

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR GENERAL®**

Over 4 Years Remaining | Strong Traffic Counts | Corporate-Guaranteed Lease



23 Wert Drive

**THOMPSONTOWN** PENNSYLVANIA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**

**DG**

**ANDREW FALLON**

**EVP & Managing Principal  
National Net Lease**

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

PA License No. RSR006585

**CONSULTANTS**

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**PHILIP WELLDE JR.**

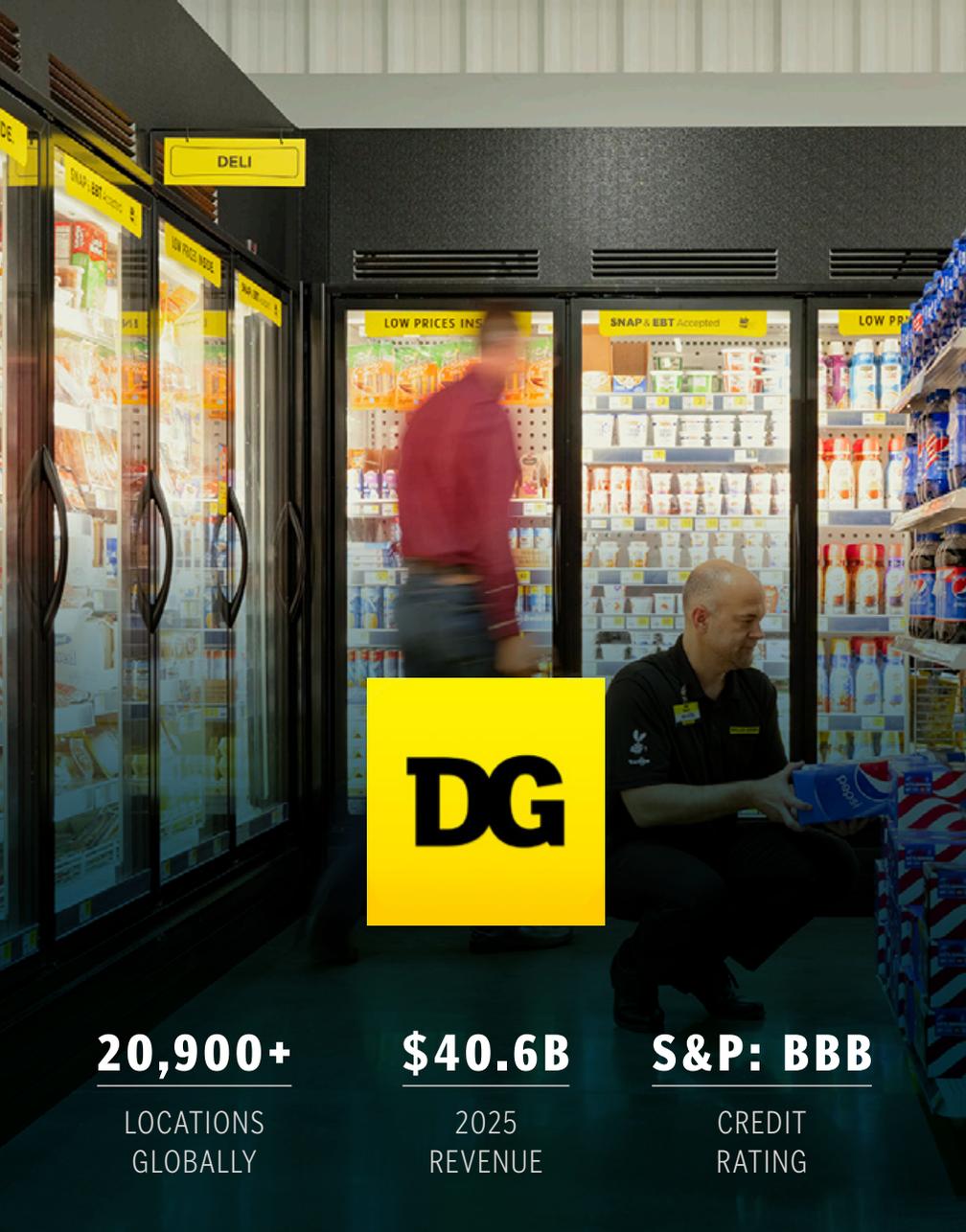
**First Vice President  
National Net Lease**

**LANDON SELLS**

**Client Services Associate  
National Net Lease**



Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | PA License No. RM421531



**20,900+**

LOCATIONS  
GLOBALLY

**\$40.6B**

2025  
REVENUE

**S&P: BBB**

CREDIT  
RATING

## OFFERING

<b>Pricing</b>	\$1,228,543
<b>Net Operating Income</b>	\$85,998
<b>Cap Rate</b>	7.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	23 Wert Drive, Thompsettown, PA 17094
<b>Rentable Area</b>	9,100 SF
<b>Land Area</b>	1.58 AC
<b>Year Built</b>	2015
<b>Tenant</b>	Dollar General
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN*
<b>Landlord Responsibilities</b>	None
<b>Lease Term Remaining</b>	4+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	October 14, 2015
<b>Lease Expiration</b>	October 31, 2030

\*Real Estate Taxes are fully reimbursed by the Tenant. All other expenses are paid directly by the Tenant.

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**JORDAN YAROSH**

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,100	10/14/2015	10/31/2030	Current	-	\$7,167	\$85,998	3 (5-Year)
(Corporate Guaranty)				Option 1	10%	\$7,883	\$94,598	
				Option 2	10%	\$8,671	\$104,058	
				Option 3	10%	\$9,539	\$114,463	

10% Increase Beg. of Each Option

## 10-Year Operating History | 4+ Years Remaining | Corporate Guaranteed | Options to Extend

- Dollar General has operated at this location for 10 years and has 4 years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,900 location as of October 31, 2025
- The lease offers three (5-year) options to extend, with 10% rental increases at the beginning of each option period

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Fronting Main Street (3,900 VPD) | US-22/322 (17,100 VPD) | Limited Competition | Excellent Visibility & Access

- Strategically positioned along US-22/322, the primary retail corridor serving Thompsontown and surrounding Juniata County communities, benefiting from approximately 17,100 vehicles per day and consistent commuter and regional traffic
- Direct frontage along W Main Street (3,900 VPD) through downtown Thompsontown, surrounded by established local businesses and community services
- Excellent street visibility and convenient ingress/egress support consistent consumer accessibility
- Limited presence of competing national discount retailers within the immediate trade area

## Local Demographics In 5-mile Trade Area

- More than 5,000 residents and 1,000 employees support the trade area
- \$83,695 average household income



## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,900+

**2025 Employees:** 194,200

**2025 Revenue:** \$40.61 Billion

**2025 Net Income:** \$1.13 Billion

**2025 Assets:** \$31.13 Billion

**2025 Equity:** \$7.41 Billion

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

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 October 31, 2025, the Company's 20,901 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.

Source: investor.dollargeneral.com, finance.yahoo.com

## LOCATION



Thompsontown, Pennsylvania  
Juniata County

## ACCESS



Wert Drive: 1 Access Point

## TRAFFIC COUNTS



W. Main Street/William Penn Highway: 3,900 VPD  
U.S. Highway 22 & 323: 17,100 VPD

## IMPROVEMENTS



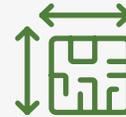
There is approximately 9,100 SF of existing building area

## PARKING



There are approximately 27 parking spaces on the owned parcel.  
The parking ratio is approximately 2.96 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 02.02 .102.000  
Acres: 1.54  
Square Feet: 68,824

## CONSTRUCTION



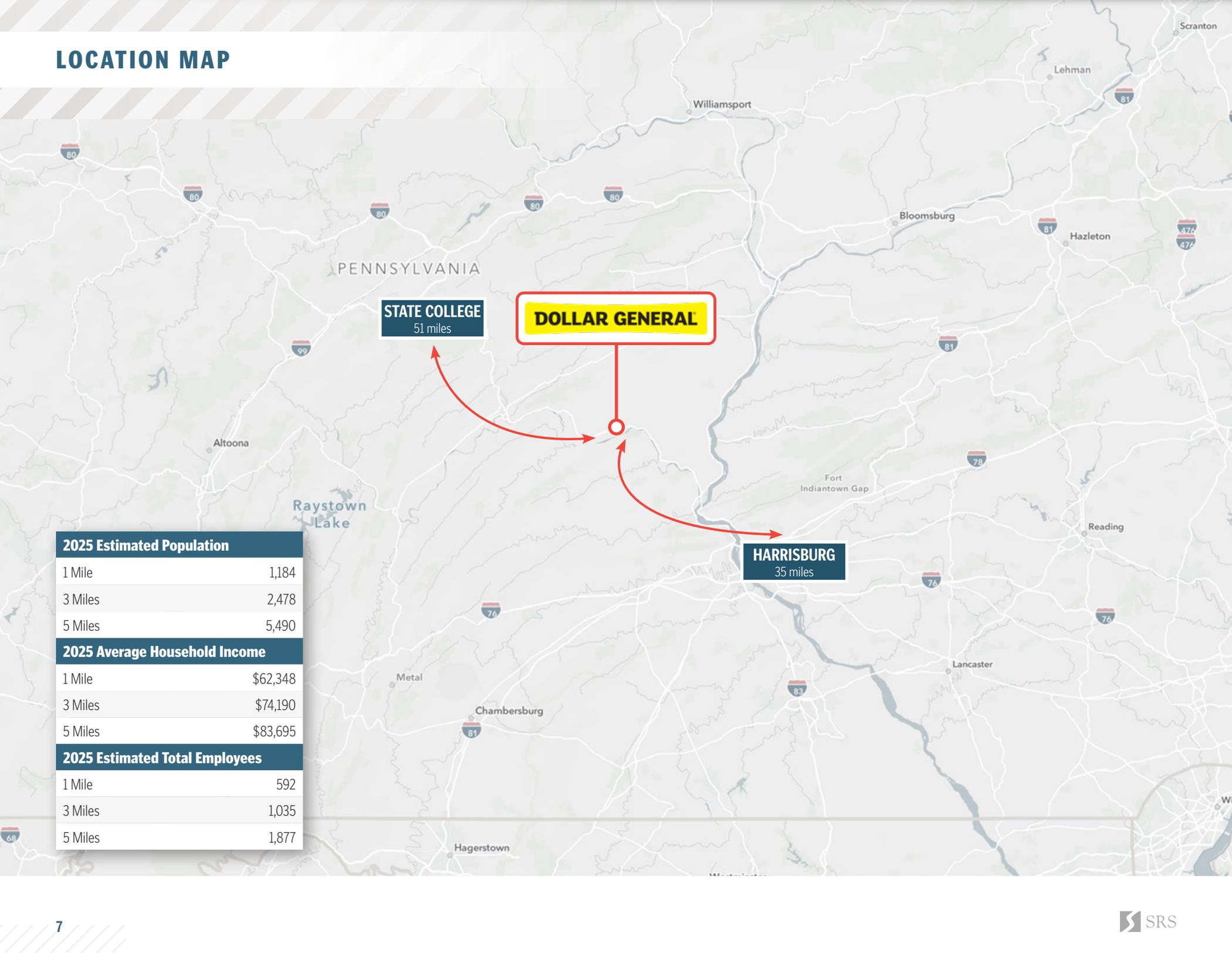
Year Built: 2015

## ZONING



Commercial

# LOCATION MAP



**STATE COLLEGE**  
51 miles

**DOLLAR GENERAL**

**HARRISBURG**  
35 miles

### 2025 Estimated Population

1 Mile	1,184
3 Miles	2,478
5 Miles	5,490

### 2025 Average Household Income

1 Mile	\$62,348
3 Miles	\$74,190
5 Miles	\$83,695

### 2025 Estimated Total Employees

1 Mile	592
3 Miles	1,035
5 Miles	1,877





TEXS PARK DRIVE

W MAIN STREET 3,900 VPD

Monument Sign

**DOLLAR GENERAL**

WERTS DRIVE



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	1,184	2,478	5,490
2030 Projected Population	1,200	2,481	5,486
2025 Median Age	42.1	40.8	40.8
<b>Households &amp; Growth</b>			
2025 Estimated Households	458	910	1,971
2030 Projected Households	464	913	1,972
<b>Income</b>			
2025 Estimated Average Household Income	\$62,348	\$74,190	\$83,695
2025 Estimated Median Household Income	\$48,304	\$58,079	\$66,296
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	31	58	135
2025 Estimated Total Employees	592	1,035	1,877



## THOMPSONTOWN, PENNSYLVANIA

Thompstontown is a small borough located in Juniata County, central Pennsylvania, along the Juniata River. Positioned about 45 miles northwest of Harrisburg, the community offers a quiet rural setting with convenient access to U.S. Route 322. Thompstontown features a traditional small-town atmosphere surrounded by farmland and scenic countryside.

Thompstontown’s economy is supported by agriculture, small manufacturing, local services, and retail, with many residents commuting to nearby employment centers such as Lewistown, Mifflintown, and Harrisburg. Farming operations and related agribusiness play an important role in the local economy. Small businesses, schools, and public services provide additional employment, while regional access to larger job markets contributes to economic stability.

The borough offers outdoor recreation centered around the Juniata River, providing fishing, boating, and scenic views. Nearby parks and countryside support hiking and nature activities. Residents also enjoy access to regional attractions including state parks, historic sites, and community events throughout Juniata County. The rural surroundings make the area appealing for those seeking a peaceful environment.

Thompstontown is served by the Juniata County School District, providing elementary, middle, and high school education for local residents. Higher education opportunities are available nearby in Lewistown, Harrisburg, and surrounding areas, including community colleges and regional universities offering academic and technical programs.

The nearest major airport is Harrisburg International Airport.



**THE EXCLUSIVE NATIONAL NET LEASE TEAM**  
of SRS Real Estate Partners-Northeast, LLC

**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



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