

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

DOLLAR GENERAL

9+ Years Remaining | Corporate Guaranty (S&P: BBB) | Top Placer Ranking - 89th% | 2026 Remodel



934 Sharon-New Castle Road

FARRELL PENNSYLVANIA

ACTUAL SITE



ANDREW FALLON

**EVP & Managing Principal
National Net Lease**

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1765 Greensboro Station Place

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PA License No. RMR007144

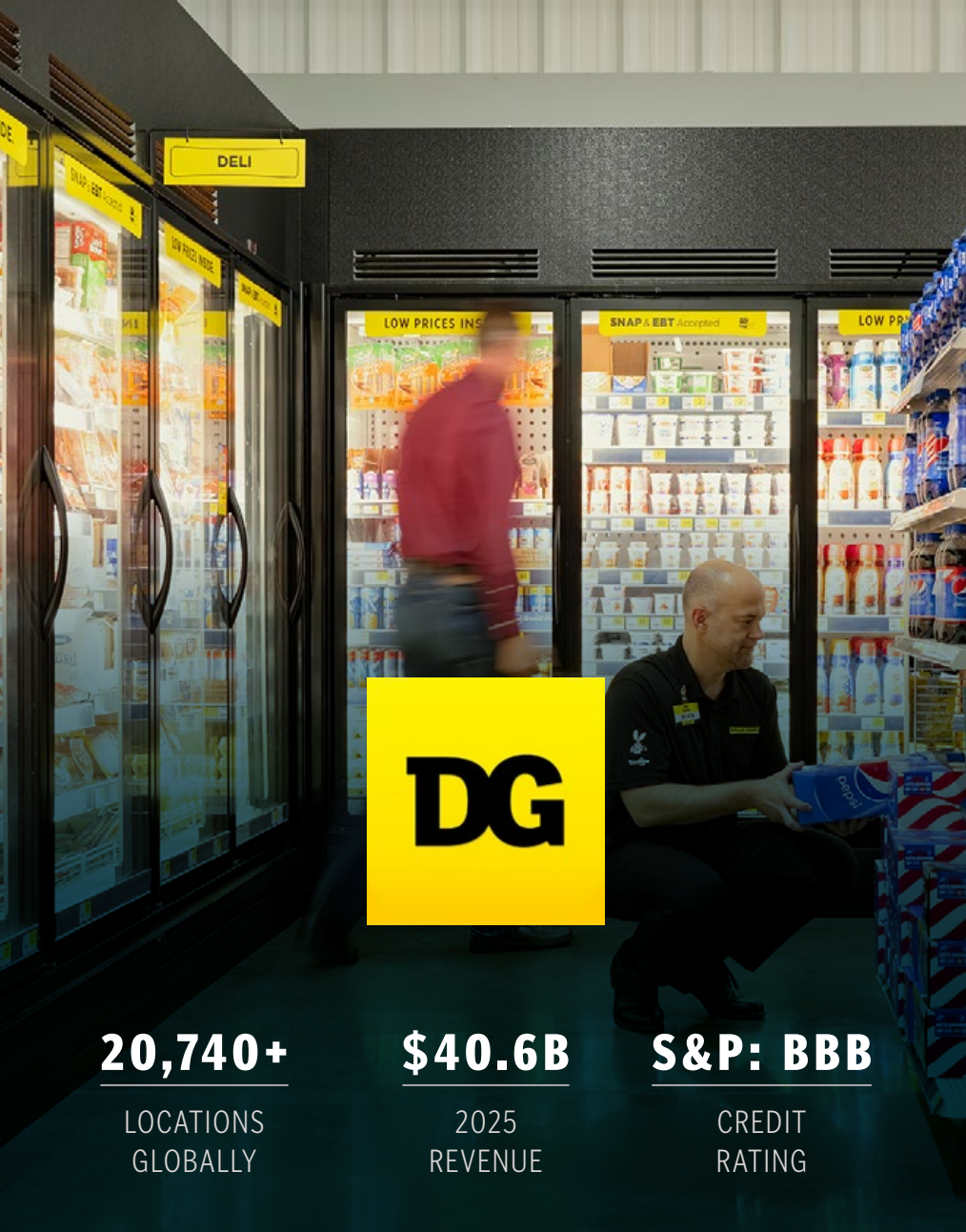
CONSULTANTS

PHILIP WELLDE JR.

**First Vice President
National Net Lease**



Broker of Record: Andrew Fallon, SRS National Net Lease Group LP | PA License No. #RMR007144



20,740+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$1,650,000
Net Operating Income	\$112,824
Cap Rate	6.84%

PROPERTY SPECIFICATIONS

Property Address	934 Sharon-New Castle Road Farrell, PA 16121
Rentable Area	10,640 SF
Land Area	1.71 AC
Year Built / Remodeled	2020 / 2026
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	9+ Years
Increases	10% Increases at Beg. of Each Option
Options	2 (5-Year)
Rent Commencement	September 9, 2020
Lease Expiration	September 30, 2035
ROFO/ROFR	No

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	10,640	9/9/2020	9/30/2035	Current	-	\$9,402	\$112,824	2 (5-year)
(Corporate Guaranty)				Option 1	10%	\$10,342	\$124,106	

10% Increases Each Option Thereafter

9+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed | 2026 Remodel

- Dollar General has operated at this location for 5 years and has 9+ years remaining on their current lease with 2 (5-year) options to extend
- The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation
- Dollar General has informed ownership that this store will be remodeled in 2026, highlighting their commitment to this site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,740 location as of August 2025

Absolute NNN | Fee Simple Ownership | No Landlord Responsibilities

- Tenant pays for CAM, taxes, and maintains all aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area

- More than 49,000 residents and 26,000 employees support the trade area
- \$73,632 average household income

Dense Retail Corridor | Strong National/Credit Tenant Presence | Next to Farrell Area High School & Elementary School

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's, Home Depot, Aldi, Kohl's, Hobby Lobby, Taco Bell, Burger King and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is located right next to Farrell Area High School & Elementary School (918 students), further increasing consumer traffic to the site

Along Sharon-New Castle Rd | Excellent Visibility

- The asset is located along Sharon-New Castle Rd which averages 6,300 VPD
- The asset has excellent visibility via significant street frontage and a large pylon sign



Ranking Overview

Nov 1, 2024 - Oct 31, 2025



Ranking Overview

Dollar General

Sharon New Castle Rd, Farrell, PA

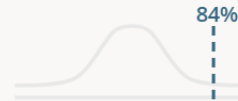
Nationwide

2,782 / 19,382



Pennsylvania

146 / 924



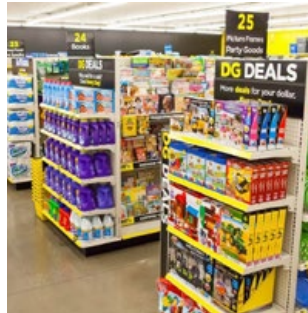
10 miles

3 / 19



Chain: Dollar General | Visits | Nov 1st, 2024 - Oct 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,746+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 Billion

Credit Rating: S&P: BBB

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 August 1, 2025, the Company's 20,746 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: businesswire.com, finance.yahoo.com

LOCATION



Farrell, Pennsylvania
Mercer County
Youngstown-Warren-Boardman MSA

PARKING



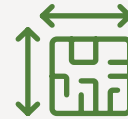
There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 3.75 stalls per 1,000 SF of leasable area.

ACCESS



Sharon-New Castle Road/State Highway 518:
1 Access Point

PARCEL



Parcel Number: 52 426 124
Acres: 1.71
Square Feet: 74,313

TRAFFIC COUNTS



Sharon-New Castle Road/State Highway 518: 6,300 VPD
S. Hermitage Road/State Highway 18: 22,100 VPD

CONSTRUCTION



Year Built / Remodeled: 2020 / 2026

IMPROVEMENTS



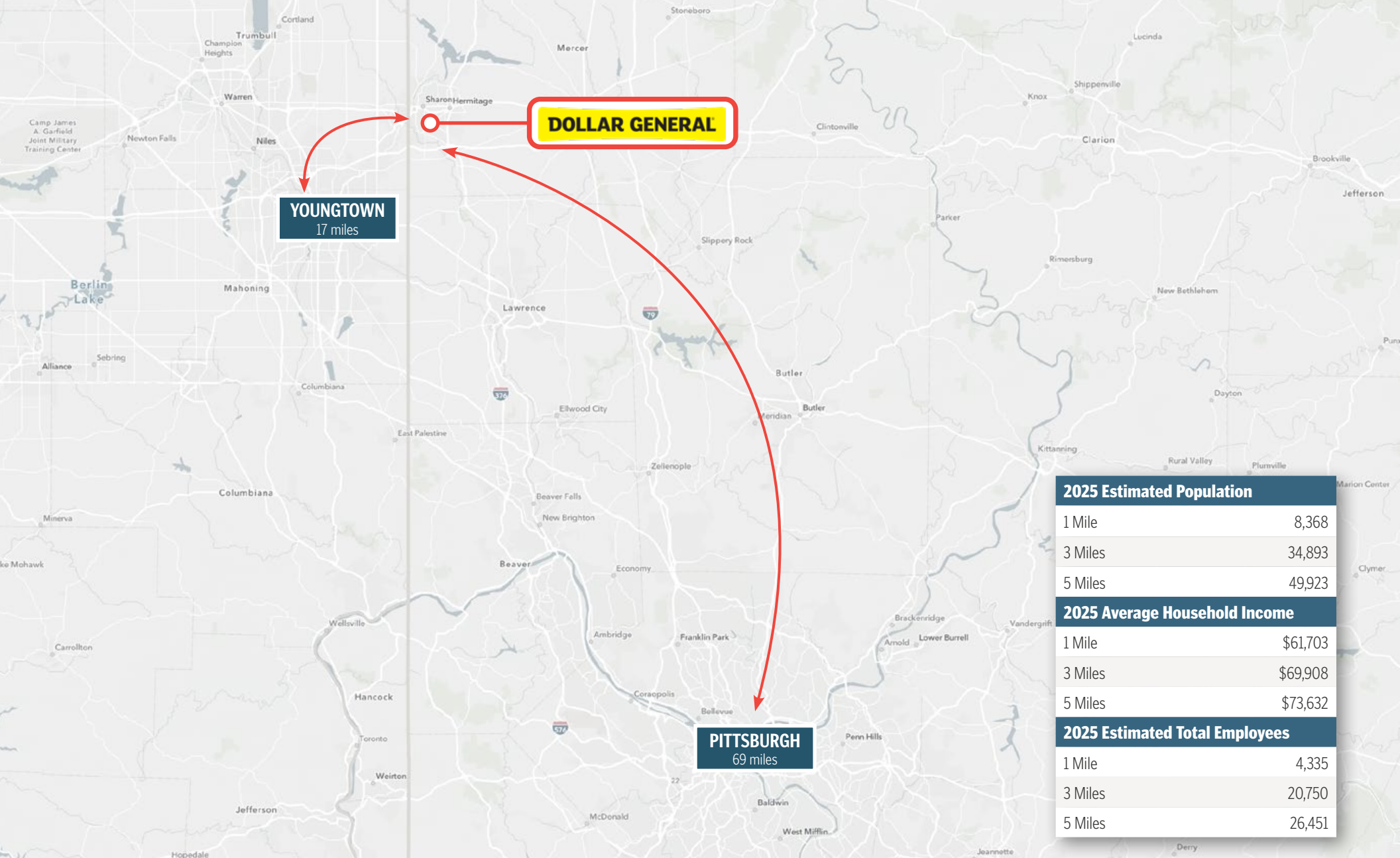
There is approximately 10,640 SF of existing building area

ZONING

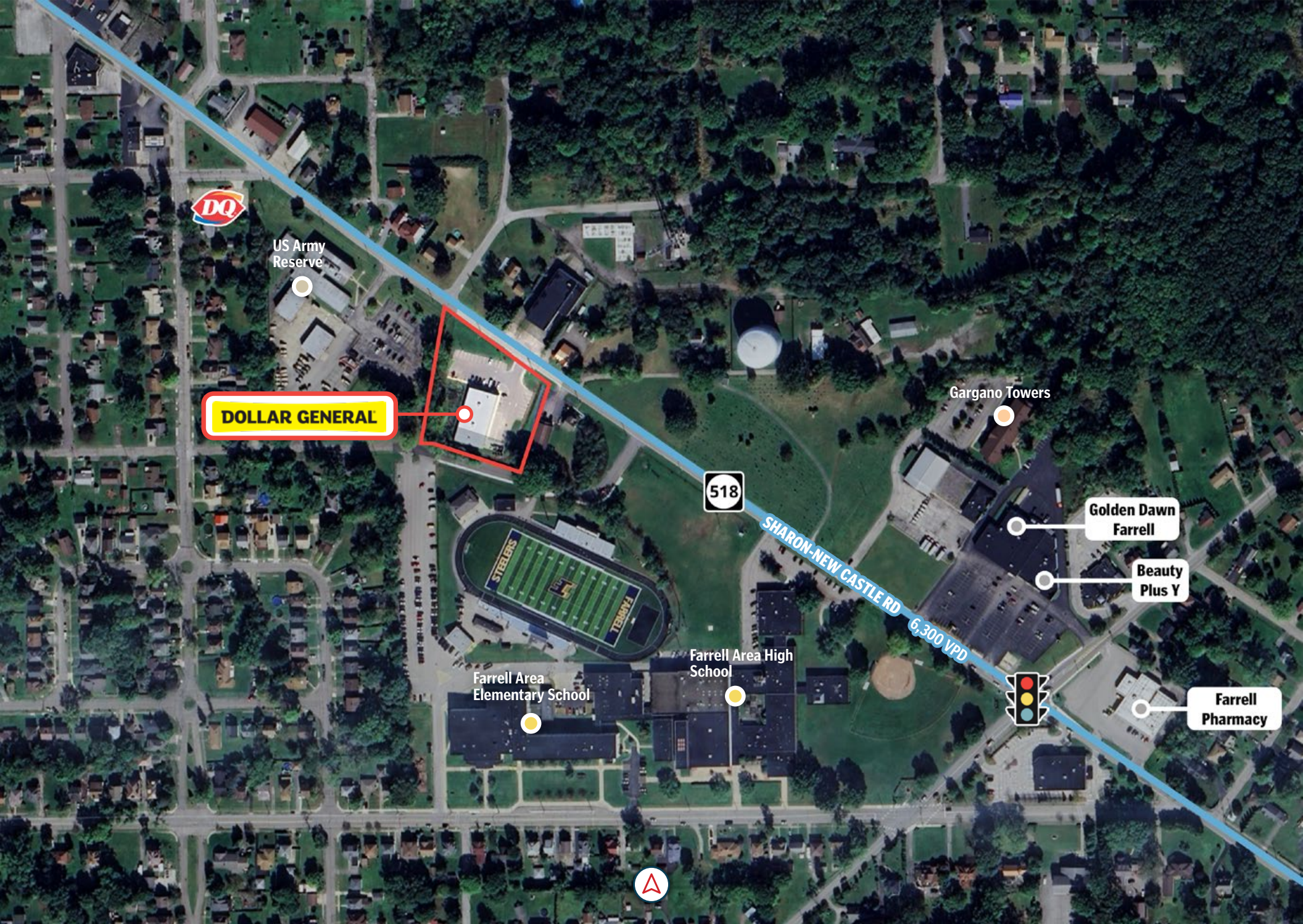


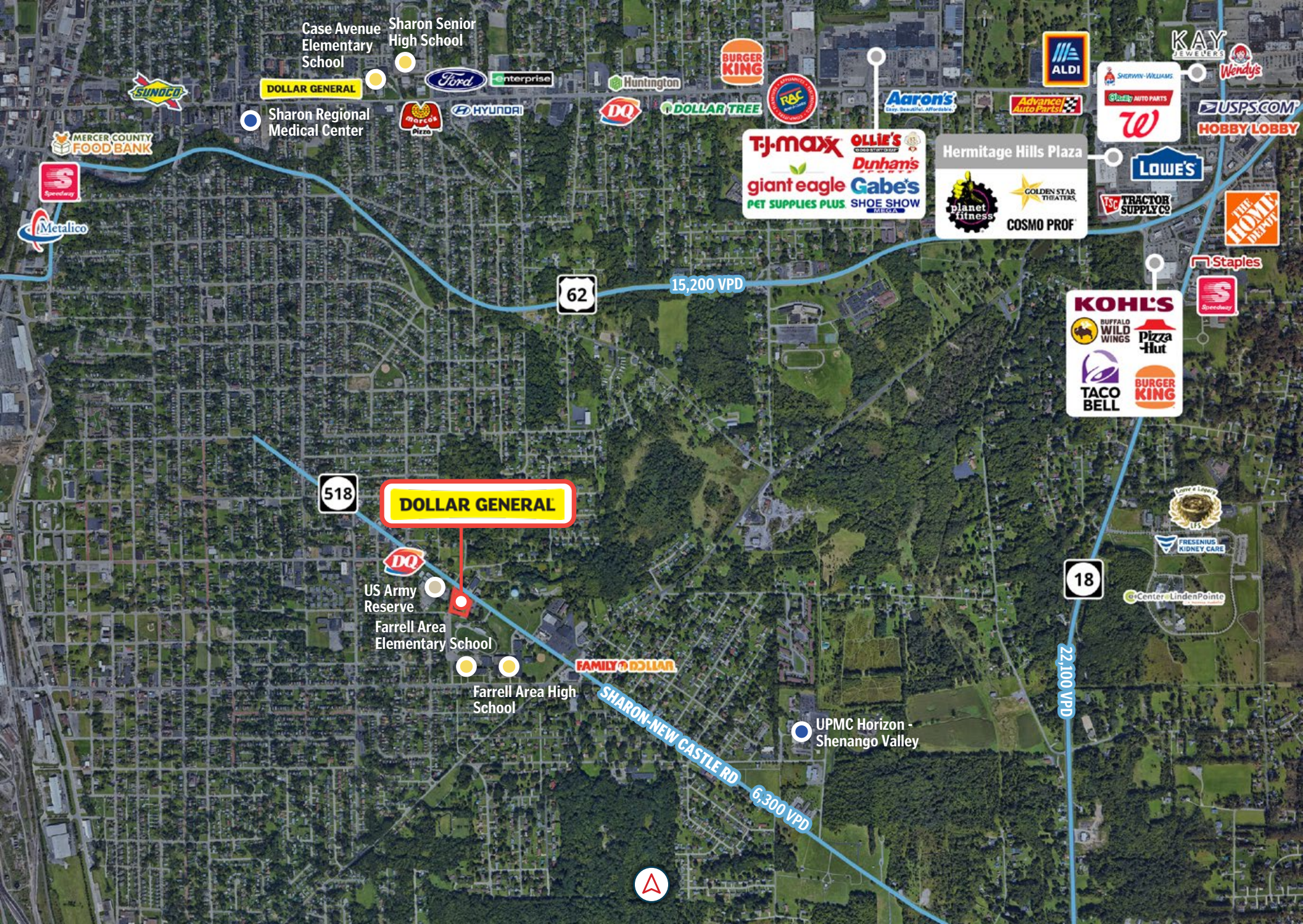
C-2: Community Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	8,368
3 Miles	34,893
5 Miles	49,923
2025 Average Household Income	
1 Mile	\$61,703
3 Miles	\$69,908
5 Miles	\$73,632
2025 Estimated Total Employees	
1 Mile	4,335
3 Miles	20,750
5 Miles	26,451







DOLLAR GENERAL

SHARON-NEW CASTLE ROAD

6,300 VPD

Pylon Sign

518

Farrell Coin Laundry

UNION STREET

Farrell Area Elementary School

Farrell Area High School



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,368	34,893	49,923
2030 Projected Population	8,208	34,227	49,023
2025 Median Age	45.2	45.6	46.5
Households & Growth			
2025 Estimated Households	3,802	15,720	22,305
2030 Projected Households	3,737	15,447	21,946
Income			
2025 Estimated Average Household Income	\$61,703	\$69,908	\$73,632
2025 Estimated Median Household Income	\$47,683	\$54,546	\$58,050
Businesses & Employees			
2025 Estimated Total Businesses	209	1,523	2,036
2025 Estimated Total Employees	4,335	20,750	26,451



FARRELL, PENNSYLVANIA

Farrell is a city in Mercer County, Pennsylvania. It has a 2025 projected population of about 4,119. Farrell City is nestled in between the UPMC Horizon hospital to the east, and an industrial corridor to west. With proximity to Interstate 80 and 79 and being between Cleveland and Pittsburgh. Farrell is one of the most ethnically diverse communities in Mercer County.

Farrell, Pennsylvania’s economy is centered on steel manufacturing, anchored by the long-standing mill now operated by NLMK Pennsylvania, which produces hot-rolled, cold-rolled, and galvanized steel and remains the city’s primary employer. The mill’s history—formerly Sharon Steel and later Duferco—has shaped Farrell’s economic identity for more than a century. Although NLMK has invested in modern upgrades, the plant’s reliance on imported steel exposes the city to global trade risks, such as tariff impacts that have previously led to financial pressures and layoffs. Because the mill contributes significantly to the city’s tax base and employment, Farrell’s economy remains closely tied to the health and stability of its steel industry.

Farrell offers a small collection of community-focused attractions, including Veteran’s Square Park and Emerson Avenue Playground, which provide local spaces for gatherings and recreation, while the Farrell Historical Society Museum highlights the city’s steel-industry heritage. Nearby natural attractions such as Shenango River Lake offer opportunities for fishing, kayaking, and picnicking, and larger outdoor destinations like Moraine State Park are within a short drive. Visitors can also explore local stops such as Reyers specialty shop and the James E. Winner Jr. Arts & Culture Center, which hosts community arts and cultural events.

The closest regional option is Youngstown-Warren Regional Airport, about 14 miles away.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners-Northeast, LLC

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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