

INVESTMENT OFFERING

DOLLAR GENERAL

DOLLAR GENERAL

3576 Northwest Boulevard
Vineland, NJ (Outside Philadelphia)



ACTUAL SITE

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,117,332
DOWN PAYMENT	100% / \$2,117,332
RENTABLE SQUARE FEET	9,100 SF
CAP RATE	6.60%
YEAR BUILT	2022
LOT SIZE	2.70 +/- 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	04/28/2022
LEASE EXPIRATION DATE	04/30/2037
INCREASES	5% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$139,743.96	\$11,645.33
Years 6-10	\$146,731.16	\$12,227.60
Years 11-15	\$154,067.72	\$12,838.98
Years 16-20 (Option 1)	\$161,771.10	\$13,480.93
Years 21-25 (Option 2)	\$169,859.66	\$14,154.97
Years 26-30 (Option 3)	\$178,352.64	\$14,862.72
Years 31-35 (Option 4)	\$187,270.27	\$15,605.86
NET OPERATING INCOME		\$139,743.96
TOTAL RETURN YR-1	6.60%	\$139,743.96

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 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.

DOLLAR GENERAL

PROPERTY NAME	Dollar General
PROPERTY ADDRESS	3576 Northwest Boulevard Vineland, NJ 08360
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	5% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$139,743.96
NO. OF LOCATIONS	19,100+
HEADQUARTERED	Goodlettsville, TN
WEBSITE	www.dollargeneral.com
YEARS IN THE BUSINESS	Since 1968

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Dollar General, located at a high-visibility intersection in Vineland (Outside Philadelphia), NJ. This asset is backed by a 15-year absolute NNN lease that commenced in April 2022 which includes 5% rent increases every five years and (4) 5-year renewal options. The lease is corporately guaranteed by Dollar General (NYSE: DG), a BBB-rated, investment-grade tenant.

The property benefits from combined traffic counts over 12,500 vehicles per day, a 5-mile population of over 56,000, and an average household income of \$88,000. It's minutes from downtown Vineland and situated between key East Coast metros—33 miles from Philadelphia, 36 miles from Atlantic City, and under 120 miles from NYC. Strategically located in Southern New Jersey, Vineland is the state's largest city by land area and a major economic driver within Cumberland County. With a population of approximately 60,000, the city offers an attractive mix of affordability, accessibility, and development potential—ideal for commercial and mixed-use investment. Positioned along Route 55, it provides direct access to Philadelphia (45 miles) and the Jersey Shore (30 miles), making it a natural hub for distribution and commuter traffic.

Vineland is part of a designated Urban Enterprise Zone (UEZ), offering tax incentives that have attracted national retailers, manufacturers, and food processing firms. Its diverse economy, anchored by healthcare, agriculture, and education, includes employers such as Inspira Health Network, Rich Products Corporation, and Comar. With strong retail demand, major national tenants like Walmart, Target, and The Cumberland Mall serve both local and regional consumers. Access to a skilled workforce and training support from Rowan College of South Jersey further enhance its long-term growth profile. This offering presents a rare opportunity to acquire a passive, long-term, corporately guaranteed investment with zero landlord responsibility.

DOLLAR GENERAL

INVESTMENT HIGHLIGHTS

- High-Quality 2022 Construction (Brick on All 4-Sides)
- 15-Year Absolute NNN Lease w/ Rare 5% Rent Increases Every 5-Years in Primary Term & Options (Zero LL Responsibilities)
- Dollar General (NYSE: DG) Corporate Guarantee (Investment Grade Credit - S&P Rated BBB)
- Excellent Visibility & Frontage on the Corner of Northwest Blvd and Weymouth Rd Which Boasts Over 12,500 Vehicles Per Day
- 5-Mile Population Over 56,000 Residents w/ Average Household Income Exceeding \$88,000
- 33-Miles to Downtown Philadelphia, 36-Miles to Atlantic City, 38-Miles to Wilmington, 119-Miles to NYC & 104-Miles to Baltimore



ACTUAL SITE

AERIAL PHOTO



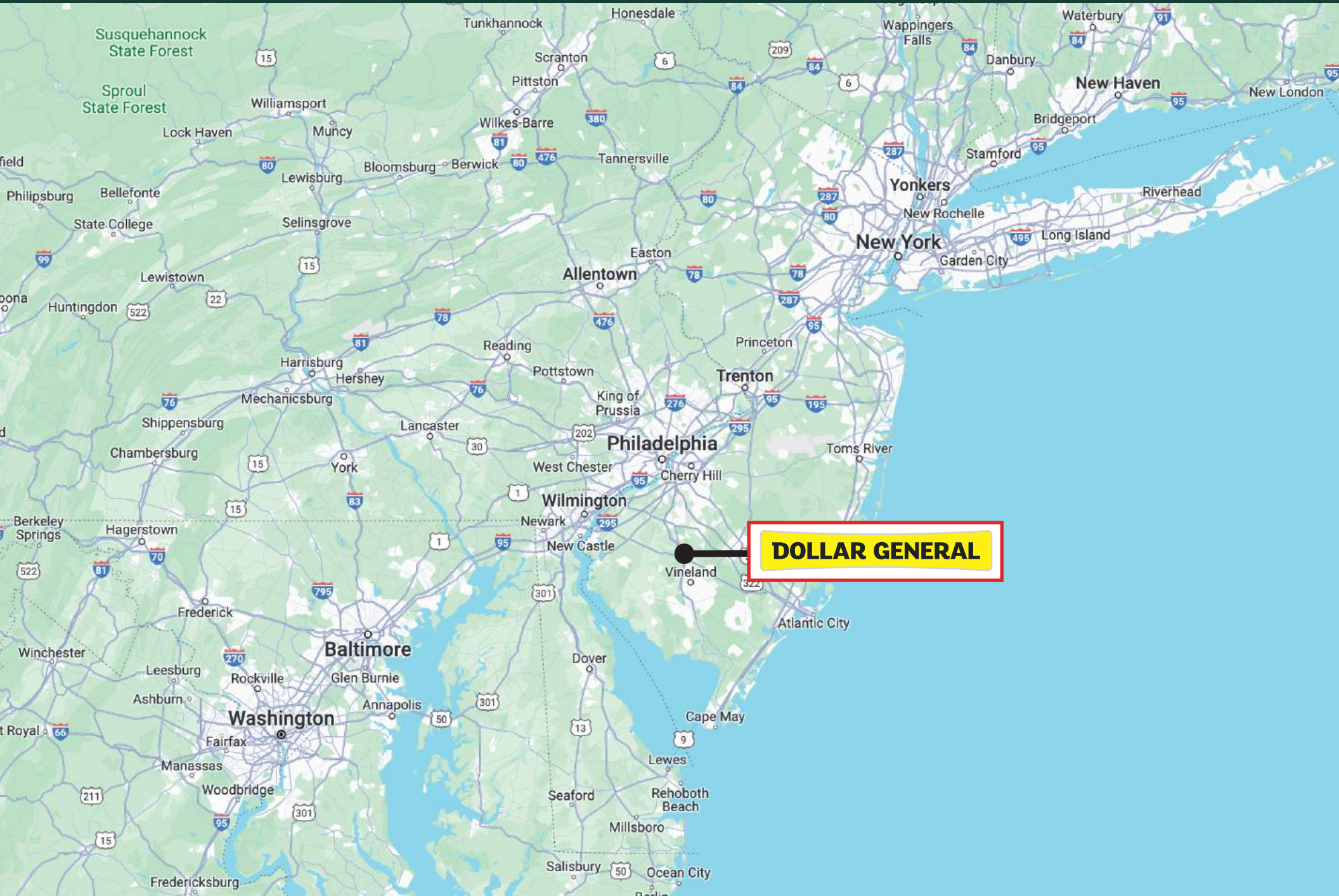
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

AERIAL PHOTO



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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, 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. 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.

Philadelphia is a global gateway anchored by Philadelphia International Airport, which handles over 32 million passengers annually and drives international connectivity and commerce. While historically rooted in manufacturing and trade, the region's economy has diversified and expanded, with major growth in education, healthcare, life sciences, financial services, and information technology—fueled by global access, a deep talent pool, a favorable cost of doing business, and strong quality of life. Greater Philadelphia's largest employers include renowned institutions like Penn Medicine (47,000+ employees), Jefferson Health (42,700+), and Children's Hospital of Philadelphia (25,000+), as well as industry leaders in the private sector such as Comcast, AmerisourceBergen, GlaxoSmithKline, Day & Zimmermann, Giant Food Stores, and Independence Blue Cross.

Greater Philadelphia is home to 13 Fortune 500 companies and numerous globally recognized brands such as Aramark, Campbell Soup, DuPont, Lincoln Financial, Merck, and Rite Aid. These industry leaders, along with a thriving startup ecosystem, make the region a powerhouse of innovation, offering abundant opportunities for employment, collaboration, and business growth across diverse sectors. The region also boasts a rich sports culture, serving as home to the Philadelphia 76ers (NBA), Phillies (MLB), Eagles (NFL), and Flyers (NHL)—further enhancing its appeal as a dynamic place to live and work.



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)



DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILES	5 MILES	10 MILES
2024 Estimate	16,748	56,844	149,360
Median Age	42.45	40.23	41.35

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Est. Avg. HH Income	\$97,177	\$88,244	\$101,956
2024 Est. Households	6,260	20,873	55,573

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WERTZ

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