

DOLLAR GENERAL

2520 SR 29 S, MONROE TOWNSHIP, PA

**9,100 SF FACILITY ON 2.34 ACRE SITE
FOR SALE**



EXECUTIVE SUMMARY

2520 SR 29 S, MONROE TOWNSHIP, PA

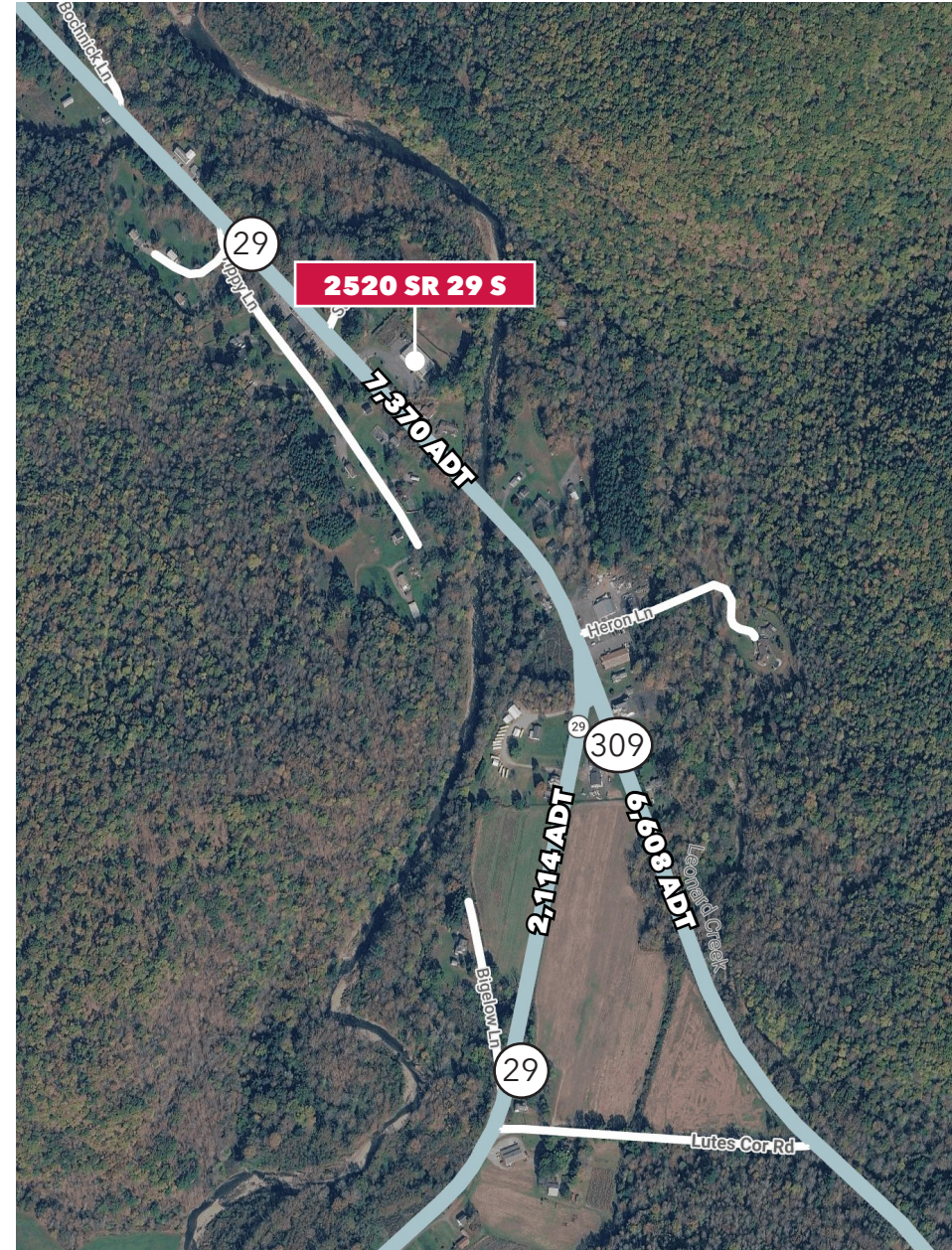
Lee & Associates National Investment Services Group, ("NISG") is pleased to present the opportunity to acquire the Fee Simple interest in the Dollar General property, located at 2520 SR 29 S, Monroe Township, PA, ("The Property").

This quality investment opportunity consists of an 2.34-acre site with 9,100 SF of improvements. This is a single tenant NNN investment. There are 5+ years remaining with a full corporate guarantee. The tenant also has three (3) renewal options.

The Property benefits from limited nearby competition, with the nearest convenience store located over 7 miles away and the closest supermarket approximately 10 miles away, supporting strong local demand and tenant performance.

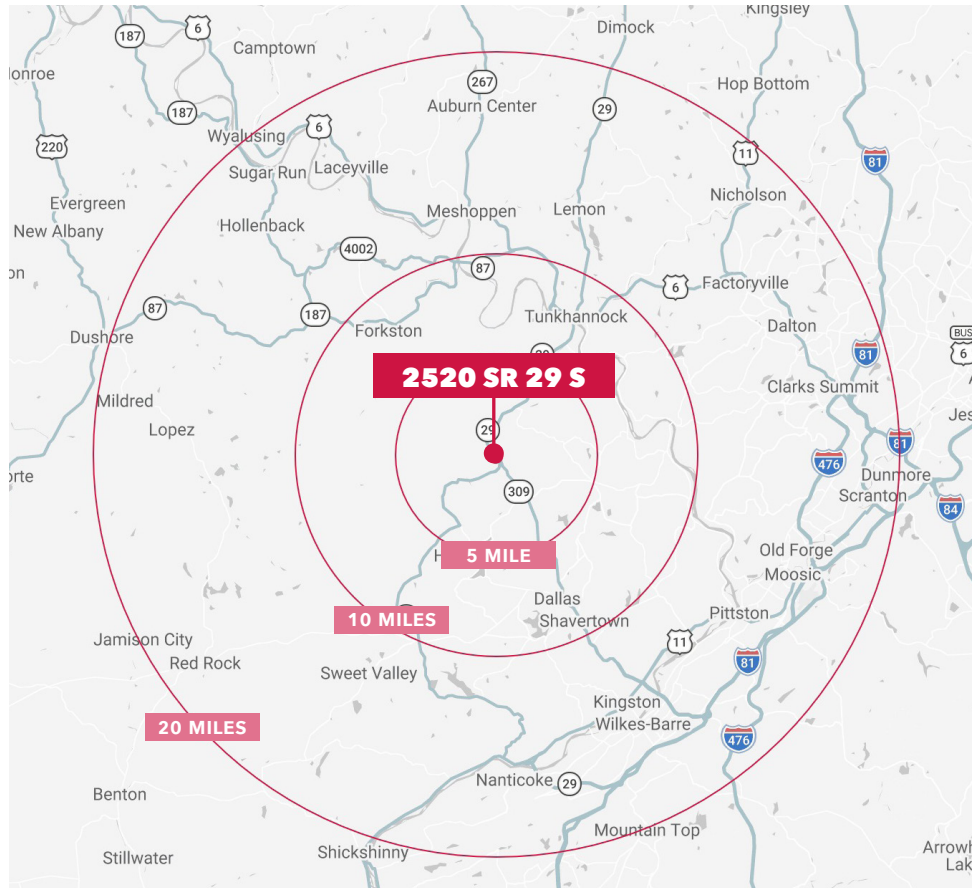
ASSET SNAPSHOT

PRICE	\$1,400,000.00
YEAR 1 NOI	\$108,500.04
YEAR 1 CAP RATE	7.75%

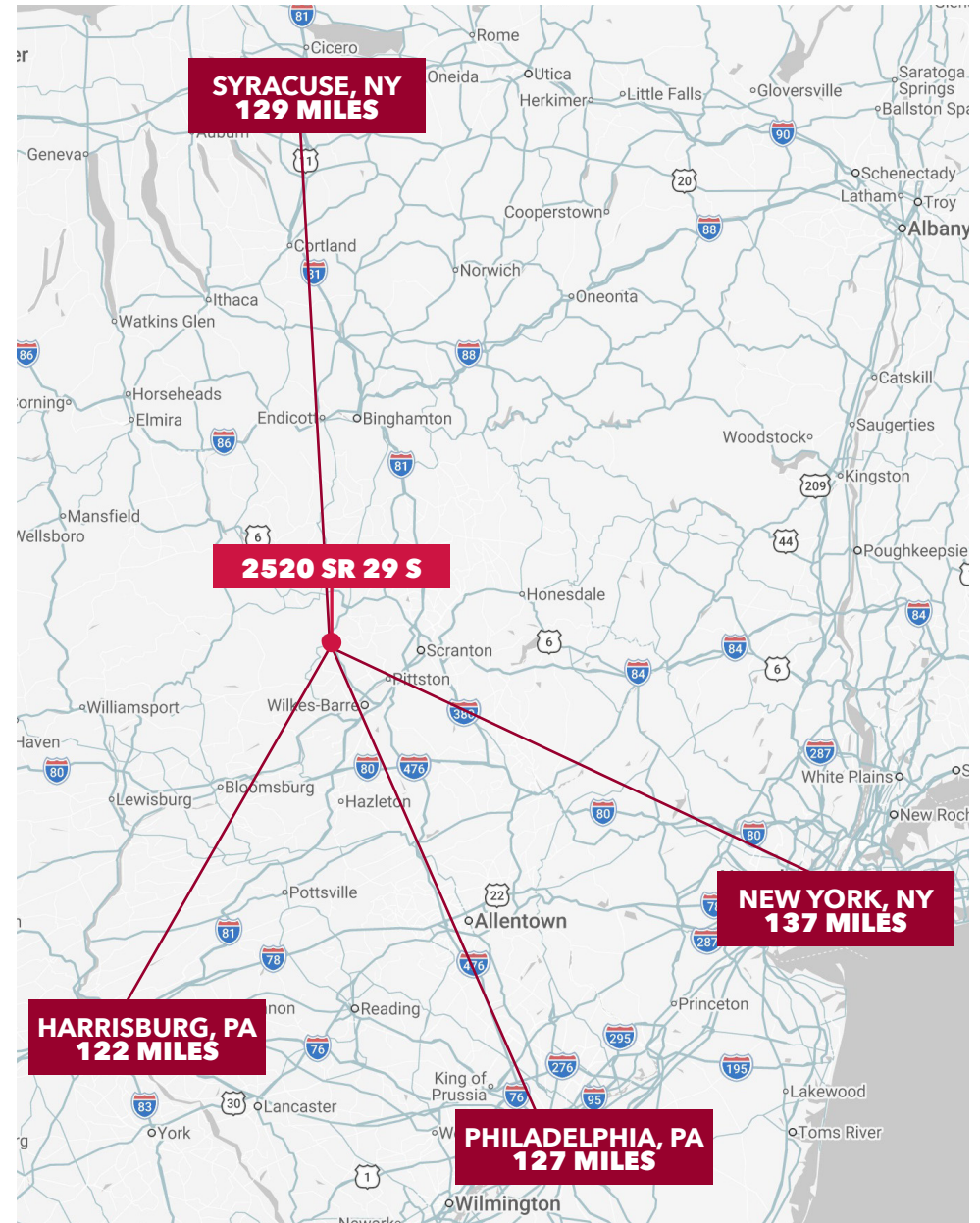


DEMOGRAPHICS & LOCATION

2520 SR 29 S, MONROE TOWNSHIP, PA



POPULATION		TOTAL EMPLOYEES	
	5 Miles	3,862	5 Miles 264
	10 Miles	33,678	10 Miles 10,280
	20 Miles	117,060	20 Miles 29,517



TENANT OVERVIEW

2520 SR 29 S, MONROE TOWNSHIP, PA

DOLLAR GENERAL®

Dollar General maintains its market position by targeting core customers in smaller communities. The brand's approach and wide product selection ensure strong brand recognition and steady sales growth. Dollar General's fiscal year 2024, which ended on February 2, 2024, reported net sales of \$38.7 billion, a 2.2% increase from fiscal year 2023. The dollar store market reached approximately \$124.9 billion in revenue in 2024, with an annual growth rate of 4.7% over the past five years.





DOLLAR GENERAL[®]

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Like all real estate, this property carries significant risks. Buyer and buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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