616 MAIN STREET GALLITZIN, PA

LANDMARK COMMERCIAL REALTY

TCN WORLDWIDE REAL ESTATE SERVICES

LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

(717) 731.1990

www.LandmarkCR.com

FOR SALE

Single-Tenant Net Lease Investment

Property Overview

Landmark Commercial Realty is pleased to exclusively offer for sale a corporately guaranteed Dollar General investment opportunity. This freestanding retail property is leased to Dollar General with future renewal options and scheduled rent increases. The tenant has demonstrated a strong commitment to the location through an early lease extension and recent store improvements. Supported by a passive investment structure (minus roof/structure), recent capital upgrades, and the strength of one of the nation's leading discount retailers, this offering provides stable cash flow and long-term investment security.

Investment Highlights

- Corporate Dollar General lease guarantee
- Attractive going-in yield
- Passive NNN investment structure
- Long-term tenant commitment demonstrated through early lease extension
- Scheduled rent increases during renewal options
- Recent tenant capital investment in the location
- Brand-new roof with transferable warranty
- Stable cash flow with minimal landlord responsibilities
- Ideal for 1031 exchange, private, and net lease investors
- Backed by one of the nation's largest discount retailers

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Property Highlights

- Freestanding single-tenant retail building
- Purpose-built layout for Dollar General supporting efficient retail operations
- Recent interior store renovations completed by tenant
- New roof replacement with transferable warranty
- Well-maintained asset with reduced near-term capital expenditure concerns
- Essential retail use serving daily consumer needs
- Established location with a loyal customer base
- Strong visibility and accessibility
- Income-producing asset with future growth potential

Location

Located in the Cambria County community of Gallitzin, this property serves as an important retail destination for residents seeking groceries, household essentials, and everyday necessities. The store benefits from convenient access along US-22, limited nearby grocery competition, and a well-established customer base drawn from both Gallitzin and the surrounding rural communities. Dollar General's continued investment in the location and early lease extension reflect confidence in the market's long-term stability and the property's ongoing importance within the trade area.

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Investment Details

OFFERING SUMMARY	
Sale Price	$825,000
CAP Rate	7.97%
Taxes*	$12,123.33
Insurance**	Property/liability insurance paid directly by the Tenant *(excluding applicable deductible amounts, which shall be the sole responsibility of the Landlord).*
NOI (including management)	$65,779.00
Tenant	Dolgencorp, LLC dba Dollar General
Lease End Date	06/30/2030
Options	Three (3) 5-year

** Taxes are 100% reimbursed by the Tenant.*
*** Landlord carries insurance through the Tenant's designated national insurance provider.*

MARKET SUMMARY	
Zoning	Commercial
Municipality	Gallitzin Boro
County	Cambria County
Submarket	Johnstown MSA

PROPERTY SPECIFICATIONS	
APN	030-022755
Building Class	B
Property Type	Single Tenant Retail
Building Size	± 9,014 SF
Parking	± 30 Spaces
Year Built	2008 - 2009
Construction	Concrete Block / Metal
Roof Type	Sloped / Metal
HVAC	Central AC / Electric Heat
Lighting	LED
Security	Yes

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Landlord / Tenant Responsibilities

Tenant Responsibilities

- Responsible for all non-structural interior maintenance and repairs (ordinary wear and tear excepted).
- Maintains, repairs, and replaces HVAC equipment at its expense, subject to lease-end reimbursement provisions if replacement occurs within the final two years of the initial term.
- Responsible for plate glass, storefront door glass, parking lot light bulb replacement, sign panels, and maintenance of the pylon sign foundation, base, and pole.
- Responsible for damage caused by its negligence or willful misconduct.

Landlord Responsibilities

- Responsible for all structural and exterior building components, including the roof, walls, façade, canopy, gutters, exterior utilities, and electrical service to the pylon sign.
- Responsible for all capital repairs and replacements to the parking lot and common exterior improvements, including paving, landscaping, irrigation, lighting standards, snow removal, and exterior maintenance.
- Responsible for repairs resulting from latent defects or covered warranties.

Operating Expense Reimbursement

- Tenant reimburses Landlord for actual, reasonable operating and maintenance expenses related to the parking areas, including landscaping, irrigation, snow removal, lighting, striping, cleaning, routine repairs, and light pole repairs.
- Capital expenditures, replacements, management/administrative costs, and uninsured losses are excluded from reimbursement and remain the Landlord's responsibility.
- Tenant may elect to assume routine parking lot maintenance with 180 days' notice, eliminating its parking area maintenance contribution, while Landlord remains responsible for all capital repairs and replacements.

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Financials

INCOME

TENANT	SF	% OF RA	RPSF	ANNUAL
Dolgencorp Inc. dba Dollar General	9,014	100%	$7.34	$66,150.00
			Preventative Roof Maintenance	($371.00)
NET Operating Income				**$65,779.00**

LEASE TERM

Lease Start Date	**August 12, 2008**
Current Lease End Date	**June 30, 2030**
Options Remaining	**Three (3) 5-year**
Increases	**~ 5% every option period**

RENT SCHEDULE

YEAR	CURRENT RENT (MONTHLY)	CURRENT RENT (ANNUAL)	RENT PER SF
Current	$5,512.50	$66,150.00	$7.34
First Option Period (07/01/30 - 06/30/35)	$5,775.00	$69,300.00	$7.69
Second Option Period (07/01/35 - 06/30/40)	$6,063.75	$72,765.00	$8.07
Third Option Period (07/01/40 - 06/30/45)	$6,366.00	$76,403.28	$8.48

Remaining Term = 3.9 years

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Tenant Profile

Dollar General Corporation is one of the largest discount retailers in the United States, operating more than 20,000 stores nationwide and serving millions of customers through a business model focused on convenience, value, and everyday essentials. The company offers a broad merchandise mix including consumables, groceries, household products, health and beauty items, seasonal goods, and basic apparel.

Dollar General's strategy emphasizes serving rural and underserved communities where consumers often have limited access to traditional grocery and discount retail options. This approach has enabled the company to establish a strong national footprint and maintain consistent customer demand across varying economic conditions. Its focus on essential, needs-based products helps drive recurring traffic and provides a degree of resilience against e-commerce competition.

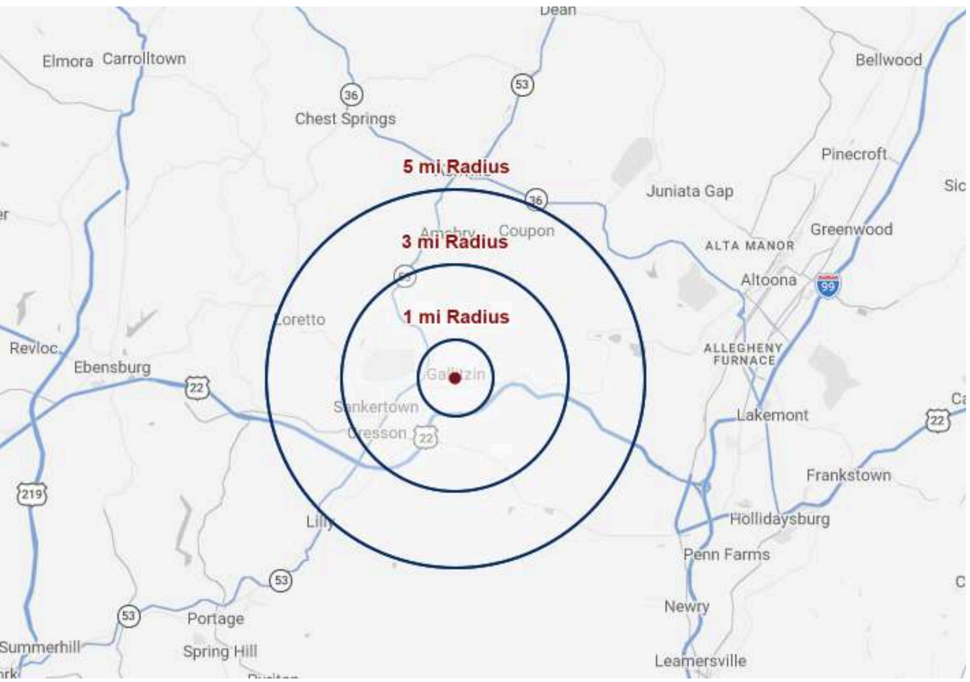
As a recognized national retailer with decades of operating history, Dollar General continues to invest in store improvements, supply chain infrastructure, and strategic market expansion. The company's extensive store network, strong brand recognition, and commitment to convenience-based retailing have made it a preferred tenant among net lease investors seeking stable, long-term income-producing assets.

Tenant Highlights

- Over 20,000 stores nationwide
- One of America's largest discount retailers
- Focused on everyday essentials and consumable goods
- Strong presence in rural and underserved markets
- E-commerce resistant business model
- Consistent customer traffic driven by necessity-based purchases
- Long operating history and established national brand
- Proven performance across multiple economic cycles
- Continued investment in store growth and modernization
- Recognized tenant within the net lease investment market

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,992	6,610	11,847
Households	826	2,738	4,253
Average Household Income	$83,964	$81,607	$90,641
Businesses	39	192	300
Employees	255	1,479	2,733



LOCATION & DEMOGRAPHICS

Gallitzin, Pennsylvania is a historic community strategically positioned along the US-22 corridor and serves as an important commercial center for residents throughout the surrounding rural region. The area benefits from steady local demand driven by year-round residents, regional commuters, and visitors traveling through the Allegheny Mountains. As one of the primary providers of groceries, household essentials, and everyday convenience goods in the market, Dollar General occupies a critical role within the community and draws customers from Gallitzin and neighboring municipalities.

A significant driver of regional activity is nearby Prince Gallitzin State Park, one of Central Pennsylvania's premier outdoor recreation destinations. Featuring Glendale Lake, camping facilities, boating, fishing, hiking trails, and year-round outdoor attractions, the park welcomes thousands of visitors annually and contributes to a consistent flow of tourism throughout the area. The park's popularity strengthens local commerce by attracting seasonal visitors, outdoor enthusiasts, and travelers who rely on nearby retail services and convenience-based shopping options during their stay.

The Gallitzin trade area benefits from a combination of stable residential demand, limited retail competition, and a strong sense of community. With few alternative grocery and discount retail options in the immediate vicinity, Dollar General has established itself as a primary destination for everyday necessities. The company's decision to execute an early lease extension and invest additional capital into the store further demonstrates confidence in the long-term viability of the market. Together, the area's dependable consumer base, tourism influence, and essential retail demand create a stable environment that supports long-term occupancy and investment performance.

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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies
- Demographic Analysis

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS

HARRISBURG	CARLISLE
STATE COLLEGE	YORK
ALLENTOWN	GETTYSBURG
HAZLETON	LEBANON
HAGERSTOWN	LANCASTER
CHAMBERSBURG	HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide,,TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than $58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility,providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.

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Legal matters should be reviewed with qualified legal counsel. Tax matters should be reviewed with a certified public accountant or tax attorney. Title matters should be reviewed with a title company, title officer, or attorney. Questions regarding the condition of the property, environmental concerns, zoning, land use, code compliance, or governmental requirements should be discussed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

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