

1200 Highland Avenue, Chester, PA 19103**Asking Price: \$1,532,693 | CAP Rate: 7.5%****Property Description:**

Terra Firma Realty is pleased to present the exclusive opportunity to acquire a Dollar General METRO store located at 1200 Highland Avenue in Chester, Pennsylvania. The property is secured by a triple-net (NNN) lease with minimal landlord responsibilities (limited to maintenance of the stormwater drainage basin) and approximately 6 years remaining in the initial lease term. The lease is backed by a corporate guarantee from Dollar General, which holds a “BBB” investment-grade credit rating from S&P’s. The building features upgraded architecture compared to the typical Dollar General prototype, including four-sided brick construction.

The surrounding trade area provides strong demographic support, with approximately 165,000 residents within a five-mile radius and more than 15,000 residents within one mile of the property. The median household income within five miles is approximately \$70,000, and the median home value exceeds \$246,000, reflecting a stable residential base supporting the retail corridor.

The property benefits from proximity to several national retailers and service providers, including Rite Aid, The Home Depot, McDonald's, Burlington, and CVS Pharmacy, helping to drive consistent consumer traffic within the area.

This offering provides investors the opportunity to acquire a stable, income-generating asset leased to a nationally recognized retailer, located along a highly visible retail corridor that continues to support strong demand for necessity-based retail.

**Investment Highlights:**

- 7,500 SF Dollar General METRO Store featuring a Full Brick Exterior
- Triple Net (NNN) 15-year lease with No Landlord Responsibilities
- Three 5-year Renewal Options with 10% Rent Increases at Each Option Period
- Corporate Guarantee from Dollar General with a “BBB” Credit Rating from S&P’s

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FINANCIAL SUMMARY

SUMMARY

TENANT NAME	Dollar General
LEASE TYPE	15 Year NNN
TAXES, CAM, INSURANCE	Tenant Responsibility
STRUCTURE, ROOF & PARKING	Tenant Responsibility
SQUARE FOOTAGE	7,500
LOT SIZE	1.31 Acres
LEASE START	05/01/2017
LEASE END	05/31/2032
ANNUAL RENT	\$114,952
OPTIONS	Three, 5 Year
INCREASES	10% At Options
LEASE GUARANTOR	Dollar General Corporation



OPERATING SUMMARY

	NET OPERATING INCOME	RENT INCREASE	CAP RATE
1-15 Years	\$114,952	\$11,495	7.5%
Option 1	\$126,447	\$12,645	8.2%
Option 2	\$139,092	\$13,909	9.1%
Option 3	\$153,001		10.0%

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**S&P 'BBB' Credit Rating****20,000+ Locations****\$40.6 BILLION**
(ANNUAL REVENUE IN 2024)

Dollar General Corporation is a leading U.S. discount retailer focused on providing everyday low prices on essential household goods. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company operates over 20,000 stores across 48 states and Mexico, primarily serving rural and suburban communities.

Dollar General offers a broad assortment of products, including food, health and personal care items, cleaning supplies, and basic apparel, with consumables representing the majority of sales. In addition to its private-label brands, Dollar General carries products from many of America's most trusted manufacturers, including Procter & Gamble, Coca-Cola, PepsiCo, Clorox, Energizer, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Mars, Unilever, and Hanes, supporting consistent customer traffic and repeat visits.

The company follows a small-box, low-cost operating model that enables convenient neighborhood locations and strong unit-level economics. Dollar General is known for its disciplined real estate strategy, typically utilizing long-term triple-net leases with minimal landlord responsibilities.

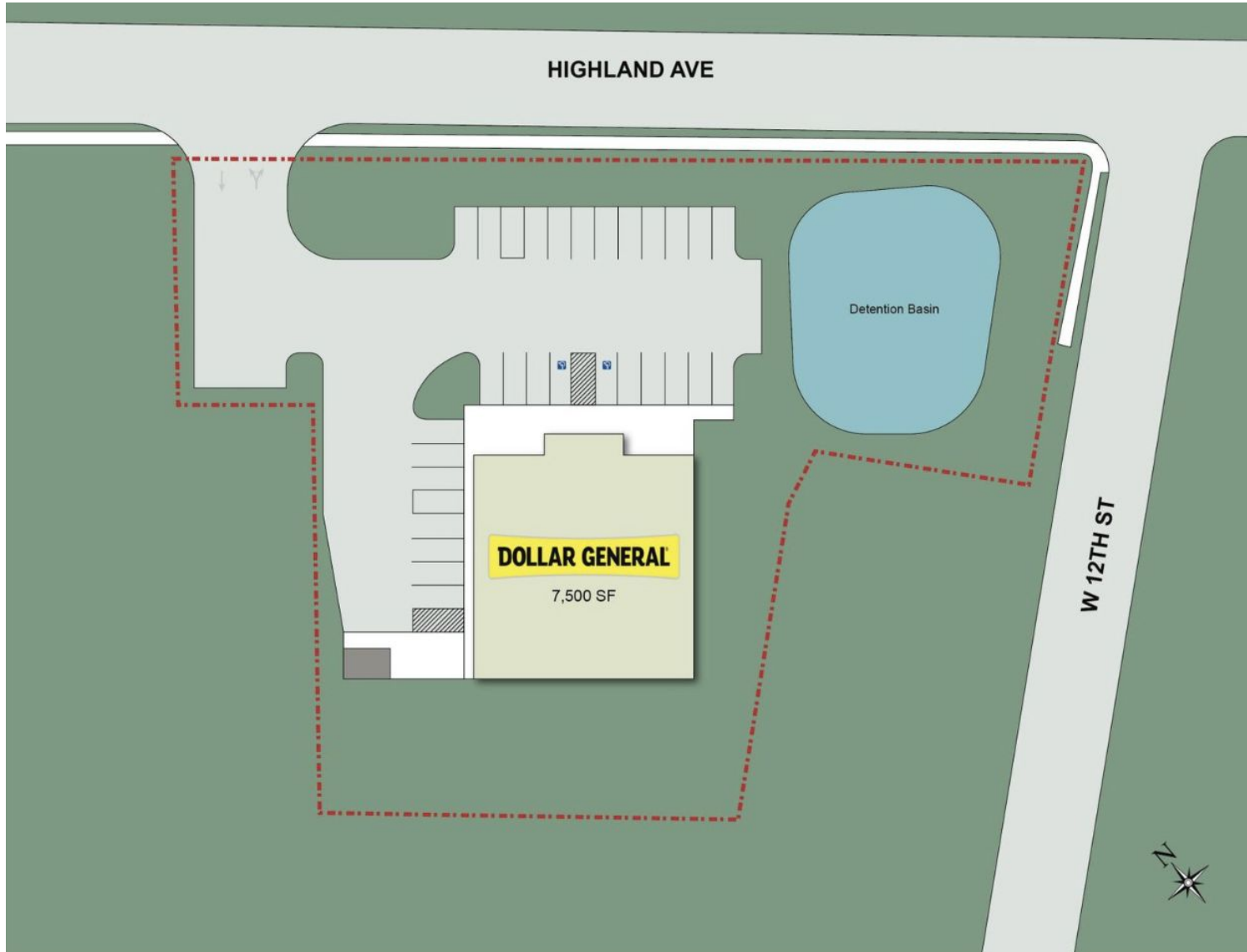
As a publicly traded company (NYSE: DG), Dollar General has demonstrated consistent revenue growth and resilience across economic cycles, benefiting from its value-oriented customer base and non-discretionary product mix. With an S&P credit rating of BBB, Dollar General offers corporate credit backing and financial transparency. For the fiscal year ending January 31, 2025, the company reported \$40.6 billion in revenue, \$1.13 billion in net income, and \$7.41 billion in stockholders' equity. For the six months ending July 31, 2025, Dollar General reported \$21.1 billion in revenue and \$803 million in net income, reflecting the company's continued scale and operating strength.

Recognized as a Fortune 500 company, Dollar General ranked #128 in 2024 and remains one of the most profitable retailers serving rural America. For additional information visit: www.dollargeneral.com

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SITE PLAN



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PROPERTY AERIAL



The CCSA campus at 1200 Highland Avenue is a three-story, 90,000 square-foot building featuring a gymnasium, a multi-purpose cafeteria/auditorium, music space, art studios and a kiln, science and media labs, and dance studios. Outside, are athletic fields, a new playground, and ample parking alongside new landscaping and trees. The campus includes a 350-seat performing arts center with its own costume and set design workshops.

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LOCAL AERIAL



Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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AREA OVERVIEW

Demographics	1 Mile	3 Mile	5 Mile
2024 Total Population	15,249	80,325	165,824
Projected 2029 Population	15,522	80,668	165,972
Population Growth 2024-2029	+1.79%	+0.43%	+0.09%
Average Age	37	39	40
2024 Total Households	5845	30234	63193
Household Growth 2024-2029	+1.73%	+0.34%	+0.05%
Median Household Income	\$37,487	\$55,361	\$70,340
Average Household Size	2.5	2.5	2.5
2024 Avg HH Vehicles	1	1	2
Median Home Value	\$73,300	\$181,868	\$246,779
Median Year Built	1954	1956	1961
2024 Total Population	15,249	80,325	165,824

CHESTER, PENNSYLVANIA

Chester is a city in Delaware County, Pennsylvania, with a population of 32,605 according to the 2020 census. Located along the Delaware River, it lies between Philadelphia and Wilmington, Delaware. The area was first settled by Swedish colonists in 1644 and was originally called "Upland." In 1682, William Penn renamed the settlement Chester after the city of Chester when he arrived on the ship Welcome. Chester was incorporated as a borough on October 31, 1701, and later became a city on February 14, 1866, making it the oldest city in Pennsylvania.

For nearly two centuries, Chester thrived as a major manufacturing center with industries focused on machinery, metal production, locomotives, shipbuilding, and textiles. Its location along the Delaware River and access to major rail lines supported job creation and steady population growth.

The city experienced significant growth during World War I, with its population increasing from about 38,000 in 1910 to 58,000 in 1920 as workers moved to the area for industrial jobs. Economic activity slowed during the Great Depression but rebounded during World War II, when industry and employment reached peak levels. Chester's population peaked at more than 66,000 in 1950 before declining as manufacturing industries began relocating in the mid-1950s.

Since 1996, Chester has attracted approximately \$1.36 billion in public and private investment, supporting park restoration, housing improvements, new businesses, job creation, and redevelopment efforts. Today, the city is home to several sites listed on the National Register of Historic Places, including the historic 1724 Chester Courthouse and the William Penn Landing Site.