



OFFERING MEMORANDUM
INVESTMENT OPPORTUNITY
IN HARRISVILLE

5537 Pittsburgh Rd | Harrisville, PA 16038

ASSET SUMMARY

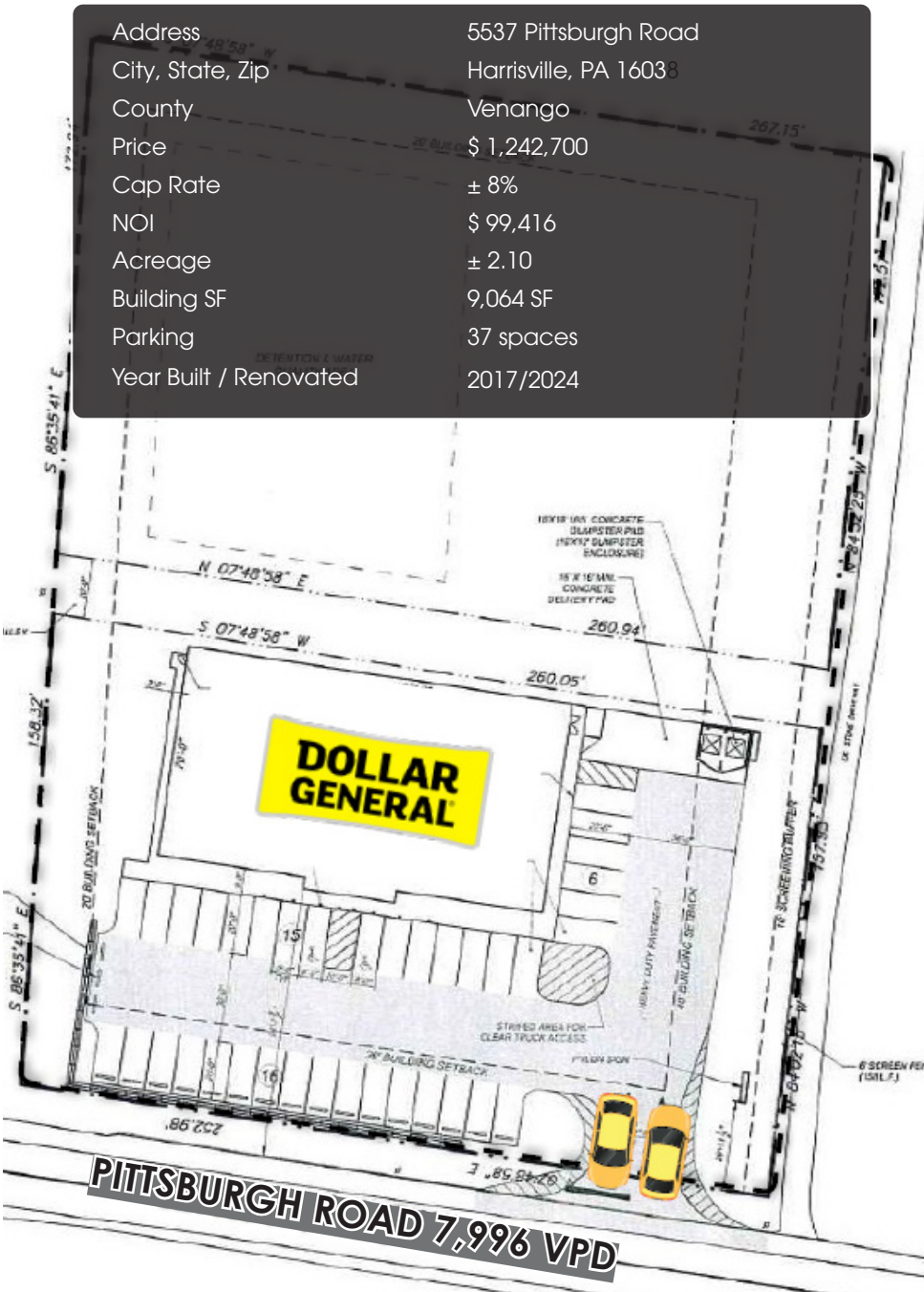
Address	5537 Pittsburgh Road
City, State, Zip	Harrisville, PA 16038
County	Venango
Price	\$ 1,242,700
Cap Rate	± 8%
NOI	\$ 99,416
Acreage	± 2.10
Building SF	9,064 SF
Parking	37 spaces
Year Built / Renovated	2017/2024

INVESTMENT SUMMARY

PRICE	\$ 1,242,700
CAP	± 8%
NOI	\$ 99,416

HIGHLIGHTS

- + Absolute NNN lease – no landlord responsibilities
- + 6+ years remaining on primary lease term
 - Rent Commencement: 9/29/2017
 - Lease Expiration: 9/30/2032
- + 10% structured rent increases every 5 years in the option periods (3, 5-year options)
- + Investment grade tenant (S&P: BBB)
- + Tenant renovated the store in 2024 demonstrating long-term commitment to the market
- + Average HH income of \$94,123 within 3 miles



TENANT PROFILE

**DOLLAR
GENERAL**

Dollar General (NYSE: DG), headquartered in Goodlettsville, Tennessee, is the nation's largest dollar-store retailer with over 15,000 locations across 45 states. Founded in 1939, the company offers everyday essentials and nationally recognized brands at convenient neighborhood locations. Ranked #123 on the Fortune 500 in 2018, Dollar General generated approximately \$23.5 billion in annual revenue.



Representative Image - Not Actual Property

FINANCIAL OVERVIEW

2026 RENT ROLL

TENANT	SF	START	END	REMAINING TERM AS OF 5/1/2026	ANNUAL RENT	MONTHLY RENT	PSF RENT	LEASE TYPE
DOLLAR GENERAL	9,064	9/29/2017	9/30/2032	6 yrs 4 mos	\$ 99,416.04	\$ 8,284.67	\$ 10.97	Absolute Net
Option 1		10/1/2032	9/30/2037	5 years	\$ 109,357.56	\$ 9,113.13	\$ 12.07	Absolute Net
Option 2		10/1/2037	9/30/2042	5 years	\$ 120,293.40	\$ 10,024.45	\$ 13.27	Absolute Net
Option 3		10/1/2042	9/30/2047	5 years	\$ 132,322.68	\$ 11,026.89	\$ 14.60	Absolute Net



Representative Image – Not Actual Property



MARKET AERIAL



MARKET OVERVIEW

DEMOGRAPHICS



Population	3 miles	5 miles	10 miles
2025 Estimates	1,663	4,541	31,400



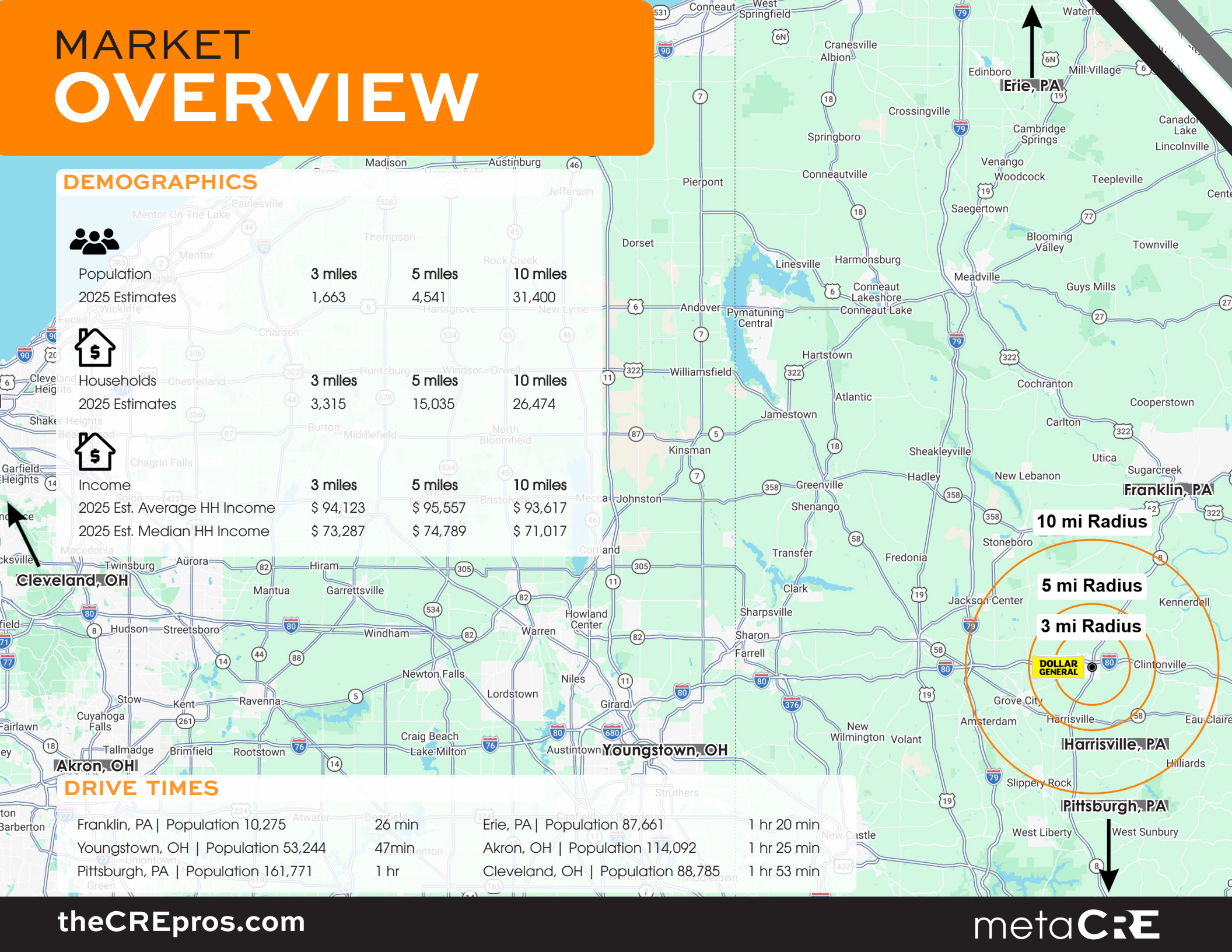
Households	3 miles	5 miles	10 miles
2025 Estimates	3,315	15,035	26,474



Income	3 miles	5 miles	10 miles
2025 Est. Average HH Income	\$ 94,123	\$ 95,557	\$ 93,617
2025 Est. Median HH Income	\$ 73,287	\$ 74,789	\$ 71,017

DRIVE TIMES

Franklin, PA Population 10,275	26 min	Erie, PA Population 87,661	1 hr 20 min
Youngstown, OH Population 53,244	47 min	Akron, OH Population 114,092	1 hr 25 min
Pittsburgh, PA Population 161,771	1 hr	Cleveland, OH Population 88,785	1 hr 53 min



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Inquiries by residents and property owners of the State of Pennsylvania are to be made to Scott Reid.

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