

FAMILY DOLLAR

DOLLAR TREE

Claysburg, PA



CORPORATE BACKED LONG-TERM LEASE | NEW 10-YEAR LEASE | NEW CONSTRUCTION | ESTABLISHED HIGH AVERAGE INCOME AREA | INVESTMENT GRADE TENANT





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01 Investment Overview



ADDRESS

13152 Dunnings Hwy
Claysburg, PA 16625

OFFER PRICE

\$1,703,496

CAP RATE

7.15%

LEASE TYPE

NN

NET OPERATING INCOME

\$121,800

BUILDING SIZE

10,422 SF

LOT SIZE

1.29 Acres

Investment Highlights

- **Corporate Backed Long-Term Lease**
Family Dollar signed a 10-year lease which commenced in February of 2023.
- **Corporate Lease with Family Dollar**
Wholly owned subsidiary of Dollar Tree which has a BBB Credit Rating by S&P.
- **Located Along Area’s Main Commercial Corridor**
Directly across from Zeigler Chevrolet.
- **2 Miles North of New Sheetz Distribution Center**
\$50 million 140,000 sf facility which is home to over 450 employees.
- **Established High Average Income Area**
- **Investment Grade Tenant**





02 Lease Summary



PRICE

\$1,703,496

CAP RATE

7.15%

YEAR RENOVATED

2022

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
Years 1-10	\$121,800.00	\$10,150.00
Option 1 (5 Years)	\$127,050.00	\$10,587.50
Option 2 (5 Years)	\$132,300.00	\$11,025.00
Option 3 (5 Years)	\$137,550.00	\$11,462.50
Option 3 (5 Years)	\$142,800.00	\$11,900.00

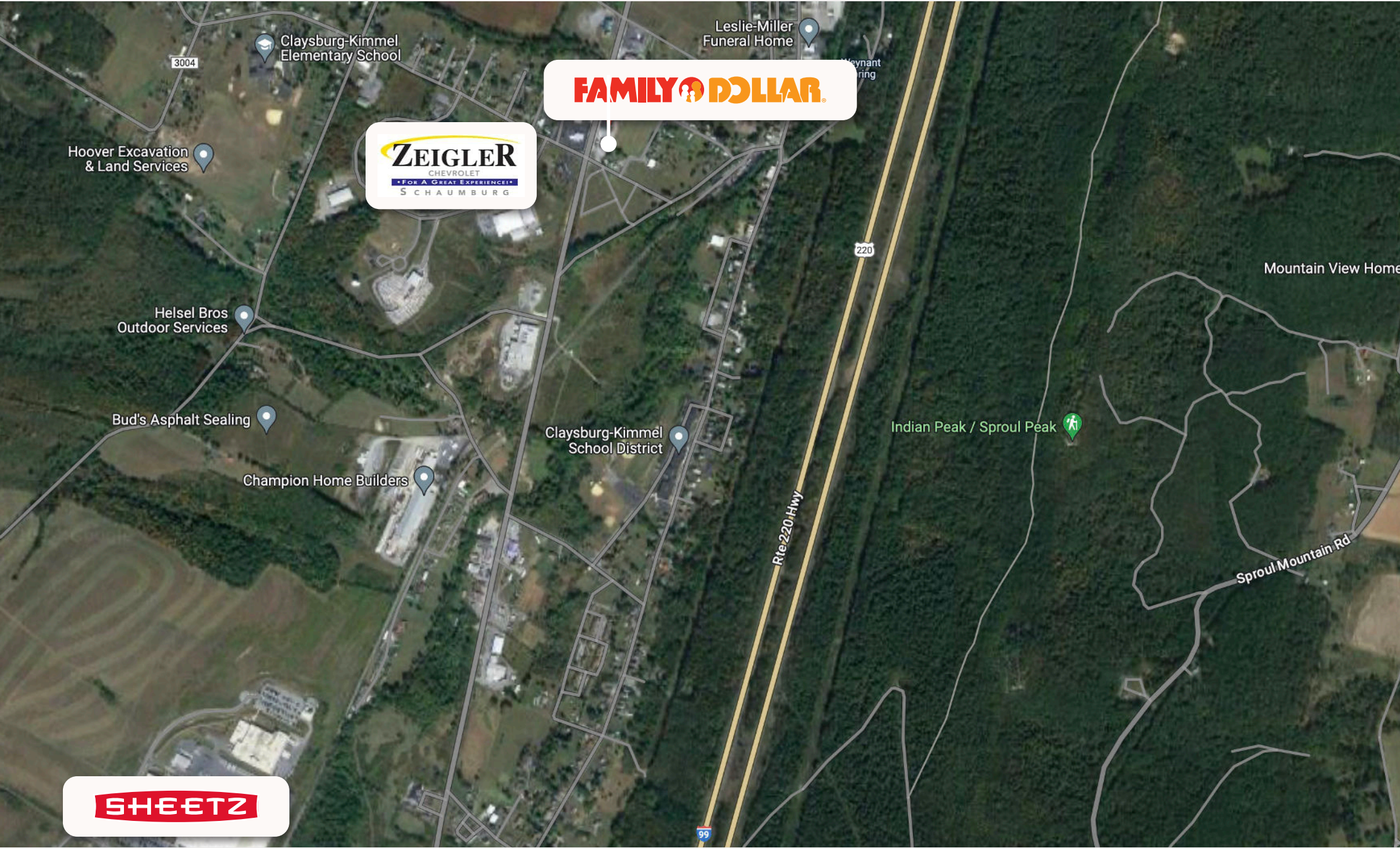
LEASE SUMMARY	
Tenant	Family Dollar Stores of PA
Guarantor	Corporate
Lease Type	NN
Lease Commencement	02/01/2023
Lease Expiration	01/31/2033
Remaining Lease Term	9 Years
Renewal Options	Four 5-Year Options
Rent Increases	Between Options





03 Aerial & Property Photos









04 Tenant Overview



Family Dollar

Family Dollar, now a subsidiary of Dollar Tree, operates over 8,000 stores across the United States. These stores are strategically located in both urban and rural areas, serving a broad spectrum of customers seeking affordable everyday items. The wide range of merchandise offered by Family Dollar contributes to its popularity among budget-conscious consumers, spanning household goods, groceries, clothing, and seasonal products. Since its acquisition by Dollar Tree in 2015, efforts have been made to optimize operations and integrate the businesses effectively to enhance the overall performance of the stores.

Dollar Tree

Dollar Tree boasts a robust network of over 15,000 stores nationwide, following a distinctive fixed price-point model where the majority of its products are priced at \$1 or less. This extensive store count reinforces its position as a leading retailer catering to consumers seeking extreme value for their purchases. The stores' offerings encompass an array of items across various categories, from party supplies and home essentials to food products and seasonal decorations. Dollar Tree's expansive presence across different regions in the U.S. contributes significantly to its ability to reach a wide customer base seeking affordable and diverse product options.





05 Market Overview



Located in Blair County, Claysburg, PA, offers strategic placement in a community with robust economic fundamentals.

Claysburg is recognized for its steady demographic trends and moderate income levels, which support a consistent retail and commercial market.

The presence of significant local employers, including the nearby \$50 million Sheetz Distribution Center, underscores the area's economic stability and workforce engagement.

Property Location and Accessibility

The property benefits from high visibility and accessibility, situated on Dunnings Highway, Claysburg's primary commercial corridor. This location ensures substantial vehicular traffic, which is advantageous for retail operations, particularly for

tenants like Family Dollar and Dollar Tree that rely on high consumer footfall.

Commercial Real Estate Dynamics

The commercial real estate environment in Claysburg is competitive, with several retail outlets and service providers enhancing the local market's vitality. The property's proximity to other national retailers and local businesses supports a vibrant shopping and service atmosphere that attracts a diverse range of customers.

Economic Outlook

The economic outlook for Claysburg is positive, with planned infrastructural and community investments expected to bolster regional growth and enhance property values. This outlook suggests a favorable environment for sustained commercial activity and potential asset appreciation.



AVERAGE INCOME

\$78,683

TOTAL HOUSING UNITS

5,331 (with 89.1% occupancy)

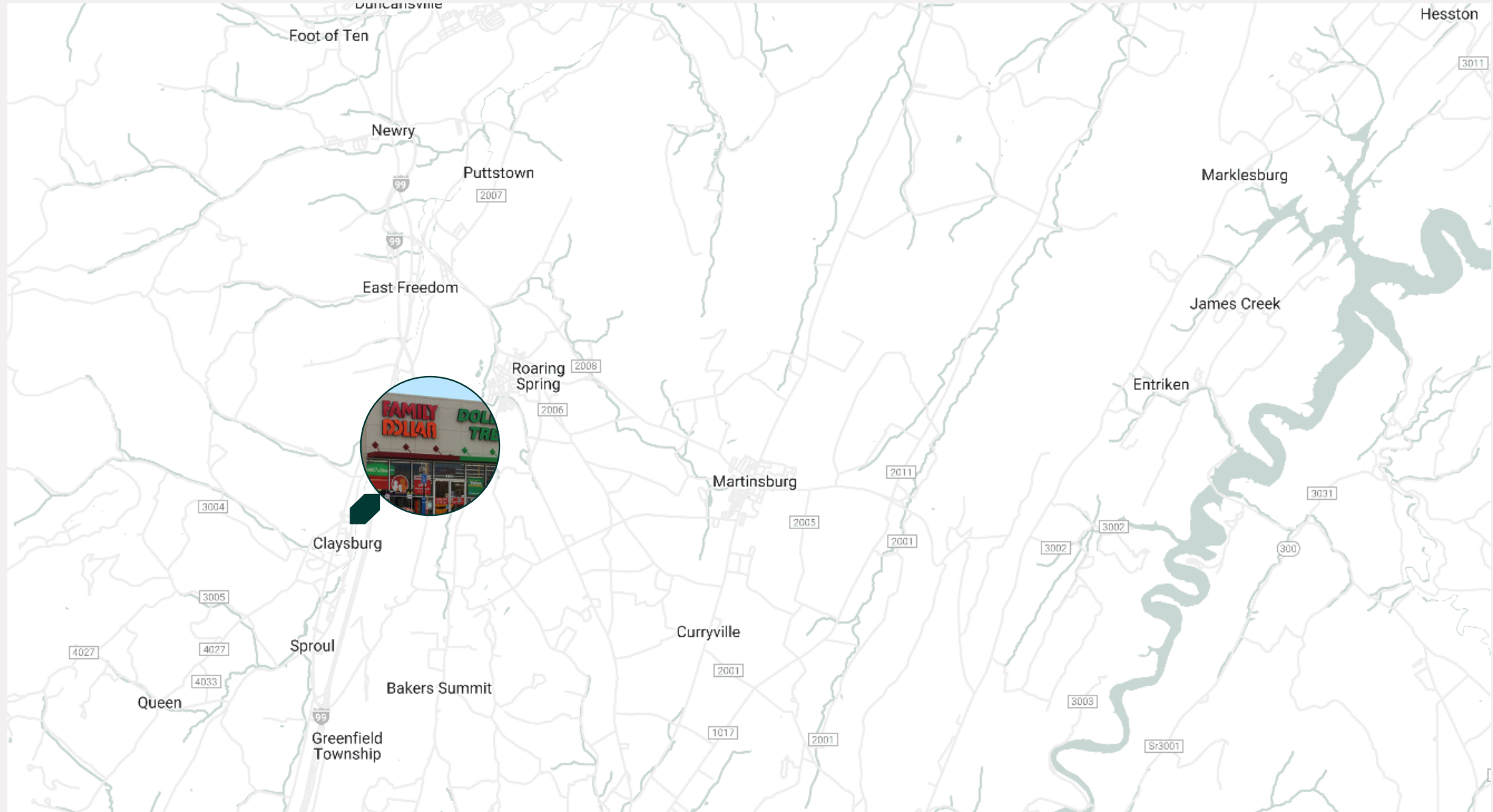
Within a 5-mile radius of the property

2024 Demographics

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Population	5,940	23,300	45,500	60,100
Median Age	41.6	43.3	43.3	43.2
HOUSING				
Total Housing Units	3,000	12,000	23,800	31,000
Occupied Housing Units	89.0%	83.0%	81.7%	82.3%
Vacant Housing Units	11.0%	17.0%	18.3%	17.7%
INCOME				
Income \$0 - \$49,999	47.5%	53.5%	52.0%	51.5%
Income \$50,000 - \$99,999	37.0%	34.5%	34.0%	34.0%
Income \$100,000 +	15.5%	12.0%	14.0%	14.5%
Average Household Income	\$63,000	\$57,500	\$62,000	\$63,000

2030 Projected Demographics

POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
Total Population	6,050	23,700	46,200	61,000
Median Age	41.9	43.5	43.5	43.4
HOUSING				
Total Housing Units	3,050	12,200	24,100	31,400
Occupied Housing Units	89.2%	83.2%	81.9%	82.5%
Vacant Housing Units	10.8%	16.8%	18.1%	17.5%
INCOME				
Income \$0 - \$49,999	46.5%	52.5%	51.0%	50.5%
Income \$50,000 - \$99,999	38.0%	35.0%	35.0%	35.0%
Income \$100,000 +	15.5%	12.5%	14.0%	15.0%
Average Household Income	\$65,000	\$59,000	\$63,500	\$64,000





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