




Dollar General

 29253 State Route 27, Guys Mills, PA

\$1,995,000

PRICE



OFFERING MEMORANDUM

6.75%

CAP RATE

TABLE OF CONTENTS

FINANCIAL OVERVIEW

04

OPERATING DATA

05

RENT SCHEDULE

DG

PROPERTY OVERVIEW

07

TENANT PROFILE

08

INVESTMENT HIGHLIGHTS

DG

MARKET OVERVIEW

10

LOCAL MAP

11

LOCAL MAP

DG



FINANCIAL OVERVIEW

29253 STATE ROUTE 27, GUYS MILLS, PA

DOLLAR GENERAL®

DOLLAR GENERAL29253 State Route 27,
Guys Mills, PA 16327**\$1,995,000**

PRICE

6.75%

CAP RATE

NOI	\$134,608
RENTABLE SQ FT	10,640
YEAR BUILT	2026
LOT SIZE (AC)	1.07 acres
APN:	4012-037-1
TENANT	Dollar General
GUARANTOR	DOLGENCORP, LLC
LEASE TYPE	Absolute Net
ESTIMATED DELIVERY	Mid-to-Late July
RENT COMMENCEMENT	TBD
LEASE EXPIRATION	TBD + 15 Years
TERM REMAINING	15 Years
INCREASES	Every 5 Years
OPTIONS	(3), 5-Year
TENANT RESPONSIBILITIES	CAM, Taxes, Insurance, Roof/Structure & HVAC
LANDLORD RESPONSIBILITY	None

DOLLAR GENERAL**RENT SCHEDULE**

ANNUAL RENT

MONTHLY RENT

CURRENT:	\$134,608	\$11,217
Years 6-10:	\$141,338	\$11,778
Years 11-15:	\$148,405	\$12,367
Option I:	\$155,826	\$12,985
Option II:	\$163,617	\$13,634
Option III:	\$171,798	\$14,316

LEASE ABSTRACT

Parking Lot:	Tenant Directly Responsible
Real Estate Taxes:	Tenant Reimburses
HVAC:	Tenant Directly Responsible
Insurance:	Tenant Directly Responsible
Roof & Structure:	Tenant Directly Responsible

RENT SCHEDULE | 05



LEASE TERM	YEAR	DATE	RENT INCREASE	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
CURRENT	YEAR 1	TBD		\$134,608	\$11,217	\$12.74	6.75%
	Year 2	TBD		\$134,608	\$11,217	\$12.74	6.75%
	Year 3	TBD		\$134,608	\$11,217	\$12.74	6.75%
	Year 4	TBD		\$134,608	\$11,217	\$12.74	6.75%
	Year 5	TBD		\$134,608	\$11,217	\$12.74	6.75%
INCREASE	Year 6	TBD	5% Increase	\$141,338	\$11,778	\$13.38	7.08%
	Year 7	TBD		\$141,338	\$11,778	\$13.38	7.08%
	Year 8	TBD		\$141,338	\$11,778	\$13.38	7.08%
	Year 9	TBD		\$141,338	\$11,778	\$13.38	7.08%
	Year 10	TBD		\$141,338	\$11,778	\$13.38	7.08%
INCREASE	Year 11	TBD	5% Increase	\$148,405	\$12,367	\$14.05	7.44%
	Year 12	TBD		\$148,405	\$12,367	\$14.05	7.44%
	Year 13	TBD		\$148,405	\$12,367	\$14.05	7.44%
	Year 14	TBD		\$148,405	\$12,367	\$14.05	7.44%
	Year 15	TBD		\$148,405	\$12,367	\$14.05	7.44%
OPTION I	Year 16	TBD	5% Increase	\$155,826	\$12,985	\$14.75	7.81%
	Year 17	TBD		\$155,826	\$12,985	\$14.75	7.81%
	Year 18	TBD		\$155,826	\$12,985	\$14.75	7.81%
	Year 19	TBD		\$155,826	\$12,985	\$14.75	7.81%
	Year 20	TBD		\$155,826	\$12,985	\$14.75	7.81%
OPTION II	Year 21	TBD	5% Increase	\$163,617	\$13,634	\$15.49	8.20%
	Year 22	TBD		\$163,617	\$13,634	\$15.49	8.20%
	Year 23	TBD		\$163,617	\$13,634	\$15.49	8.20%
	Year 24	TBD		\$163,617	\$13,634	\$15.49	8.20%
	Year 25	TBD		\$163,617	\$13,634	\$15.49	8.20%
OPTION III	Year 26	TBD	5% Increase	\$171,798	\$14,316	\$16.26	8.61%
	Year 27	TBD		\$171,798	\$14,316	\$16.26	8.61%
	Year 28	TBD		\$171,798	\$14,316	\$16.26	8.61%
	Year 29	TBD		\$171,798	\$14,316	\$16.26	8.61%
	Year 30	TBD		\$171,798	\$14,316	\$16.26	8.61%



PROPERTY OVERVIEW

29253 STATE ROUTE 27, GUYS MILLS, PA

DOLLAR GENERAL®

DOLLAR GENERAL

American Chain of Variety Stores | NYSE: "DG"



20,155

LOCATIONS



\$40.61B

ANNUAL REVENUE



1939

YEAR FOUNDED



"DG"

NYSE TICKER SYMBOL

COMPANY OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operates 20,150+ stores across the United States. The company was founded in 1939 as J.L. Turner and Son and then in 1968 as Dollar General Corporation. The company reports annual (TTM) revenue of \$40.61 Billion for 2025. There are more than 170,000 employees. The company is publicly traded on the New York Stock Exchange under the ticker symbol "DG" and is an S&P 500 Component with a S&P credit rating of BBB.



[Website](#)



BRAND NEW 2026 CONSTRUCTION

- Build-to-suit construction is underway – Estimated delivery of mid-to-late July



ABSOLUTE NET LEASE

- Zero Landlord responsibilities



FRESH 15-YEAR LEASE

- 15 years of firm term remaining
- Lease commencement to be determined upon construction completion



RARE RENT BUMPS EVERY 5 YEARS

- 5% rent increases every 5 years in the base lease term
- Three, five-year renewal options with rent bumps every 5 years



PRO-FORMA YEAR 11 CAP RATE: 7.44%

- Base term rent increases provided rent growth for future landlord
- Pro-forma cap rate of 8.61% by Option III



CORPORATELY GUARANTEED LEASE

- Dollar General has an investment grade “BBB” credit rating (Standard & Poors)
- Publicly traded on the New York Stock Exchange “DG”
- Dollar General has 20,100+ Locations



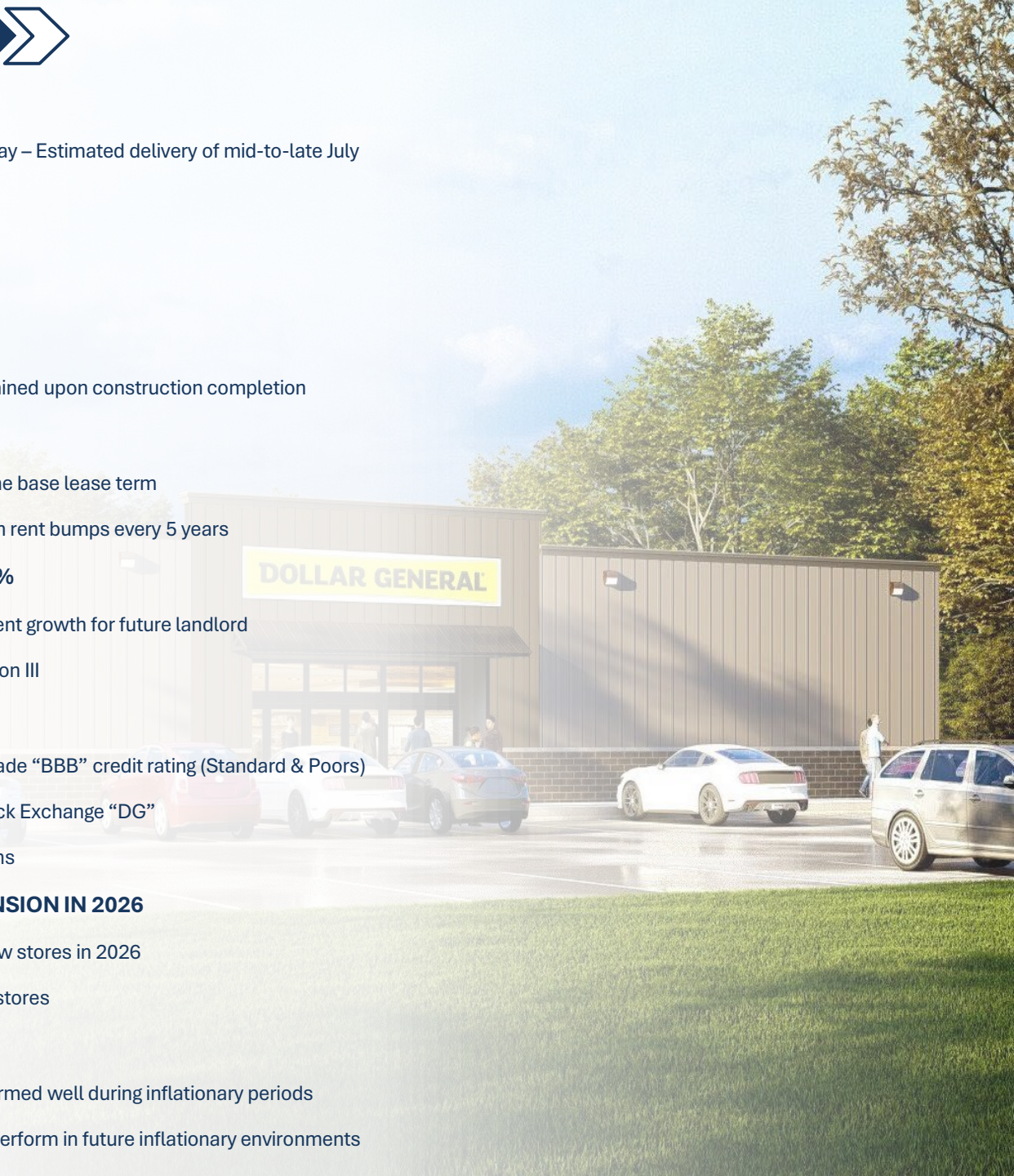
DOLLAR GENERAL CONTINUES EXPANSION IN 2026

- Dollar General plans to open 450 new stores in 2026
- Remodels for thousands of existing stores



INFLATION RESILIENT TENANT

- Dollar General has historically performed well during inflationary periods
- Continues to be well-positioned to perform in future inflationary environments

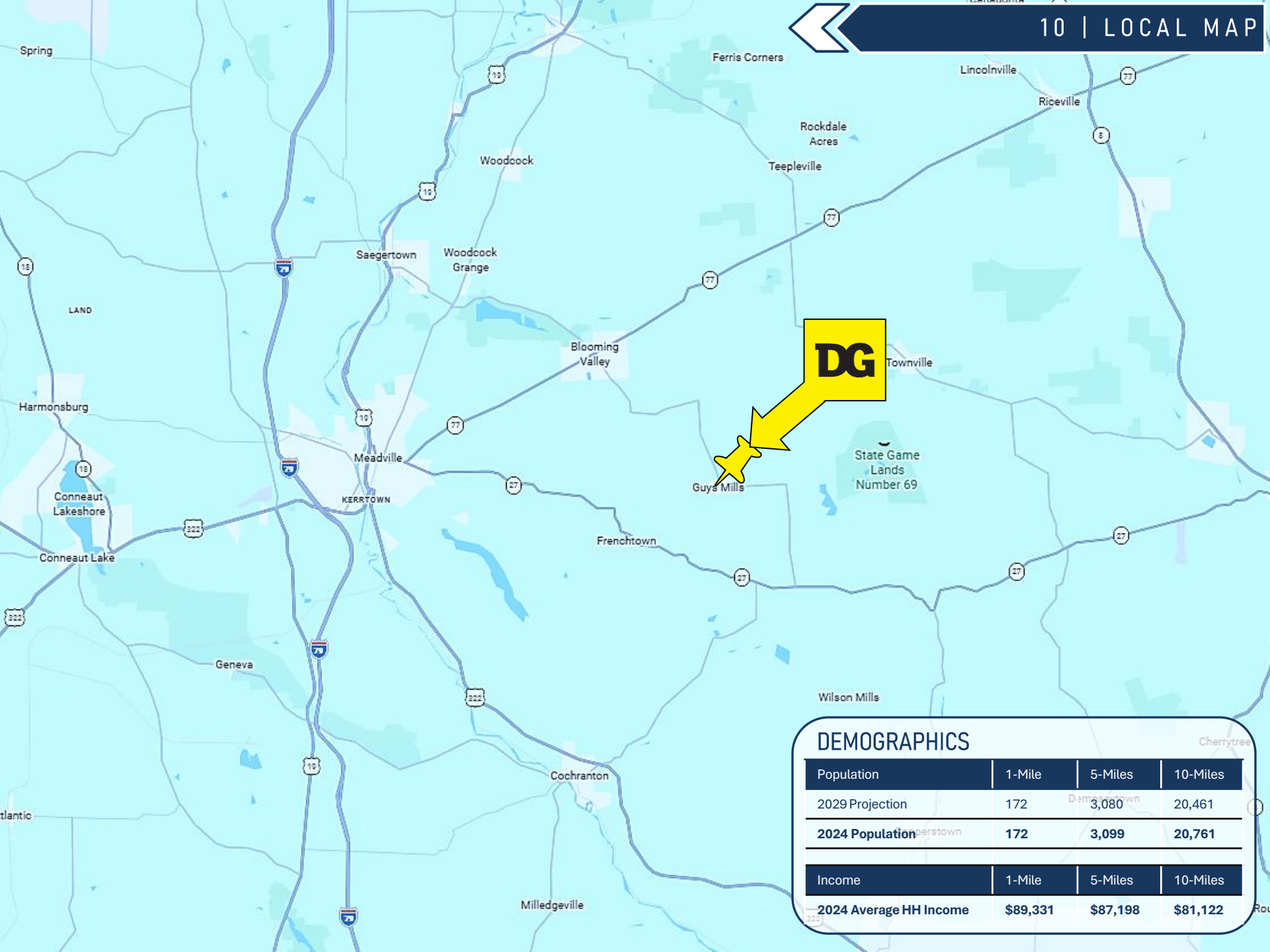




MARKET OVERVIEW

29253 STATE ROUTE 27, GUYS MILLS, PA

DOLLAR GENERAL®



DEMOGRAPHICS

Population	1-Mile	5-Miles	10-Miles
2029 Projection	172	3,080	20,461
2024 Population	172	3,099	20,761
Income	1-Mile	5-Miles	10-Miles
2024 Average HH Income	\$89,331	\$87,198	\$81,122



NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
Erie, PA	"Gem City"	48mi	92,957
Pittsburgh, PA	2 nd Most Populous City in PA	102mi	307,670
Cleveland, OH	2 nd Most Populous City in OH	108mi	365,379
Buffalo, NY	2 nd Most Populous City in NY	129mi	276,379
Rochester, NY	4 th Most Populous City in NY	193mi	211,328
Columbus, OH	14 th Most Populous City in US	242mi	933,263

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DOLLAR GENERAL®



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DOLLAR GENERAL®