273 SOUTH STEVENS STREET
SHINGLEHOUSE, PA

Long Term Lease | Only Dollar Store within 10-Miles | Absolute NNN
Available Individually or as a Portfolio

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Marcus & Millichap
PAPPAS CARDONE
NET LEASE GROUP

DG market

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Executive Summary

Dollar General

273 South Stevens Street | Shinglehouse | PA

Offering Price

$2,230,754

Cap Rate	6.50%
Net Operating Income	$144,999
Gross Leaseable Area	12,480 SF
Lot Size	1.67 Acres
Year Built/Remodeled	2023
Guarantor	Corporate

See Pages 7-8 for Additional Portfolio Properties

Lease Summary

Lease Type	Absolute Net (NNN)	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	12.5 Years
Lease Commencement	2/1/24	Renewal Options	3, 5-Year
Lease Expiration	1/31/39	Rent Increases	10% In Options

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Option 1	$159,499	10%	7.15%
Option 2	$175,449	10%	7.87%
Option 3	$167,628	10%	7.51%

Investment Highlights

Passive Income

Offering The Benefits Of Truly Passive Ownership, This Absolute Net (NNN) DG Market Features Zero Landlord Responsibilities And A Strategic Location Along South Stevens Street, Where More Than 1,900 Vehicles Pass Daily, Providing Consistent Visibility And Accessibility For Customers

Lease Term

Backed By Approximately 12.5 Years Remaining On The Base Lease Term, The Property Benefits From 10% Rent Increases In Each Option Period, Delivering Long Term Income Security And A Strong Hedge Against Inflation

Corporate Guarantee

The Investment Is Supported By A Corporate Guarantee From Dollar General, A Leading National Retailer With More Than 20,000 Locations Nationwide And A BBB Credit Rating From S&P, Offering Investors The Confidence Of An Established And Creditworthy Tenant

Strategic Placement

Benefiting From A Highly Desirable Competitive Position, The Subject Property Is The Only DG Market Or Dollar General Within A 10-Mile Radius, Creating A Captive Customer Base And Supporting Long Term Tenant Stability

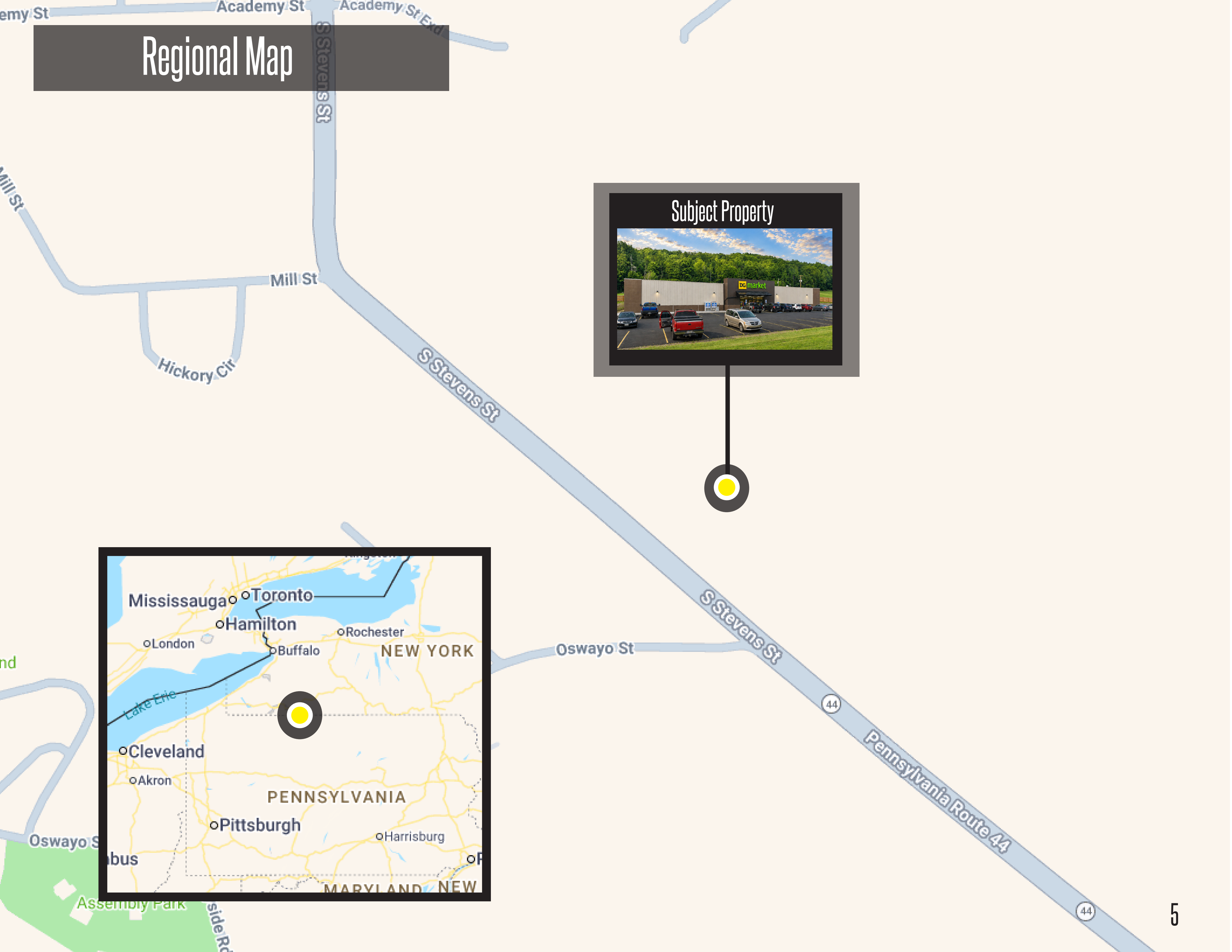
School District

Positioned Less Than One Mile From Two Prominent Schools, Oswayo Valley School District And Oswayo Elementary School, With More Than 400 Students Enrolled Helping Support Recurring Traffic

Sound Demographics

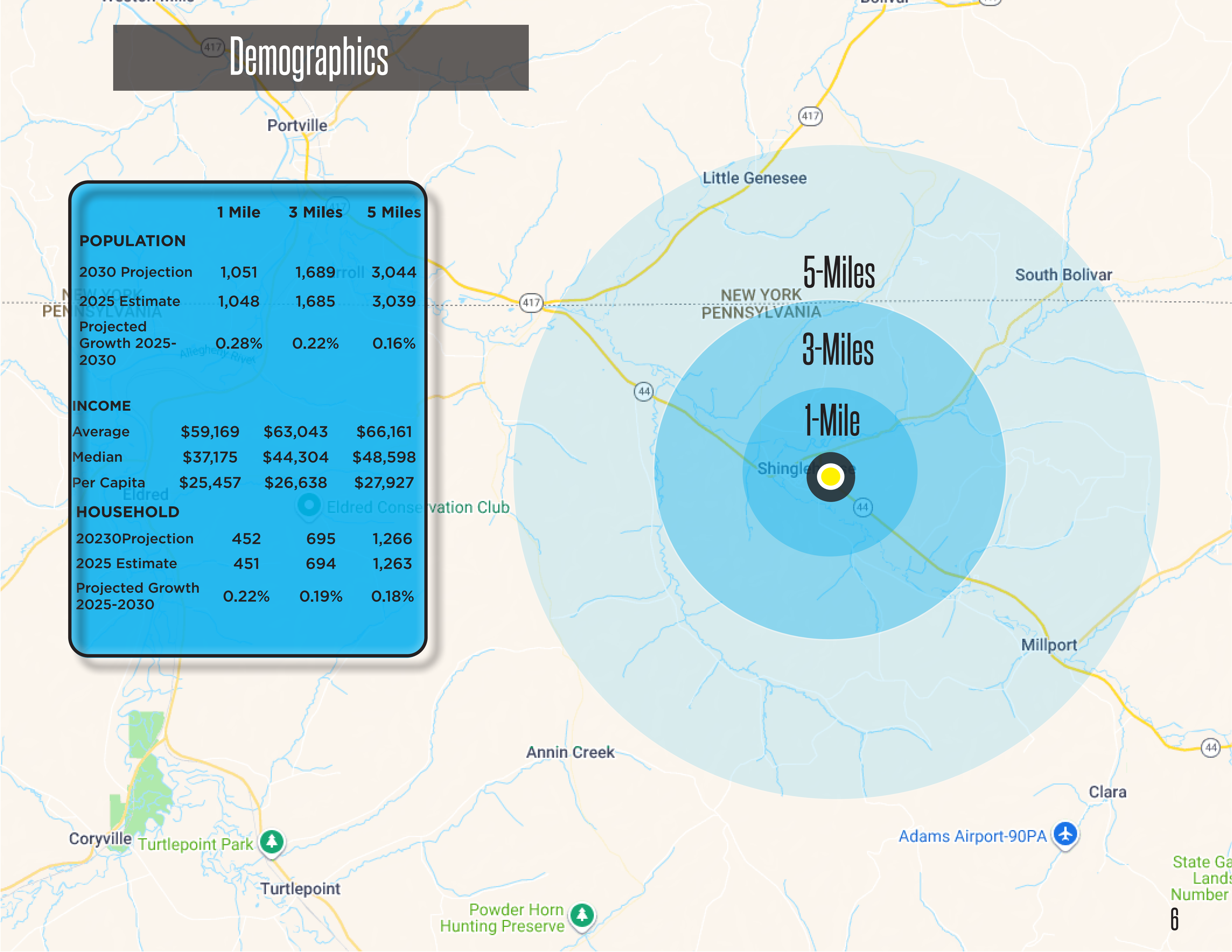
The Subject Property Benefits From Outstanding Demographic Characteristics, Including More Than 3,000 Residents Within A 5-Mile Radius And Average Annual Household Incomes Exceeding $66,100, Supporting Long Term Tenant Success

Regional Map



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	1,051	1,689	3,044
2025 Estimate	1,048	1,685	3,039
Projected Growth 2025-2030	0.28%	0.22%	0.16%
INCOME			
Average	$59,169	$63,043	$66,161
Median	$37,175	$44,304	$48,598
Per Capita	$25,457	$26,638	$27,927
HOUSEHOLD			
20230Projection	452	695	1,266
2025 Estimate	451	694	1,263
Projected Growth 2025-2030	0.22%	0.19%	0.18%



ADDITIONAL PORTFOLIO PROPERTY

Executive Summary

Dollar General

4793 Poticaw Bayou Road | Vancleave | MS

Offering Price

$2,339,077

Cap Rate	6.50%
Net Operating Income	$152,040
Gross Leaseable Area	10,566 SF
Lot Size	0.96 Acres
Year Built/Remodeled	2024
Guarantor	Corporate

Lease Summary

Lease Type	Absolute Net (NNN)	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	13.5 Years
Lease Commencement	11/1/24	Renewal Options	5, 5-Year
Lease Expiration	10/31/39	Rent Increases	5% Every 5-Years

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Years 1-5	$152,040	-	6.50%
Years 6-10	$159,648	5%	6.82%
Years 11-15	$167,628	5%	7.16%
Options 1-5	-	5%	-

ADDITIONAL PORTFOLIO PROPERTY

Executive Summary

Dollar General

1820 North Lewis Avenue | Tulsa | OK

Offering Price

$1,341,231

Cap Rate	6.50%
Net Operating Income	$87,180
Gross Leaseable Area	9,100 SF
Lot Size	1.12 Acres
Year Built/Remodeled	2018
Guarantor	Corporate

Lease Summary

Lease Type	Absolute Net (NNN)	Original Lease Term	15 Years
Roof/Structure	Tenant Responsibility	Remaining Lease Term	7.5 Years
Lease Commencement	3/1/19	Renewal Options	5, 5-Year
Lease Expiration	2/28/34	Rent Increases	10% In Options

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Option 1	$95,898	10%	7.15%
Option 2	$105,486	10%	7.86%
Option 3	$116,036	10%	8.65%
Option 4	$127,640	10%	9.51%
Option 5	$140,403	10%	10.47%

Tenant Overview

DOLLAR GENERAL

Dollar General has become a staple in communities across the country by offering affordable prices on everyday essentials in a convenient, easy-to-shop format. With over 20,000 stores nationwide, they've built a loyal customer base by focusing on value, simplicity, and accessibility. Their stores carry a carefully curated mix of trusted national brands and private-label products across categories like groceries, cleaning supplies, health and beauty, and seasonal goods. Dollar General's ability to provide low prices without sacrificing quality makes them especially popular in rural and underserved areas where retail options are limited.

In addition to serving communities, Dollar General has also been a consistent performer in the retail sector. The company has a strong track record of growth, with annual expansion into hundreds of new markets and a focus on innovation through their DG Fresh initiative, which improves their supply chain for perishable items. They've also invested in digital tools like the DG app and self-checkout to enhance the customer experience. Their steady performance during both strong and challenging economic times shows how well their model resonates with consumers looking for convenience and value.

Industry	Dollar Store	Headquarter	Goodlettsville, TN	Employees	185,000
Locations	20,000+	Credit Rating	BBB (S&P)	Website	www.dollargeneral.com

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DG market

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