



**DOLLAR GENERAL®**

**994 GAP NEWPORT PIKE | COCHRANVILLE, PA 19330**



*Interactive Offering Memorandum*

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# INVESTMENT HIGHLIGHTS

- **STRONG TRAFFIC** – This Dollar General is situated on a main artery from Wilmington to Lancaster and boasts nearly 13,000 cars passing by per day.
- **RECENT REMODEL & BUILD TO SUIT** – Dollar General has recently remodeled this location in addition to the property being built to the specifications of Dollar General.
- **ABSOLUTE NNN LEASE**
- **AVERAGE HOUSEHOLD INCOME OF ±\$125,438 WITHIN 5-MILE RADIUS**
- **STRONG CORPORATE GUARANTEE** – Dollar General Corporation boasts an investment grade credit rating of BBB and is a Fortune 500 company with a ±\$25 billion dollar market capitalization.



# FINANCIAL OVERVIEW



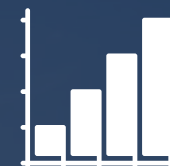
**\$1,682,909.79**

**LIST PRICE**



**\$122,010.96**

**NOI**



**7.25%**

**CAP RATE**

## BUILDING INFO

Address	994 Gap Newport Pike, Cochranville, PA
Rent	\$122,010.96
Year Built	2016
Lot Size	±2.38 AC



## TENANT SUMMARY

Lease Type	Absolute NNN
Tenant	Dollar General
Lease Guarantor	Dollar General
Roof & Structure	Tenant Responsible
Rent Commencement Date	12/15/2016
Lease Expiration Date	11/30/2031
Lease Term	±7.5 Years
Rental Increases	10% In Options
Renewal Options	Two, 5-Year and One, 4-Year and Eleven Month Options

## ANNUALIZED OPERATING DATA

TERM	ANNUAL RENT	CAP RATE
Current Rent	\$122,010.96	7.25%

For financing options  
**CURTIS KAUFMAN**  
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# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,500 neighborhood general stores in 47 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Proctor & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring  $\pm 9,100$  sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 158,000$**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

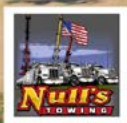
YEAR FOUNDED  
**1939**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
 **$\pm 19,500$**



# Turkey Hill



GAP NEWPORT PIKE ± 12,600 VPD

**SUBJECT PROPERTY**



## AREA OVERVIEW

### COCHRANVILLE, PA

Cochranville, Pennsylvania, located in Chester County is surrounded by picturesque farmland and rolling hills. This tight-knit community thrives on its diverse economy, supported by agriculture, small businesses, and local services. With its fertile soil and favorable climate, farming remains a cornerstone of Cochranville’s economy, cultivating a variety of crops and sustaining livestock operations. Additionally, the town’s commercial sector, comprised of independent shops, restaurants, and service providers, contributes to its economic vitality, offering residents and visitors alike a range of goods and services. Cochranville’s resilience and adaptability in the face of economic changes underscore its enduring appeal as a vibrant and prosperous community in rural Pennsylvania.



## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Estimate	4,002	16,077	126,626
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Estimate	1,435	5,762	43,075
INCOME	3-MILE	5-MILE	10-MILE
Avg. HH Income	\$123,151	\$125,438	\$124,695





## PHILADELPHIA, PA

Philadelphia, Pennsylvania, stands as a vibrant tapestry of history, culture, and innovation. As one of the oldest cities in the United States, Philadelphia wears its rich heritage proudly, with iconic landmarks such as Independence Hall and the Liberty Bell serving as enduring symbols of the nation's birthplace. Beyond its historic treasures, Philadelphia pulsates with energy, boasting a thriving arts scene, world-class museums, and a diverse culinary landscape that reflects its melting pot of cultures. From the bustling streets of Center City to the tree-lined avenues of Fairmount Park, the city offers something for everyone, whether it's catching a game at Citizens Bank Park, exploring the vibrant neighborhoods like Fishtown or University City, or immersing oneself in the vibrant street art that adorns its walls. Philadelphia's spirit of resilience and innovation continues to drive its evolution, making it a dynamic metropolis that never fails to captivate and inspire all who walk its storied streets.



## ECONOMY

Philadelphia, Pennsylvania's economy is a vibrant tapestry woven from diverse industries, rich history, and a strategic geographical location. As one of the largest cities in the United States, Philadelphia serves as a dynamic economic hub with a robust and resilient economy. The city's economy is anchored by a range of sectors, including healthcare and education, finance, manufacturing, technology, and tourism. Philadelphia is home to several prestigious universities and world-class healthcare institutions, which not only contribute significantly to the local economy but also attract talent and investment from around the globe. Additionally, the city's strategic location along the Northeast Corridor positions it as a vital transportation and logistics hub, facilitating trade and commerce regionally and internationally. With a legacy of innovation dating back centuries, Philadelphia continues to foster a thriving ecosystem for startups and entrepreneurs, supported by a network of incubators, accelerators, and venture capital firms. Moreover, the city's rich cultural heritage, historical landmarks, and vibrant arts scene draw millions of visitors annually, further bolstering its economy through tourism and hospitality.



UNIVERSITY *of* PENNSYLVANIA

## HIGHER EDUCATION

Philadelphia, Pennsylvania, stands as a beacon of higher education, boasting a vibrant academic landscape that attracts students from across the globe. Home to renowned institutions such as the University of Pennsylvania, Drexel University, and Temple University, the city offers a diverse array of educational opportunities spanning disciplines from medicine and engineering to the arts and humanities. These esteemed universities not only provide world-class education but also contribute significantly to research and innovation, shaping the future of their respective fields. With a rich history dating back centuries, Philadelphia has long been a hub of intellectual inquiry and cultural exchange, fostering a dynamic learning environment where students can thrive both academically and personally. Beyond the classroom, the city itself serves as a living laboratory, offering countless opportunities for hands-on learning, internships, and community engagement. From its storied past to its innovative present, Philadelphia continues to inspire and empower the next generation of scholars, thinkers, and leaders.

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **994 Gap Newport Pike Cochranville, PA 19330** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

INTERACTIVE OFFERING MEMORANDUM

# DOLLAR GENERAL<sup>®</sup>

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