

709 MILL STREET, CATAWISSA

INVESTMENT PROPERTY

DOLLAR GENERAL



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

AVAILABLE SPACE

We are pleased to offer for sale a freestanding Dollar General located in Catawissa, Pennsylvania. This 9,026 square foot building, constructed in 2013, has been occupied by Dollar General for over 10 years, underscoring a strong operating history and tenant commitment to the location. Located in Columbia County, the property benefits from strong visibility and accessibility, serving both local residents and surrounding communities.

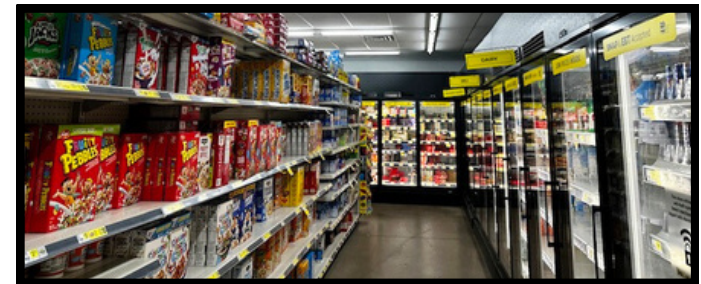
Building SF	9,026+/-
Lot Size	0.97+/- ACRES
Sale Price	\$1,240,000
CAP Rate	7.73%

- No Rite Aid in market
- Store upgrades completed in 2025

TENANT SUMMARY

Tenant	Dollar General
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



VICINITY MAP



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TENANT OVERVIEW

DOLLAR GENERAL

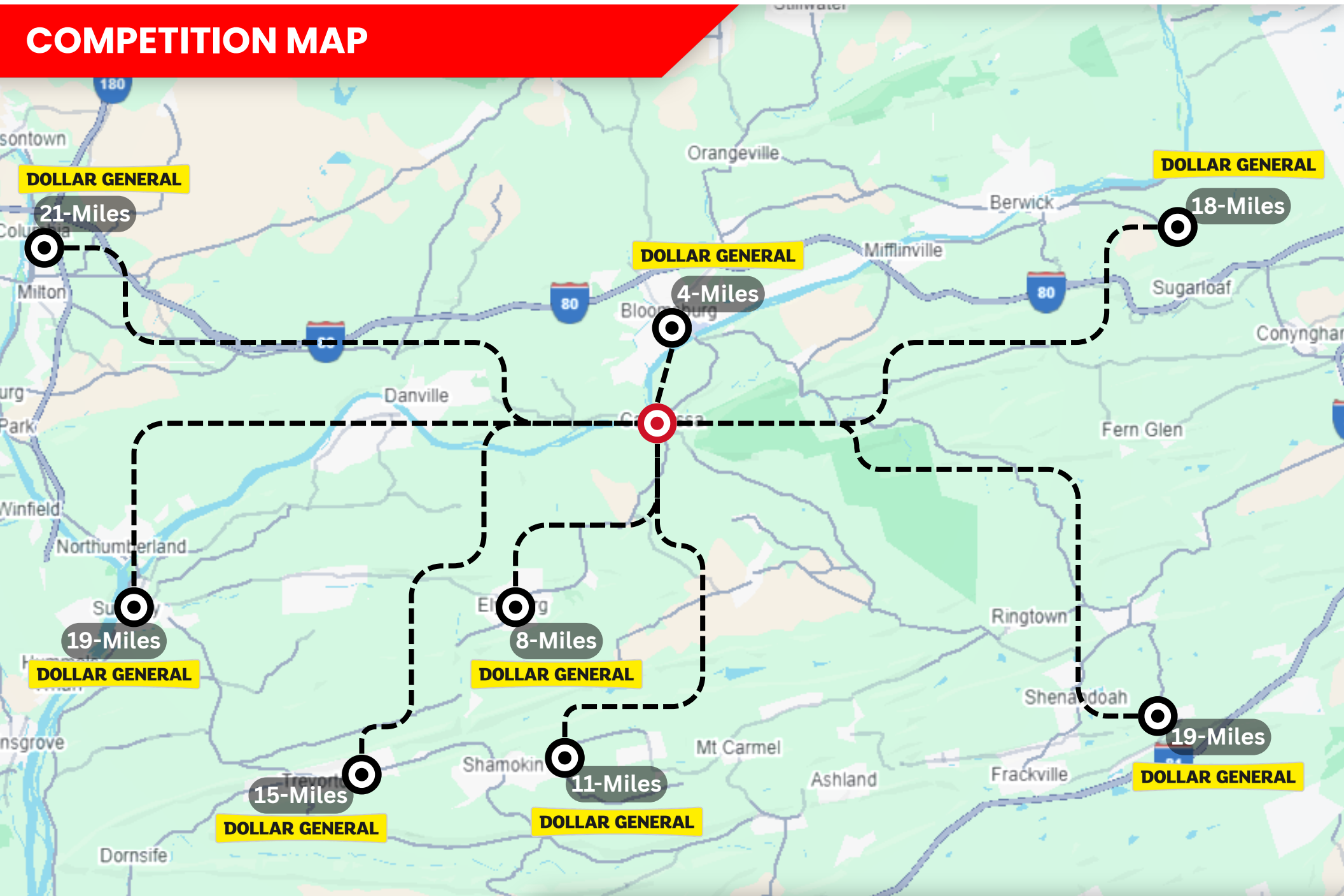
Founded: 1939
Employees: +/- 185,000
Headquarters: Goodlettsville, TN
Locations: 21,000+

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.



COMPETITION MAP



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

