



15038 Buchanan Trail East, Blue Ridge Summit, PA
OFFERING MEMORANDUM





For More Information Contact:

ROY BRENNER

EXECUTIVE VICE PRESIDENT

E: RBRENNER@LANDMARKCR.COM

C: 717.512.3966

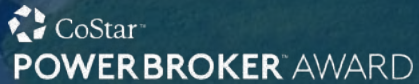
LANDMARK COMMERCIAL REALTY

425 N 21st STREET, SUITE 302

CAMP HILL, PA 17011

P: 717.731.1990

F: 717.731.8765



AVAILABILITY DETAILS

Rare opportunity to acquire NNN leased Dollar General investment property. Landlord is only responsible for structural and roof. Excellent condition. Located along the Route 16 corridor with over 11,000 vehicles per day. Corporate guaranteed lease with rental income of \$102,802 per year NNN. The lease term expires June 1, 2031 with 2 options to renew for 5 years and 1 option to renew for 4 years at 10% annual increase.



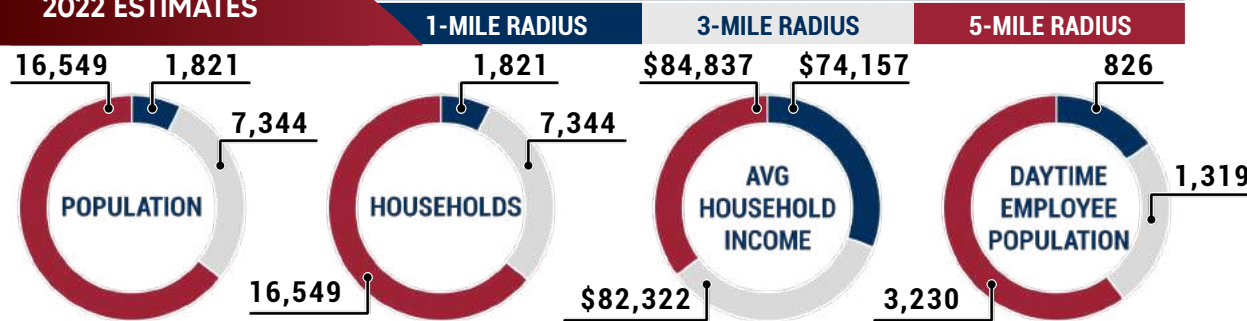


OFFERING SUMMARY

Sale Price	\$1,790,000
CAP Rate	5.7%
Building Size	9,100 SF
Lot Size	.087 AC
Property Type	Free Standing Retail Building
Tenant	Dollar General
Year Built	2016
County	Franklin
Township	Washington
Zoning	Neighborhood Commercial
Traffic Counts	±11,000 VPD on Buchanan Trail E

DEMOGRAPHICS

2022 ESTIMATES



TENANT PROFILE

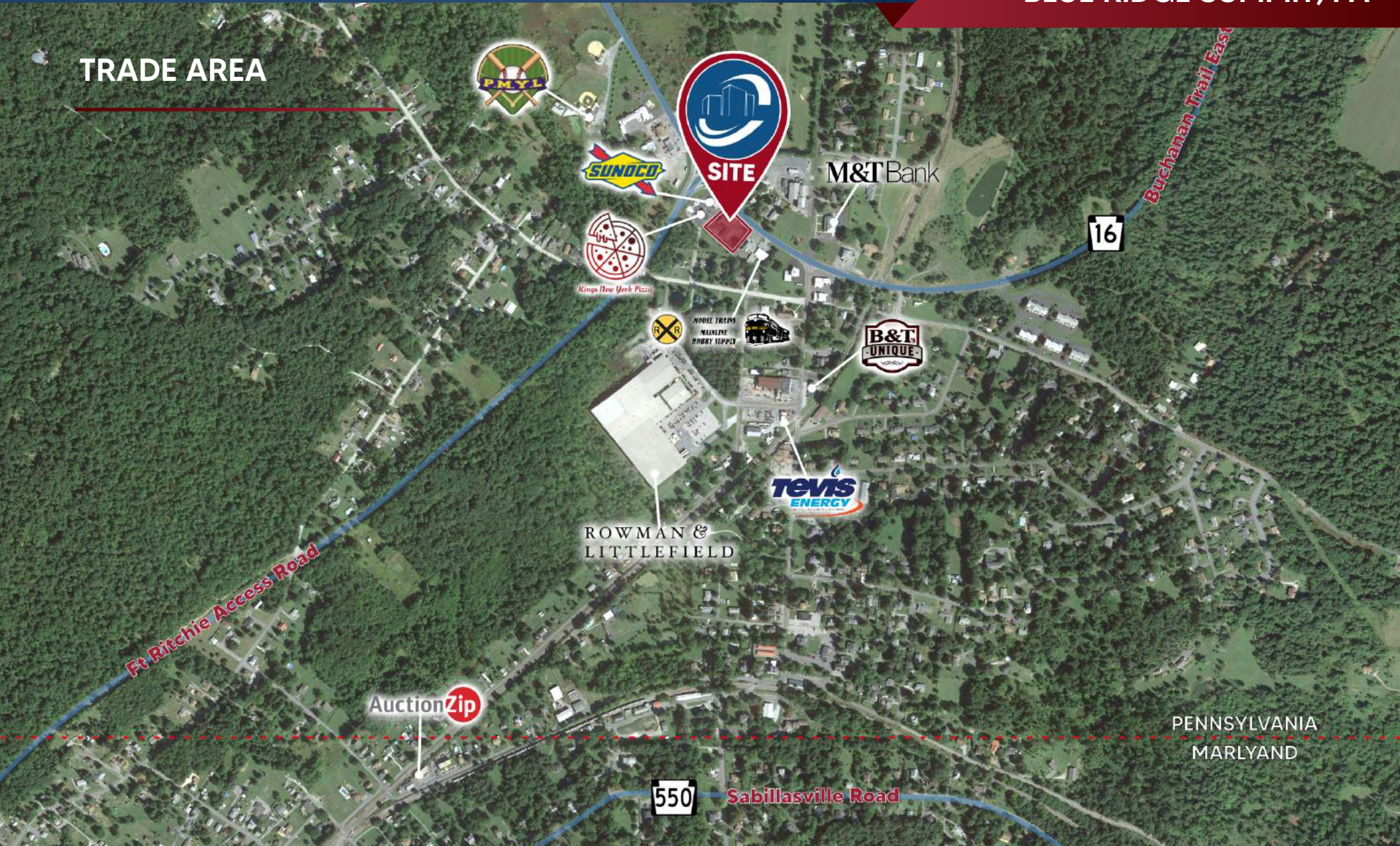
DOLLAR GENERAL: Dollar General Corporation has been delivering value to shoppers for more than 80 years. Founded in 1938, Dollar General is a chain of more than 12,500 discount stores across the country that sells products such as food, snacks, health and beauty aids, cleaning supplies, clothing, housewares and seasonal items at low prices.

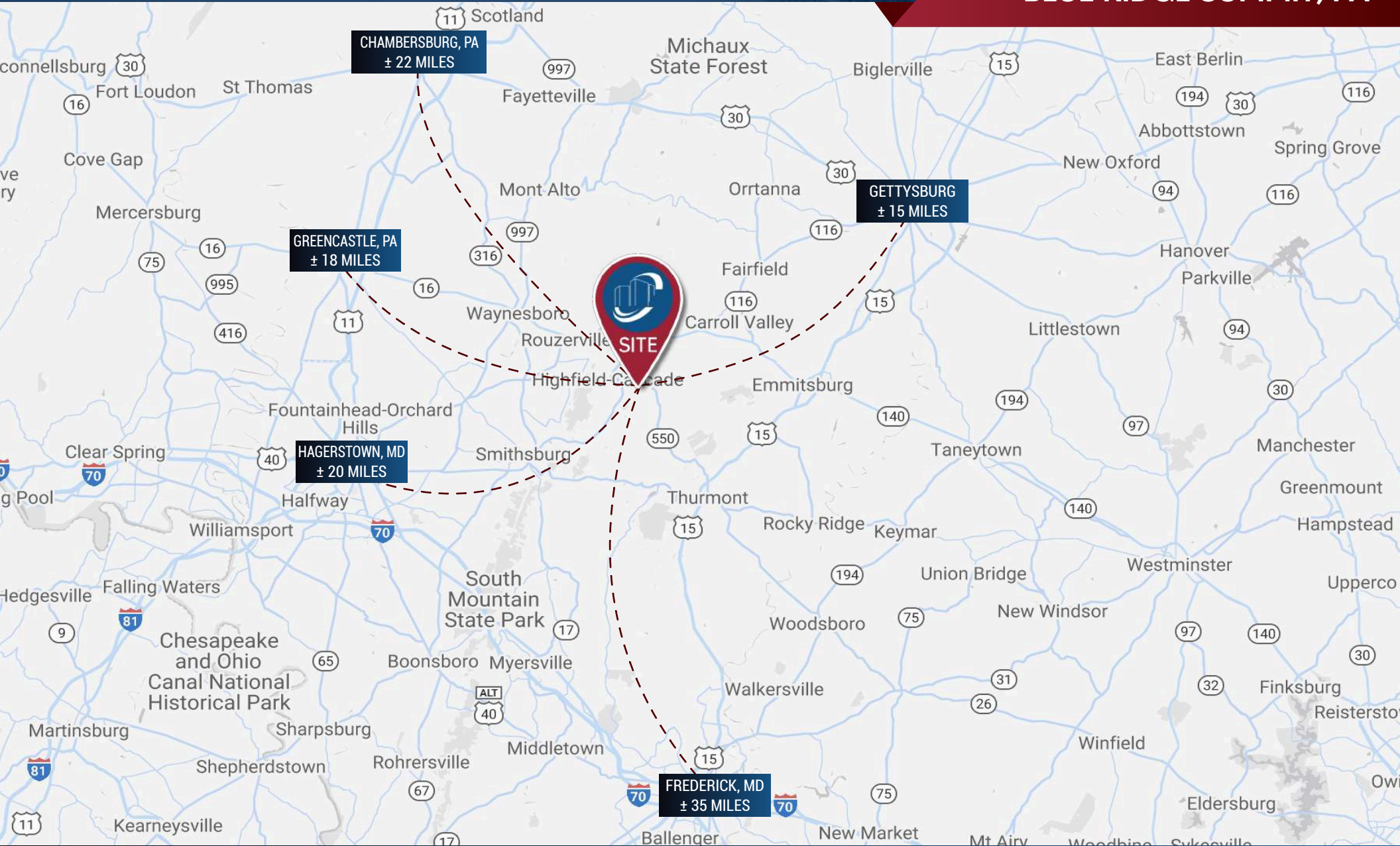
Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. As of July 2021, Dollar General operated 17,683 stores in 46 states.

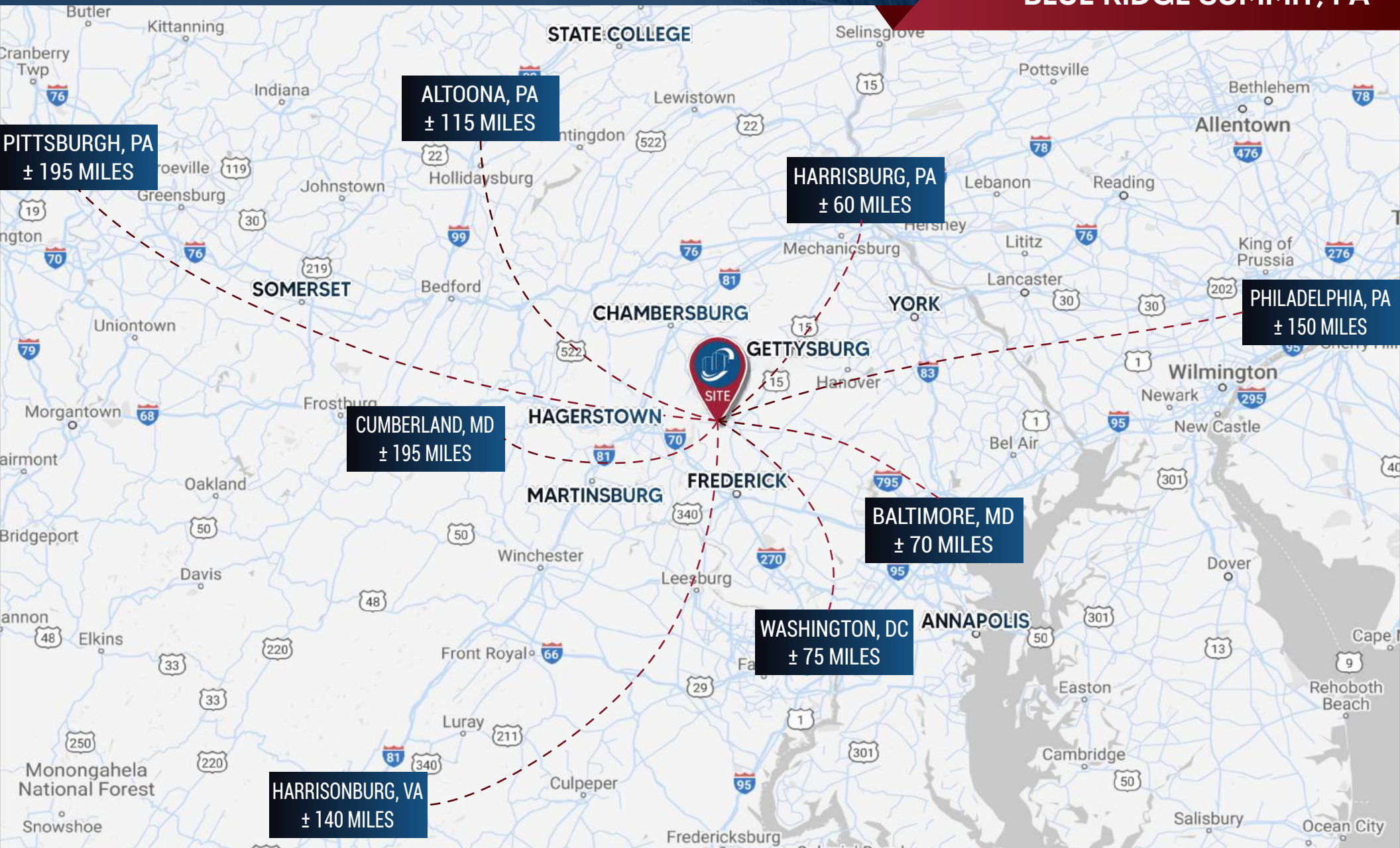
Learn more about Dollar General at www.dollargeneral.com.



TRADE AREA







FRANKLIN COUNTY

AREA OVERVIEW: Franklin County is located in south central Pennsylvania midway between Philadelphia and Pittsburgh. The southern boundary of the County is also the boundary between Pennsylvania and Maryland, also known as the Mason-Dixon Line. With the diversity of Franklin County's economic base, the residents enjoy the advantages of both urban and rural opportunities within the County. Due to this diversified makeup and the rich history of Franklin County, tourism is a major component of the county's economy.

EDUCATION

COLLEGES, TECH SCHOOLS & UNIVERSITIES

- PENN STATE MONT ALTO
- WILSON COLLEGE
- FRANLIN COUNTY CAREER & TECH
- SHIPPENSBURG UNIVERSITY (CUMBERLAND COUNTY)

SCHOOL DISTRICTS

- CHAMBERSBURG AREA
- FANNET-METAL (ALSO IN PERRY COUNTY)
- GREENCASTLE-ANTRIM
- SHIPPENSBURG (ALSO IN CUMBERLAND COUNTY)
- TUSARORA
- WAYNESBORO

EMPLOYMENT

TOP EMPLOYERS

- FEDERAL GOVERNMENT
- CHAMBERSBURG HOSPITAL
- CHAMBERSBURG AREA SCHOOL DISTRICT
- AEROTEK INC
- GROVE US LLC
- SUMMIT PHYSICIANS SERVICES
- BOWHEAD INTEGRATED SUPPORT SERVICES

TOP INDUSTRIES

- HEALTH CARE & SOCIAL ASSISTANCE 16.4%
- MANUFACTURING 14.5%
- RETAIL TRADE 12.4%



2022 ESTIMATED POPULATION **156,455**

DEMOGRAPHICS



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.