

SINGLE TENANT NET LEASE

Investment Opportunity

**DOLLAR
GENERAL**

Recent Lease Renewal | Corporate Lease (S&P: BBB) | 30-Year Operating History



21 Bridge Street

JOHNSTOWN PENNSYLVANIA

ACTUAL SITE

 **SRS** | CAPITAL
MARKETS

ANDREW FALLON

EVP & Managing Principal
National Net Lease

andrew.fallon@srsre.com

D: 703.787.4733 | M: 202.286.1542

1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951

CONSULTANTS

PHILIP WELLDE JR.

First Vice President
National Net Lease



OFFERING

Price	\$518,000
Net Operating Income	\$40,141
Cap Rate	7.75%
Signature	Corporate
Tenant	Dollar General
Lease Type	NN
Landlord Responsibilities	Roof, Structure & Major HVAC
Options Remaining	None
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	9,600 SF
Land Area	0.44 Acres
Property Address	21 Bridge Street Johnstown, Pennsylvania 15902
Year Built / Remodeled	1954 / 2019
Parcel Number	087 011399
Ownership	Fee Simple (Land & Building Ownership)
Zoning	C-2: Community Business District
Parking Spaces	45

Recent 5-Year Renewal | Corporate Lease | 30-Year Operating History

- Dollar General has 5 years remaining on their current lease
- Dollar General recently exercised their last option, committing them to the site until October 2031
- The lease is corporately signed by Dolgencorp, LLC, an investment grade (S&P: BBB), nationally recognized, and an established discount store with 21,055 locations as of May 2026
- The tenant has operated at this site for 30 years

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to roof, structure, and major HVAC replacement
- Ideal, low-management investment for a passive investor

Signalized, Hard-Corner Intersection | Proximity to Students | Near Goodwill & Sheetz

- The subject property is located down the street from Sheetz and Goodwill; the Sheetz ranks in the 96th percentile of all gas stations nationwide according to Placer.AI
- The property sits at the signalized, hard-corner, 5-way intersection of Bridge St, Bond St, and Central Ave (11,200 VPD combined)
- The site is less than one mile from Greater Johnstown Senior High School (915 students) in grades 8-12

Strong Demographics In 5-Mile Trade Area

- More than 60,694 residents and 31,610 employees support the trade area
- \$79,234 average household income

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Monthly	Annually	Recovery Type	Options
Dollar General	9,600	8/1/1997	10/31/2031	11/1/2026	\$4,630	\$55,560	NN	N/A ¹

¹ The tenant has no contractual options remaining

ITEM	AMOUNT
INCOME	
Rental Income	\$55,560
CAM & Other Recoveries	\$7,500
Tax Recoveries	\$3,840
Total Income	\$66,900

ITEM	AMOUNT
EXPENSES	
Maintenance	\$11,030
HVAC	\$500
Operating Expenses	\$11,530
Taxes/Other	\$11,648
Insurance	\$3,581
Management Fees	\$0
Total Financial & Admin	\$15,229
Total Expenses	\$26,759
NOI	\$40,141

DOLLAR GENERAL®

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 21,055+

Credit Rating: S&P: BBB

2026 Employees: 194,000

2026 Revenue: \$42.72 Billion

2026 Net Income: \$1.51 Billion

2026 Assets: \$30.96 Billion

2026 Equity: \$8.51 Billion

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 1, 2026, the Company's 21,055 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: investor.dollargeneral.com, finance.yahoo.com

LOCATION MAP

DOLLAR GENERAL

PITTSBURGH
70 miles

STATE COLLEGE
86 miles

HAGERSTOWN
97 miles

2026 Estimated Population	
1 Mile	8,882
3 Miles	38,461
5 Miles	60,694

2026 Average Household Income	
1 Mile	\$62,994
3 Miles	\$78,549
5 Miles	\$79,234

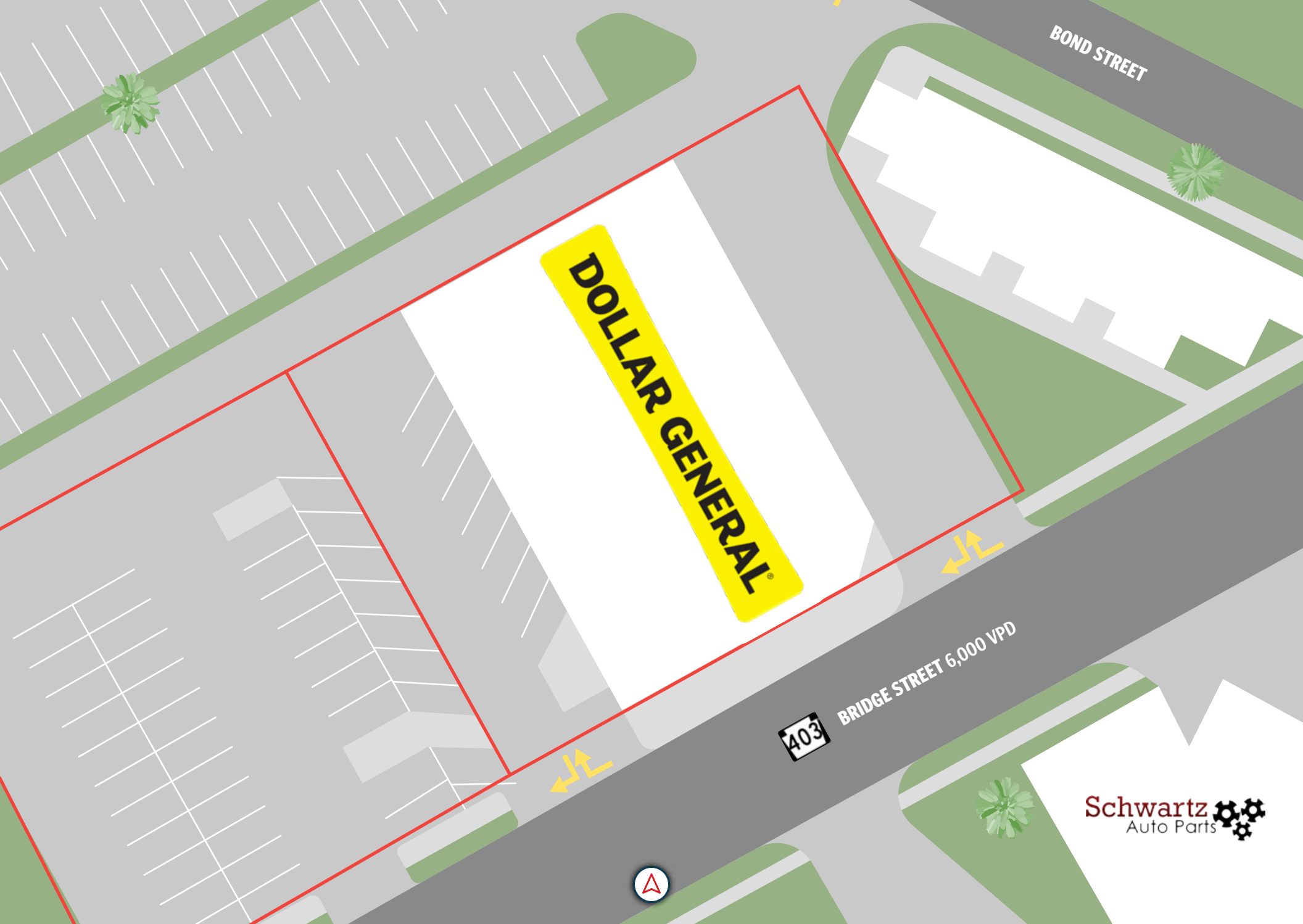
2026 Estimated Total Employees	
1 Mile	4,828
3 Miles	17,469
5 Miles	31,610

1 Mile	8,882
3 Miles	38,461
5 Miles	60,694

1 Mile	\$62,994
3 Miles	\$78,549
5 Miles	\$79,234

1 Mile	4,828
3 Miles	17,469
5 Miles	31,610







THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets