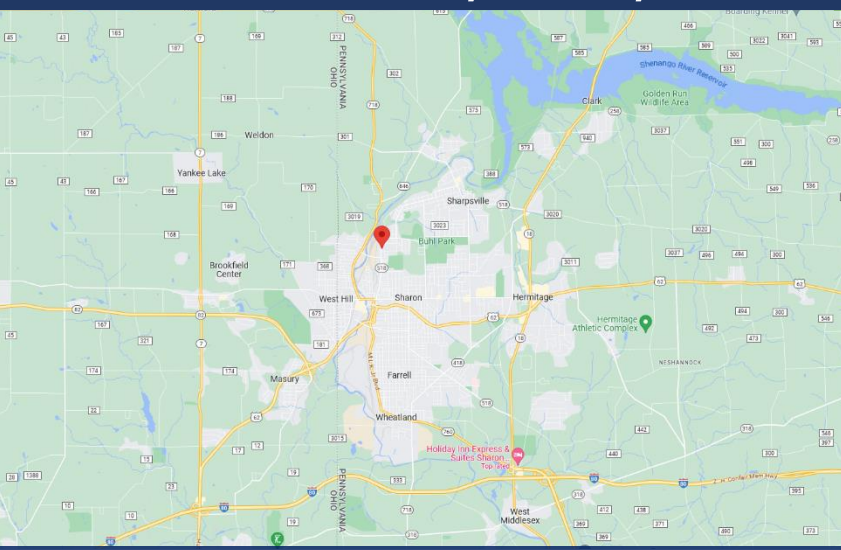




ACTUAL SITE PHOTO

**LISTING PRICE \$1,675,265**

**6.50% Cap Rate**



**PROPERTY DETAILS**

**1010 N Sharpville Ave, Sharon, PA 16146**

- 5% rent increases every 5 yrs
- 23,000+ Population within 2 miles
- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent commenced October 31 2023
- 3-Five Year Options
- Corporate Guaranteed by Dollar General Corporation
- Investment grade rated BBB by Standard and Poor's
- 3,669 Average Daily Traffic count

**ABOUT THE PROPERTY**

 <b>PRICE</b> \$1,675,265	 <b>BUILT</b> October 2023	 <b>AVAILABLE SF</b> 10,566
 <b>CAP RATE</b> 6.50%	 <b>NOI</b> \$108,892	 <b>ZONING</b> Commercial



**ACTUAL SITE PHOTO**

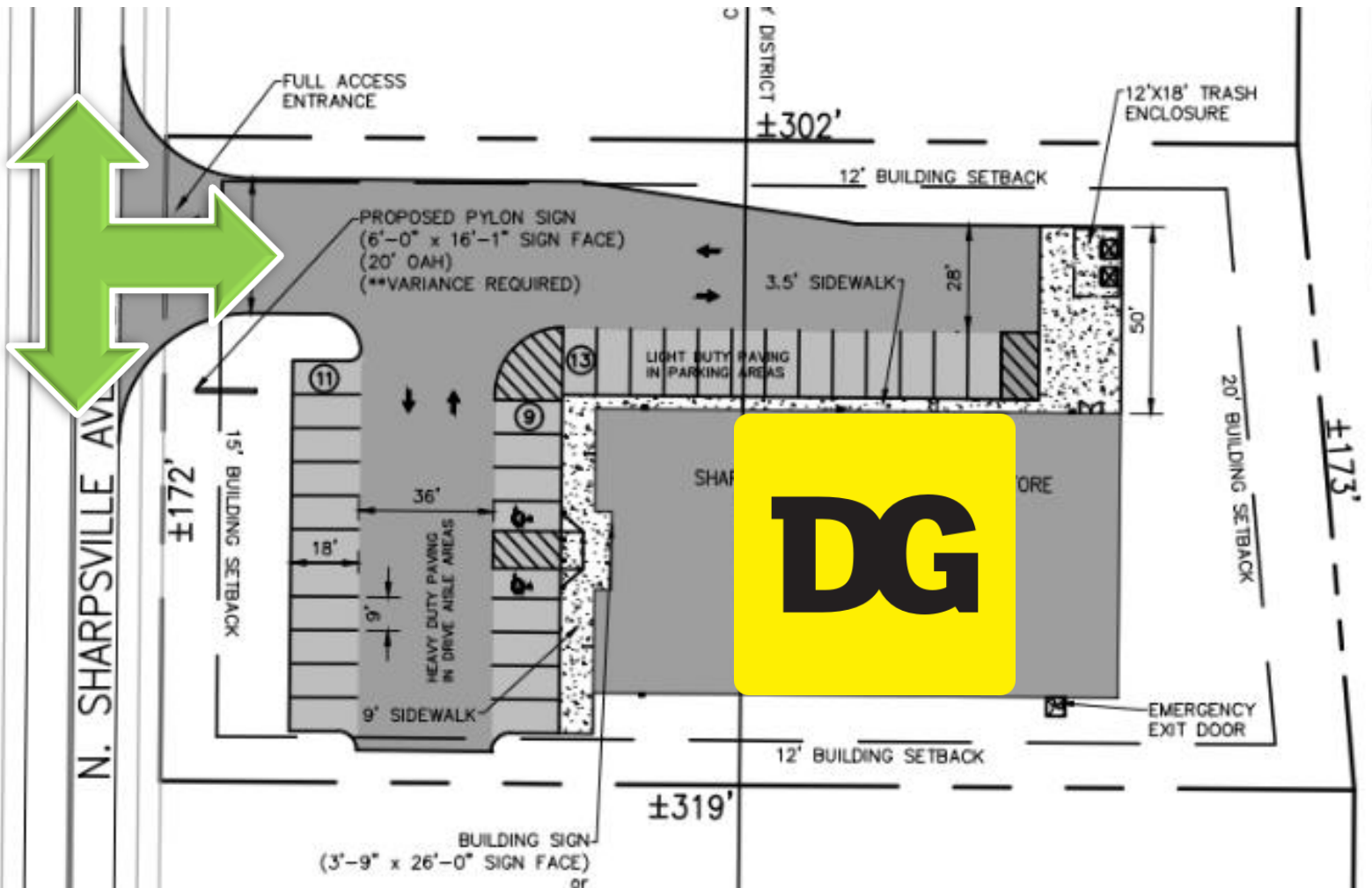
## OFFERING SUMMARY

<b>Year To Be Built:</b>	2023				
<b>Lot Size:</b>	1.23 acres	<b>RENT SCHEDULE</b>			
<b>Building Size:</b>	10,566 SF		<b>Monthly</b>	<b>Annual</b>	<b>Per SF</b>
<b>Traffic Count:</b>	3,669 VPD	Years 1-5	\$9,074	\$108,892	\$10.31
<b>Zoning:</b>	Commercial	Years 6-10	\$9,528	\$114,337	\$10.82
<b>Lease Type:</b>	Absolute NNN	Years 11-15	\$10,004	\$120,054	\$11.36
<b>Primary Lease Term:</b>	15 years	Option 1	\$10,505	\$126,056	\$11.93
<b>Annual Rent:</b>	\$108,892	Option 2	\$11,030	\$132,359	\$12.53
<b>Landlord Responsibilities:</b>	ZERO	Option 3	\$11,581	\$138,977	\$13.15
<b>Lease Start Date:</b>	October 31 2023				
<b>Lease Expiration Date:</b>	October 31 2038				
<b>Rent Increases:</b>	5% Every 5 yrs				
<b>Renewal Options:</b>	3 (Five Year)				
<b>Lease Guarantor:</b>	Dollar General Corporation				



**DOLLAR GENERAL®**

**SITE PLAN**



# DOLLAR GENERAL – SHARON, PA



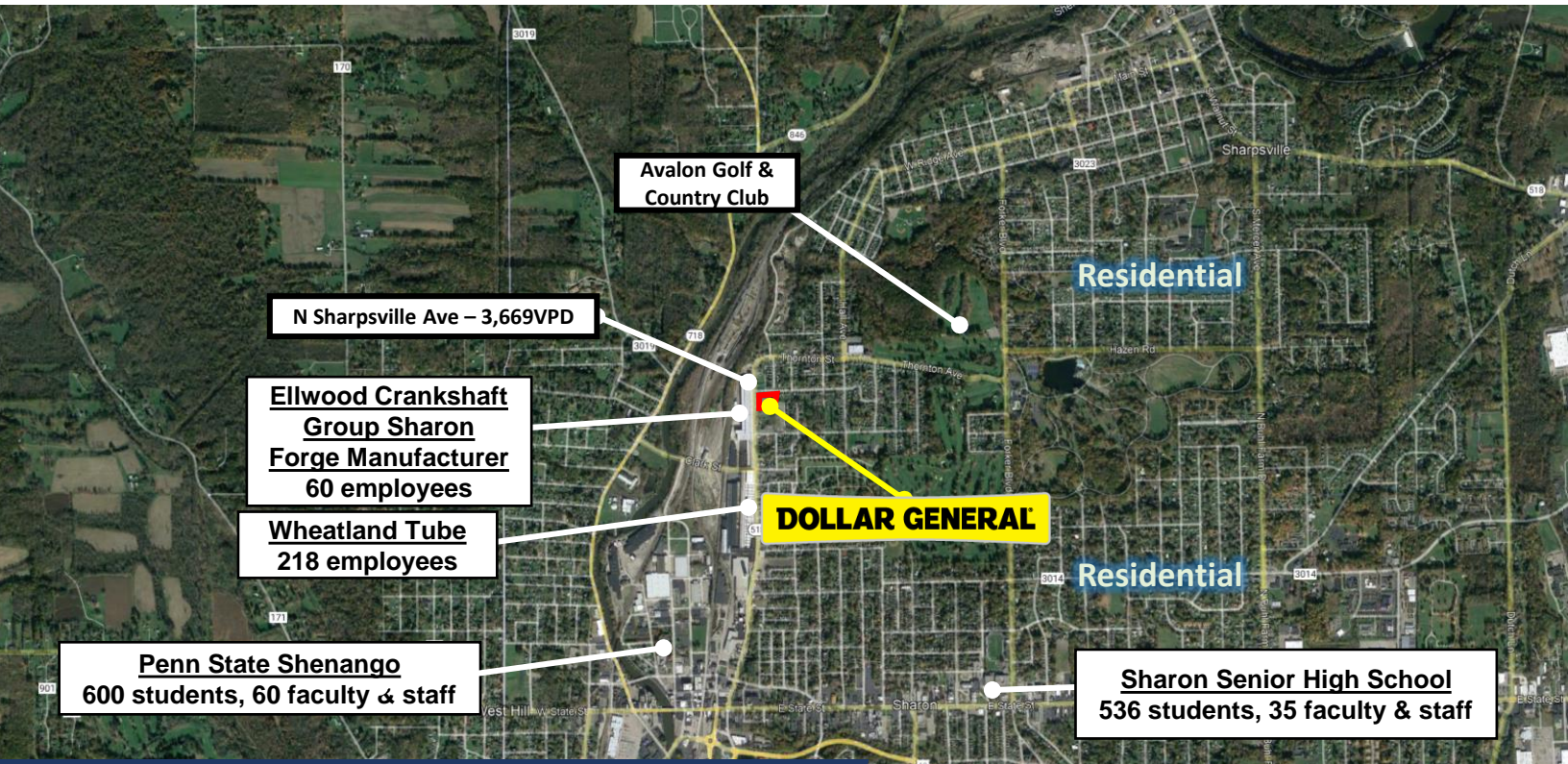
## DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2022 Total Population	23,645	33,844	48,114
2022 Total Daytime Population	22,966	35,618	51,764
Workers	9,367	16,190	25,075
Residents	13,599	19,428	26,689

## HOUSEHOLD SUMMARY

2022 Households	10,615	15,272	21,694
2022 Median Household Income	\$44,672	\$44,997	\$51,767
2027 Median Household Income	\$52,461	\$52,500	\$58,535

# DOLLAR GENERAL – SHARON, PA



## MARKET OVERVIEW

The store is in Sharon PA, 10 minutes East of the Ohio state line. The immediate 2-mile area holds 10,350 households and 23,573 people.

N Sharpsville Ave borders to the West and sees 3,669 VPD (per PennDOT). North Sharpsville Ave runs North to Sharpsville Borough, and South through the Center of Sharon and continues into the City of Farrell PA.

This corridor of Sharon is adjacent to dense neighborhoods, which are equal parts renter/owner based.

Sharon is part of the tri-city area (a total population of 35,000+ people), a nickname coined as a result of Hermitage, Sharon, and Farrell city lines showing an indistinguishable geographical distinction between each other.

Notable employers and traffic generators in the area are; NLMK Pennsylvania (560 employees), The Wheatland Industrial Park (500+ workers), Sharon Tube (450+ Employees), Wheatland Tube (550 Employees). There are also 2 main health care providers in tri-city boundaries: UPMC Horizon with 1,200+ employees, and Sharon Regional Health System with 1,800+ employees

Traffic generators and major employers within a 15-minute drive of the Site include:

### Schools & Universities:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• West Hill Elementary School</li> <li>• Penn State Shenango</li> <li>• Sharpsville Area Elementary School</li> <li>• Sharpsville Senior High School</li> <li>• Sharon Senior High School</li> </ul> | <ul style="list-style-type: none"> <li>• 259 students, 25 faculty &amp; staff</li> <li>• 600 students, 60 faculty &amp; staff</li> <li>• 460 students, 30 faculty &amp; staff</li> <li>• 394 students, 25 faculty &amp; staff</li> <li>• 536 students, 35 faculty &amp; staff</li> </ul> |
|---|--|

### MAJOR EMPLOYERS:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• American Industries</li> <li>• The Primary Health Network</li> <li>• Sharon Regional Medical Center</li> <li>• Ellwood Crankshaft Manufacturer</li> <li>• Wheatland Tube</li> <li>• Sharon Coating LLC</li> </ul> | <ul style="list-style-type: none"> <li>• 30 employees</li> <li>• 130 employees</li> <li>• 184 beds, 1,200 employees</li> <li>• 60 employees</li> <li>• 218 employees</li> <li>• 30 employees</li> </ul> |
|--|---|

### ATTRACTIONS:

- Avalon Golf & Country Club

Brendan Eisenbrandt | Director of Sales

(724) 420-5367 | [Brendan.Eisenbrandt@penntexventures.com](mailto:Brendan.Eisenbrandt@penntexventures.com)

# **DOLLAR GENERAL®**

## **TENANT OVERVIEW**

Dollar General (NYSE: DG) headquartered in Goodlettsville, TN is the largest small-box discount retailer store in the nation. Dollar General aims to make shopping for everyday needs simpler and hassle-free by offering a focused assortment of the most popular national and private brands in general merchandise, cosmetics, toiletries, beverages and groceries at competitive prices in small and convenient locations. A Fortune 500 company (#108), Dollar General is investment grade rated BBB by Standard and Poor's. With \$38.7 billion in net sales in 2023, DG saw a \$2.4 billion profit. Dollar General is planning for approximately 800 new store openings, 1,500 remodels, and 85 store relocations in 2024.

**20,000+ Stores in 48 states**

**Rated BBB by Standard and Poor's**

**173,000 Team Members**

**#108 in Fortune 500 (2023)**

**85 Years in Operation**

**2.2% Net Sales Increase from 2022 to 2023**

**\$38.7 Billion in 2023 Net Sales**

**\$2.4 Billion 2023 Profit**

## DISCLAIMER

### Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of the Dollar General presented in this offering (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PennTex Ventures, LLC, the owner of the Property (“Owner”). This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.

# PennTex

## VENTURES

Real Estate Development



**DOLLAR GENERAL**

**BRENDAN EISENBRANDT**

**DIRECTOR OF SALES**

**724-420-5367**

**[Brendan.Eisenbrandt@PennTexVentures.com](mailto:Brendan.Eisenbrandt@PennTexVentures.com)**