

CAMPBELL

Commercial Partners LLC

709 MILL STREET, CATAWISSA

DOLLAR GENERAL

FOR SALE



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OFFERING OVERVIEW

Sale Price: \$1,240,000

Cap Rate: 7.73%

Building 9,026 +/-

SF: 0.97 +/-

Lot Size: Acres

Year Built: 2013



Tenant Summary

| | |
|---|-------------------------------------|
| Lease Commencement | 7/2013 |
| Lease Expiration | 7/3/2028 |
| Options to Renew | Two 5 year One 4 year 11 month |
| Rent Increase | 10% with options |
| Lease Type | NN+ |
| Tenant Responsibilities | Taxes |
| Landlord Responsibilities | Roof, Structure, Parking Lot, Lawn* |
| *Tenant reimburses landlord \$750.00/month to cover maintenance costs | |

- No Rite Aid in market
- Notice of store upgrades July 2025 - work scheduled for September 2025

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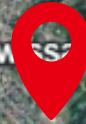
Bloomsburg

Walmart  Chick-fil-A
weis DUNKIN'
AutoZone
Geisinger 

Indian Head
Campground

weis 

Catawissa



Susquehanna River

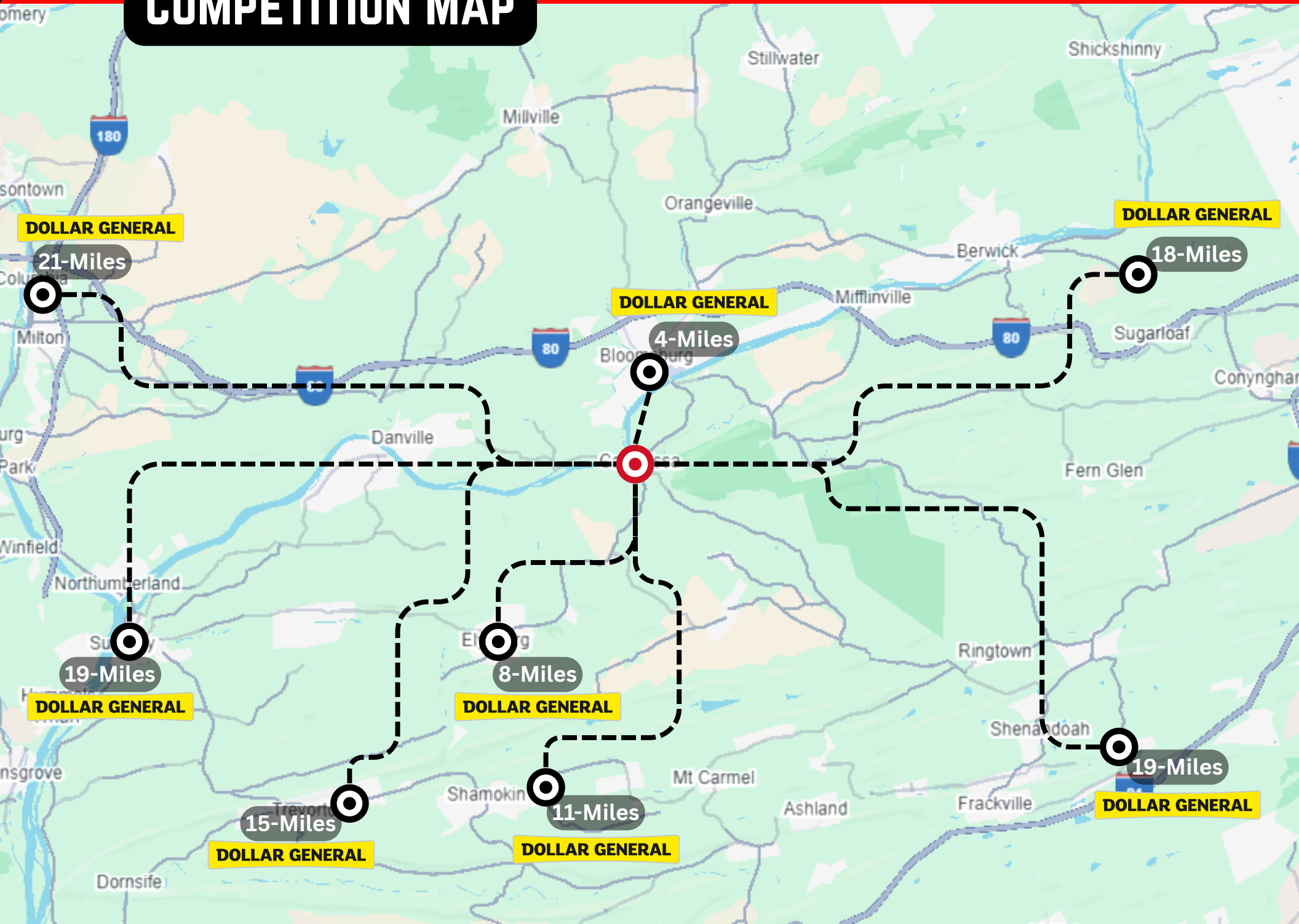
Susquehanna River

Susquehanna River

Grovania

80

COMPETITION MAP



TENANT OVERVIEW

Founded: 1939
Employees: +/- 185,000
Headquarters: Goodlettsville, TN
Locations: 21,000+

Dollar General is one of the fastest-growing U.S. retailers, with over 21,000 stores in 48 states—mainly in the South, East, Midwest, and Southwest. Roughly 78% of its revenue comes from consumables like food, paper products, and cleaning supplies. Its stores stock major national brands such as Clorox, Coca-Cola, Nestlé, and Procter & Gamble, targeting cost-conscious shoppers in rural and low-income areas.

Most stores range from 7,500 to 8,000 square feet, though newer formats reach 9,500 sq. ft. to allow for more fresh food and expanded offerings. Dollar General competes on affordability and convenience, offering quicker access than big-box retailers. In 2025, it plans to open 575 new stores and remodel over 4,250, continuing its expansion into underserved communities.

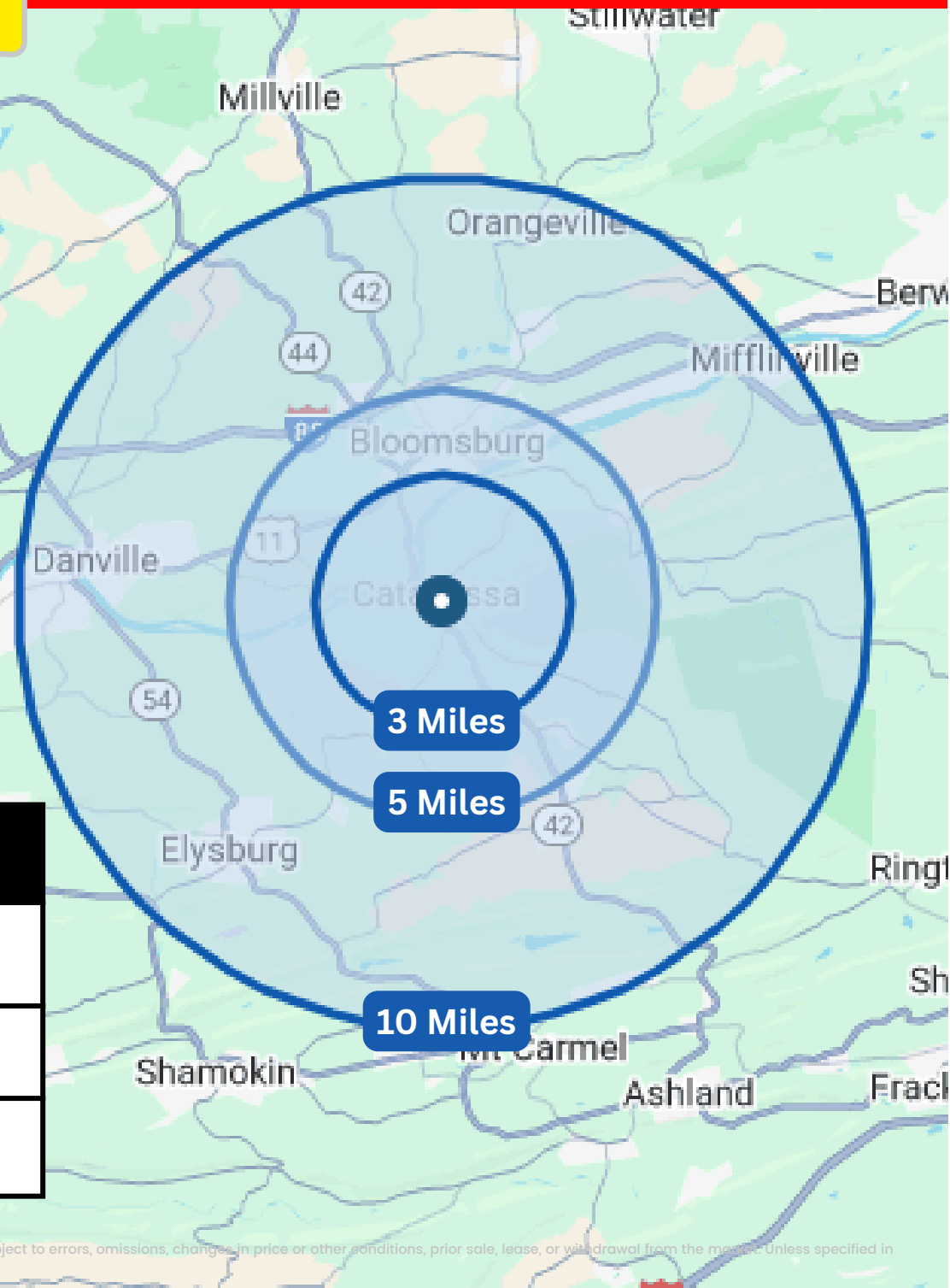


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MARKET OVERVIEW

Catawissa is a small borough in Columbia County, Pennsylvania, located along the Susquehanna River. It has a rich history dating back to the 18th century and is known for its historic homes and quiet, small-town charm. Catawissa is part of the Bloomsburg–Berwick metropolitan area and connects to these other large towns via state routes 42 and 487.



| | 3-MILE | 5-MILE | 10-MILE |
|------------|----------|----------|----------|
| POPULATION | 3,609 | 22,871 | 56,714 |
| HOUSEHOLDS | 1,542 | 8,798 | 23,037 |
| INCOME | \$77,059 | \$69,673 | \$79,933 |