

# INVESTMENT OFFERING

**DOLLAR GENERAL**

**DOLLAR GENERAL**

26 N Route 73  
Berlin , NJ (Philadelphia MSA)





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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES

# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,127,056
DOWN PAYMENT	100% / \$2,127,056
RENTABLE SQUARE FEET	10,640 SF
CAP RATE	6.25%
YEAR BUILT	2023
LOT SIZE	1.75 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Dollar General
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	08/17/2023
LEASE EXPIRATION DATE	08/31/2038
INCREASES	10% Every 5-Years in Options
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-15	\$132,941.00	\$11,078.42
Years 16-20 (Option 1)	\$146,235.10	\$12,186.26
Years 21-25 (Option 2)	\$160,858.61	\$13,404.88
Years 26-30 (Option 3)	\$176,944.47	\$14,745.37
Years 31-35 (Option 4)	\$194,638.92	\$16,219.91
NET OPERATING INCOME		\$132,941.00
TOTAL RETURN YR-1	6.25%	\$132,941.00

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# TENANT OVERVIEW

## DOLLAR GENERAL

### DOLLAR GENERAL CORPORATION

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 March, 3, 2023, the company's 19,147 Dollar General, DG Market, DGX and pOps shelf 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.

## DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	26 N Route 73 Berlin, NJ 08009
PROPERTY TYPE	Net Lease Dollar Store
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
STOCK SYMBOL	DG
BOARD	NYSE
LEASE TERM	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years in Options
YEAR 1 NET OPERATING INCOME	\$132,941.00
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
YEARS IN THE BUSINESS	Since 1968

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding site for Dollar General located in Berlin, NJ (Philadelphia MSA). The new 15-year absolute NNN lease includes 10% rental increases every 5-Years in the (4) five-year option periods. The lease is corporately guaranteed by Dollar General (NYSE: DG), an investment grade credit tenant, rated BBB by Standard & Poor's.

This location benefits from its excellent visibility and frontage on North Route 73, a major thoroughfare through Berlin which boasts over 19,800 vehicles per day. The 5-mile population exceeds 59,000 residents with expected growth of 2.14% over the next 5 years. This Dollar General is strategically centered between major east coast cities and just minutes from downtown Berlin, NJ. The site is only 27 miles to downtown Philadelphia, PA, 37 miles to Atlantic City, NJ, 48 miles to Wilmington, DE, and just 97 miles to New York City. This is an excellent opportunity for an investor to purchase a stable, long term corporately guaranteed investment with zero landlord responsibility.

# DOLLAR GENERAL

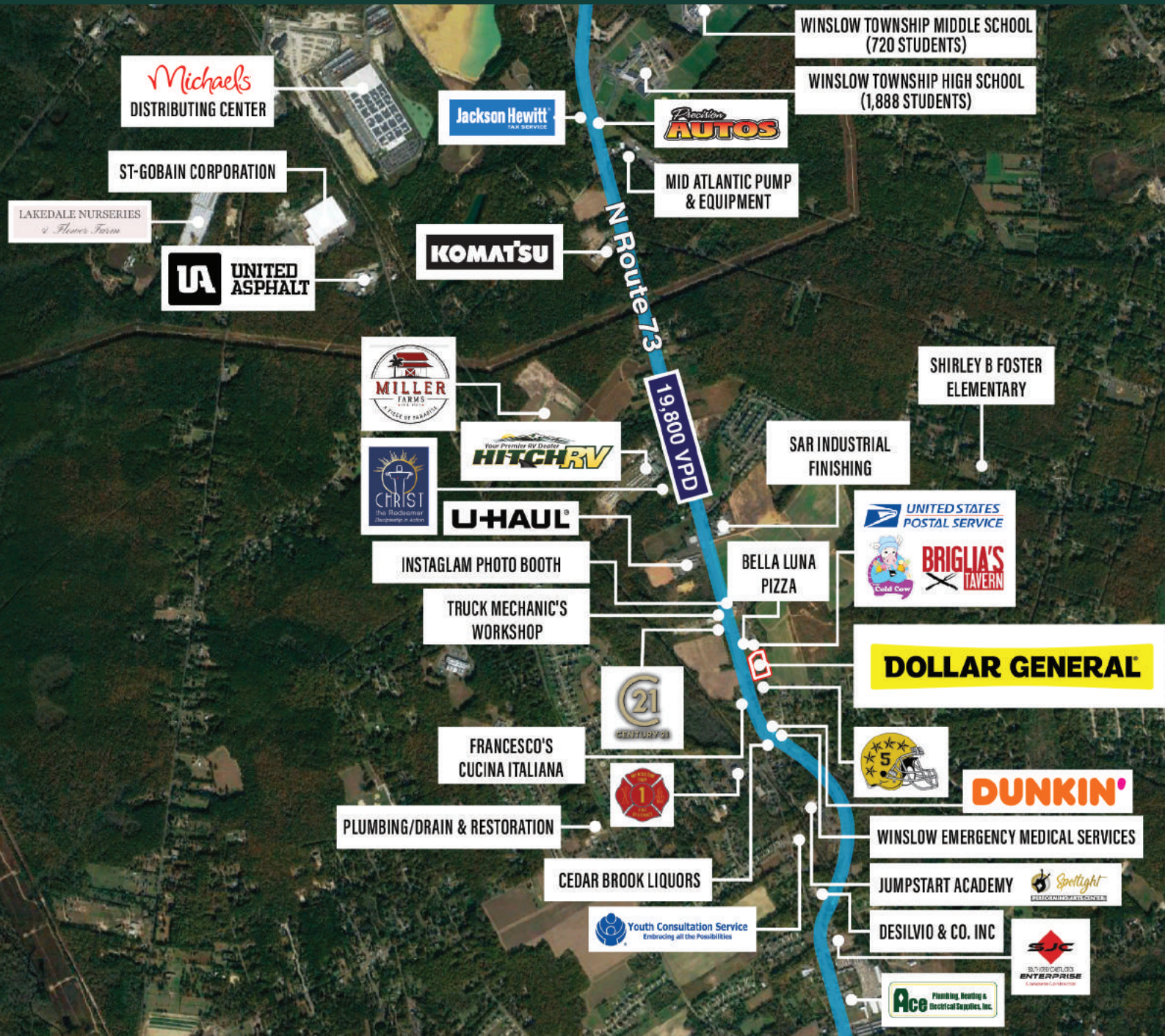
## INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction
- New 15-Year Absolute NNN Lease w/ 10% Rent Increases Every 5-Yrs in the (4) 5-Yr Option Periods (Zero Landlord Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Traffic Counts Exceeding 19,800 Vehicles Per Day
- 5-Mile Population Exceeds 59,000 Residents w/ 2.14% Expected Growth Over the Next 5-Years
- 27-Miles to Downtown Philadelphia, 37-Miles to Atlantic City, 48-Miles to Wilmington, & Just 97-Miles to New York City





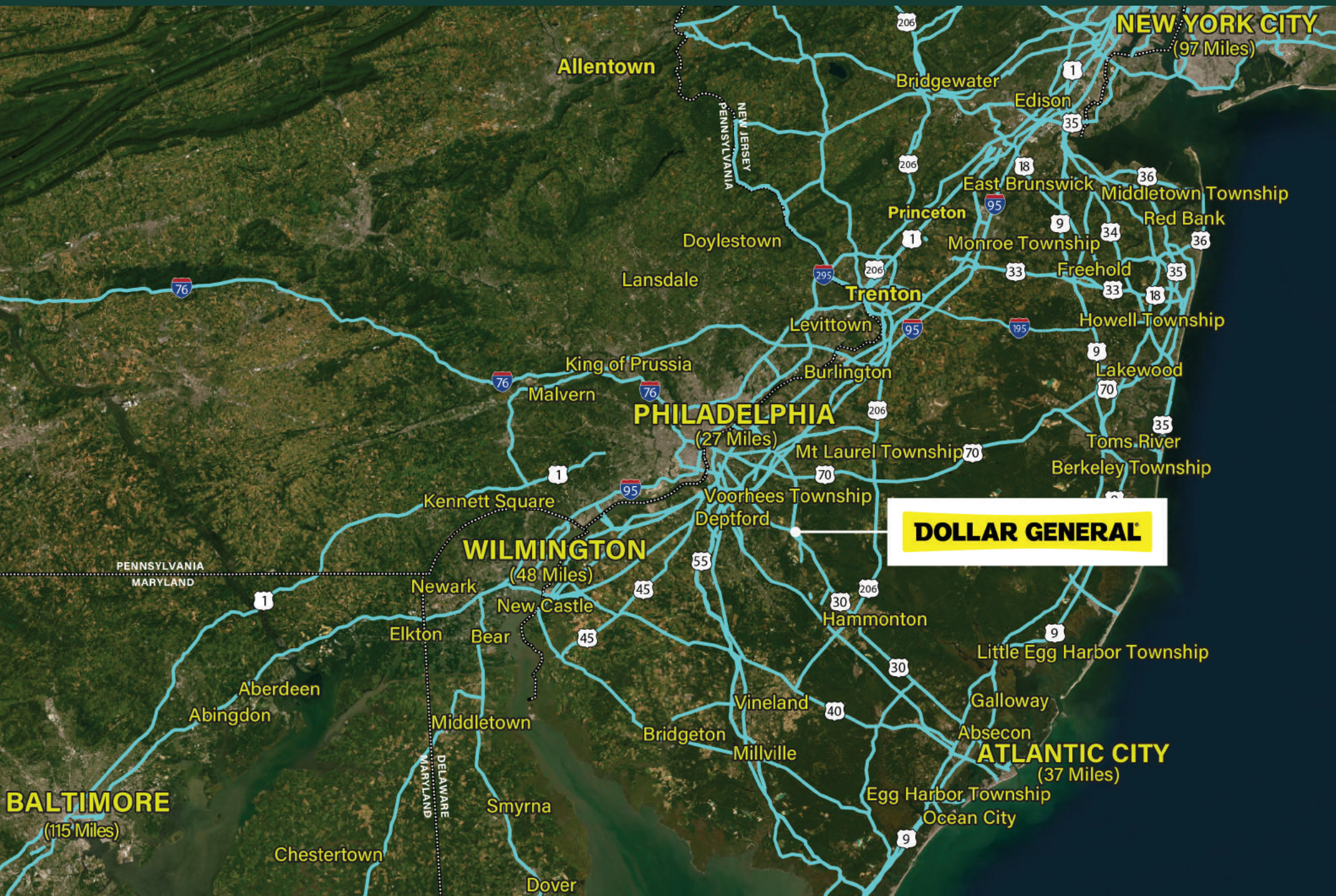
# AERIAL PHOTO



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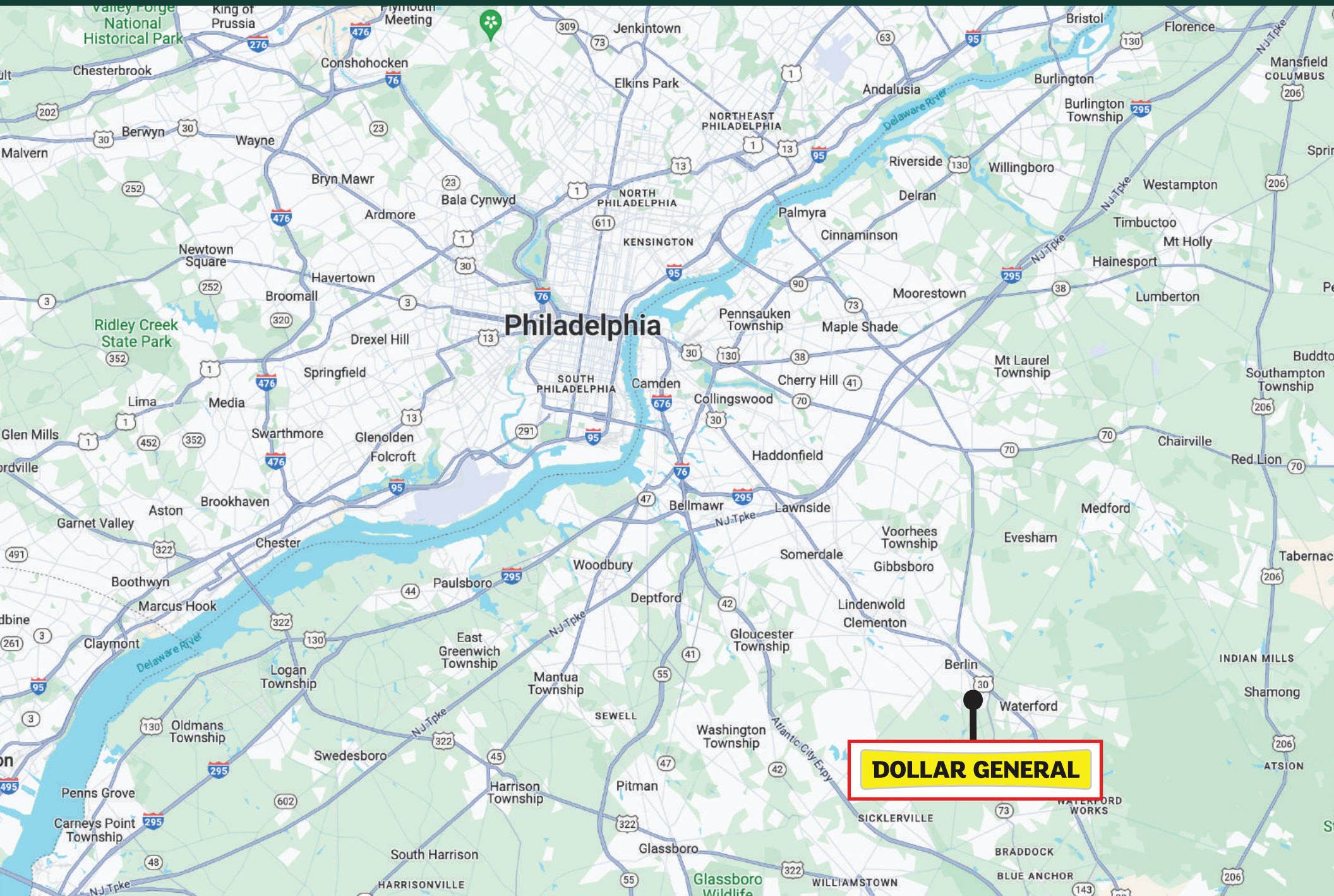
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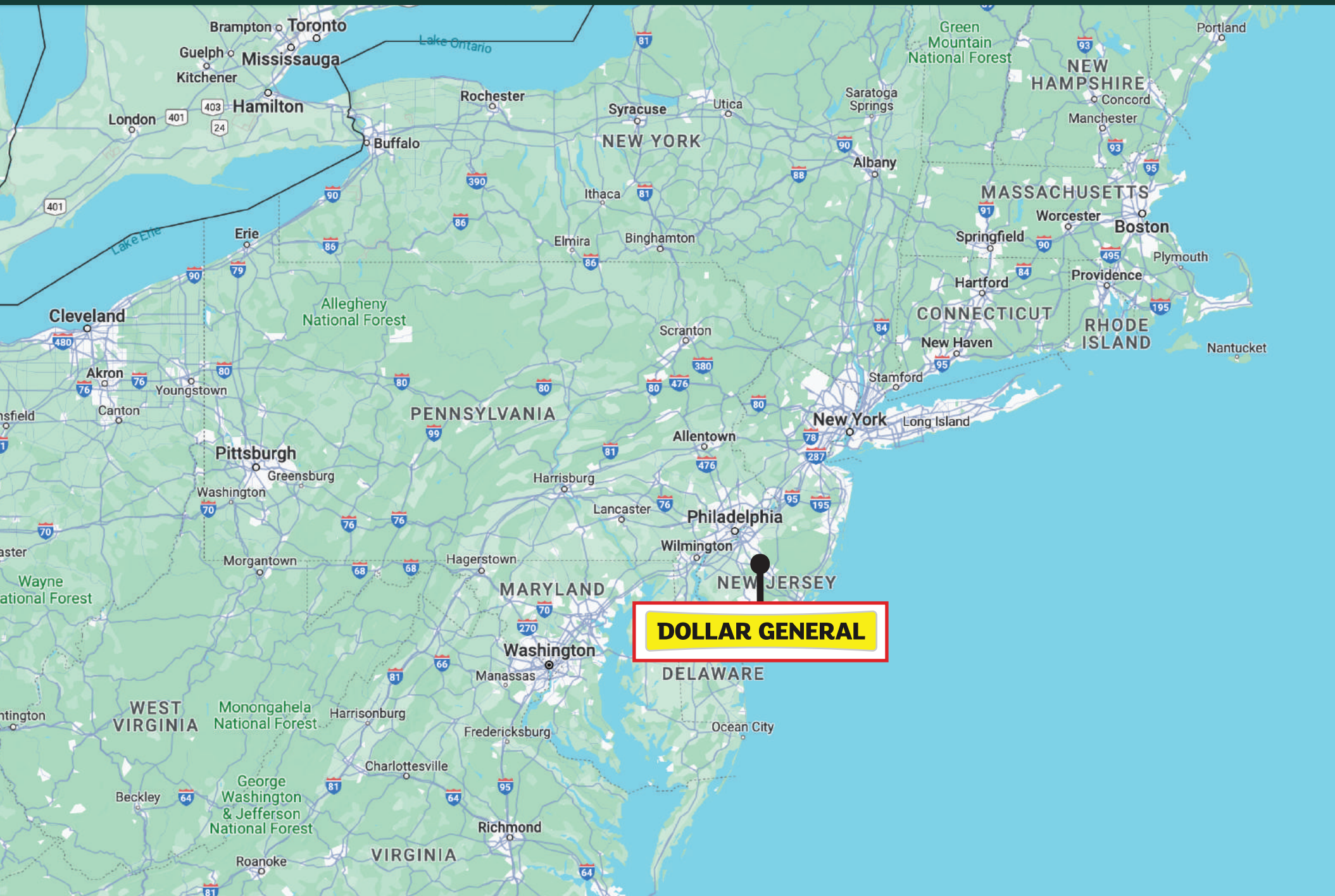
## LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## PHILADELPHIA MSA

Strategically located midway between New York City and Washington, D.C., the Philadelphia, PA MSA is the cultural, educational, and economic center of the Commonwealth of Pennsylvania, which generates a gross domestic product (GDP) of \$518.5 billion (2022). Commonly referred to as Delaware Valley, Greater Philadelphia's growing population of nearly 6.3 million people makes it the 7th largest metro in the U.S. and its workforce of more than 3.1 million ranks as the 6th largest workforce in the nation.

Since the United States' founding, this area has been known for its rich heritage, being widely known as the "Birthplace of America," as the Declaration of Independence and the Constitution were both signed in Philadelphia. The city of Philadelphia is paramount in the region's history, having also served as the temporary U.S. capital while Washington, D.C. was under construction. Since these historic beginnings, the Delaware Valley has grown its legacy, now being home to nearly 100 colleges and universities, including some of the most prestigious universities in the world, such as the University of Pennsylvania, Drexel University, Temple University, and Villanova University. Anchored by the Philadelphia International Airport, which welcomes over 32.24 million passengers annually, the region serves as a global gateway, fostering connections and commerce on an international scale. The metro's economy has historically been driven by manufacturing and trade industries but the education, financial services, health care, life sciences, and information technology sectors have been catalysts for renewed growth in Philadelphia. These key industries are thriving because of the region's unparalleled global access, a deep talent pool, an attractive cost of doing business, a huge market of customers, and an incredible quality of life.

Greater Philadelphia's largest employers range from education and health care powerhouses like the Penn Medicine (University of Pennsylvania) which has over 47,000 employees, Jefferson Health (Thomas Jefferson University) which has over 42,700 employees, and Children's Hospital of Philadelphia which has over 25,000 employees to private sector leaders like AmerisourceBergen, Comcast, Day & Zimmermann, Giant Food Stores, GlaxoSmithKline, and Independence Blue Cross. The region is home to 13 companies on the Fortune 500 list, in addition to countless global companies that have established operations here, including household names like Aramark, Campbell Soup, DuPont, Lincoln Financial, Merck, and Rite Aid. These major employers, along with industry disruptors in Philadelphia's vibrant startup ecosystem, create a wealth of opportunity for job seekers and business partnerships in Greater Philadelphia across every sector. Philadelphia is also home to many professional sports teams including the Philadelphia 76ers (NBA), Philadelphia Phillies (MLB), Philadelphia Eagles (NFL), Philadelphia Flyers (NHL).



### ***Largest Employers Include:***

Penn Medicine - University of PA (47,000 employees),  
Jefferson Health - Thomas Jefferson University (42,700 employees),  
Children's Hospital of PA (25,000 employees)



### ***Philadelphia, PA MSA***

is the Seventh (7th) Largest  
MSA in the U.S. with Population  
Exceeding 6.3 Million People



### ***Home to The University of***

Pennsylvania (23,000 students), Drexel  
University (22,000 students), Temple University  
(39,000 students), & Villanova (7,000 students)



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# DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILES	5 MILES	10 MILES
2029 Projection	18,825	60,603	144,840
2024 Estimate	18,422	59,332	141,152
2020 Census	18,192	58,666	138,427
Percent Change 2020-2024	1.26%	1.14%	1.17%
Percent Change 2024-2029	2.19%	2.14%	1.95%
Median Age	42.97	42.51	41.49

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$110,873	\$113,596	\$125,248
2029 Projection	7,062	22,234	111,309
2024 Est. Households	6,888	21,691	108,641
2020 Census	6,774	21,354	106,770
Percent Change 2020-2024	1.68%	1.58%	1.75%
Percent Change 2024-2029	2.53%	2.50%	2.46%

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