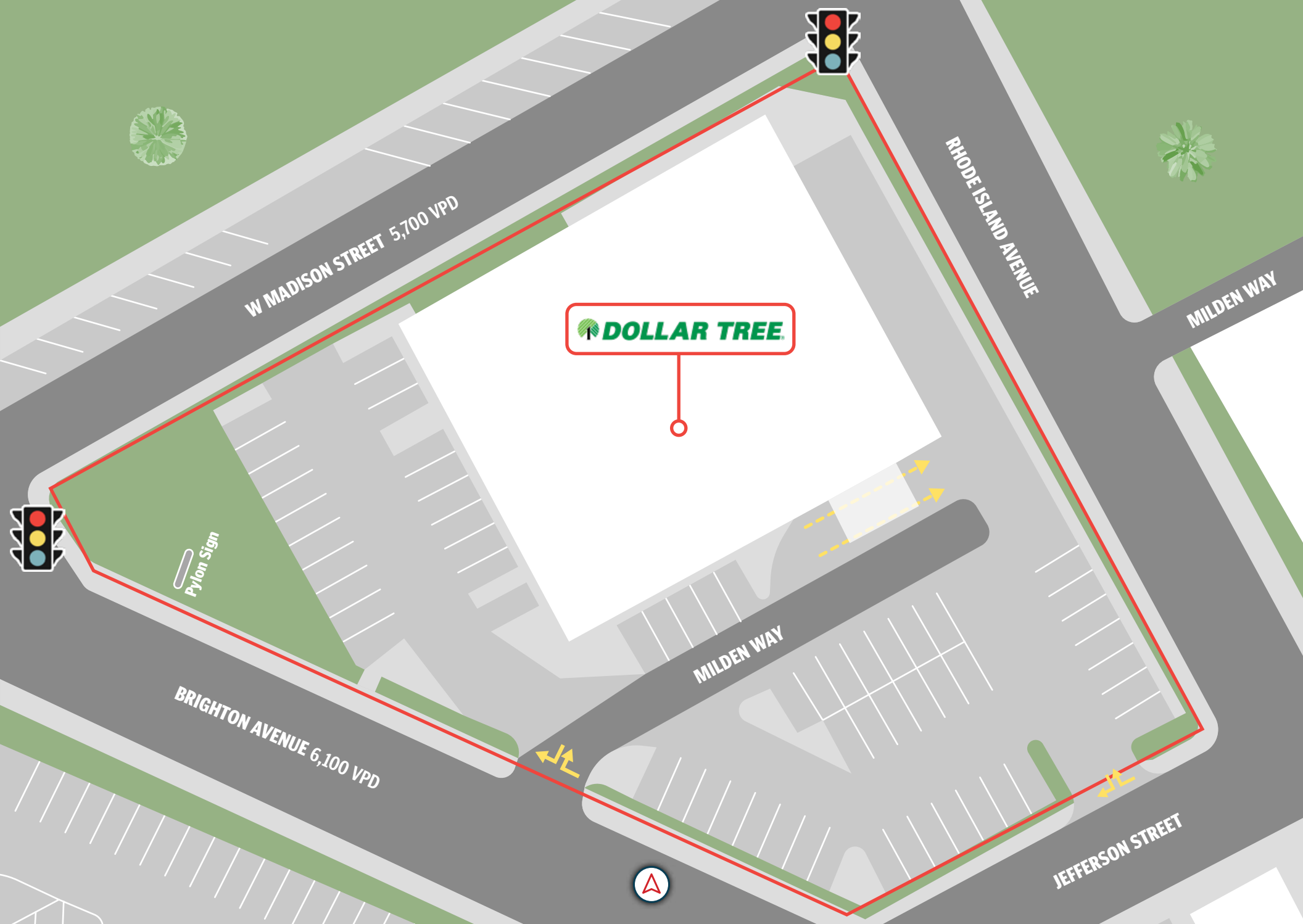


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## LOCATION MAP







## AREA OVERVIEW



|                                         | 3 Miles  | 5 Miles  | 10 Miles |
|-----------------------------------------|----------|----------|----------|
| <b>Population</b>                       |          |          |          |
| 2026 Estimated Population               | 34,808   | 66,218   | 180,587  |
| 2031 Projected Population               | 34,603   | 65,814   | 179,627  |
| 2026 Median Age                         | 45.7     | 45.7     | 44.4     |
| <b>Households &amp; Growth</b>          |          |          |          |
| 2026 Estimated Households               | 15,619   | 28,690   | 76,424   |
| 2031 Projected Households               | 15,573   | 28,592   | 76,022   |
| <b>Income</b>                           |          |          |          |
| 2026 Estimated Average Household Income | \$84,700 | \$91,282 | \$98,795 |
| 2026 Estimated Median Household Income  | \$64,974 | \$72,982 | \$71,792 |
| <b>Businesses &amp; Employees</b>       |          |          |          |
| 2026 Estimated Total Businesses         | 1,625    | 2,494    | 8,762    |
| 2026 Estimated Total Employees          | 17,160   | 26,330   | 77,692   |



## ROCHESTER, PENNSYLVANIA

Rochester is a borough in Beaver County, Pennsylvania, United States. It is located at the confluence of the Beaver and Ohio rivers 25 miles northwest of Pittsburgh. Rochester has a 2026 population of 3,336. It is part of the Pittsburgh MSA.

Rochester is home to a variety of local businesses, including manufacturing, warehousing, retail, and healthcare. Its location in Beaver County, with convenient access to the Pittsburgh metropolitan area and major transportation corridors, provides connectivity to a broad regional employment base. Major employers in the Beaver County include Valley Medical Facilities, Walmart, Beaver County Government, Energy Harbor Nuclear, VEKA, Eaton Corporation, Shell Chemical, Heritage Valley Medical Group, Giant Eagle, and Tenaris Bay City.

The beautiful Rochester Riverfront park rests at the confluence of the Beaver and Ohio Rivers, featuring walkable paths, pavilions, river activities, and the patriotic Flag Plaza. Nearby attractions include Brady's Run Park, offering nearly 2,000 acres of recreational space with hiking and biking trails, a lake, boating, fishing, swimming, and other amenities, as well as Brush Creek Park and Raccoon Creek State Park for additional outdoor recreation. For cultural and historical interests, the Rochester Area Heritage Museum showcases the area's local heritage through exhibits including model railroads and Fry Glass.

Children in Rochester are served by the Rochester Area School District. Rochester benefits from convenient access to several higher-education institutions, including Penn State Beaver, Community College of Beaver County, and Geneva College, providing residents with opportunities for undergraduate, associate, technical, and professional education. The nearest major airport is Pittsburgh International Airport.



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## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



OF GOING THE EXTRA MILE

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