DOLLAR TREE & COMMUNITY LIFE

125 Logans Ferry Road, Lower Burrell, PA 15068

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Two-tenant building leased to Dollar Tree**, a nationally recognized, investment-grade credit tenant (S&P: BBB), and Community Life, a local health and wellness center with six locations throughout the Pittsburgh MSA. Dollar Tree's lease provides a credit-oriented component within the rent roll, helping diversify the overall credit risk of the investment.
- **The property offers ±5.75 years** of weighted average lease term remaining, providing investors with a long-term, guaranteed stream of cash flow and minimal lease rollover risk for the foreseeable future.
- **Both leases include two 5-year renewal options**. Dollar Tree has approximately ±5.00 years remaining on its lease, while Community Life has approximately ±6.00 years remaining. Community Life operates under a NN+ lease structure with strong reimbursements and minimal expense slippage, while Dollar Tree is on a gross lease.
- **The ±22,300-square-foot building** is situated on a large ±4.51-acre parcel featuring 68 parking spaces, three points of ingress/egress, and approximately 450 feet of frontage.
- **A Tractor Supply is currently under construction** adjacent to the site, with an anticipated opening in early 2027. The property is expected to benefit from the additional retail synergy and increased traffic generated by the new tenant.
- **Located within the primary retail trade area of the community,** neighboring tenants include McDonald's, CVS, Advance Auto Parts, Sheetz, and more. Logans Ferry Road and Greensburg Rd experiences traffic counts of approximately ±26,655 vehicles per day, providing consistent consumer exposure to the site.
- **The asset benefits from a 5-mile median age of ±45.9 years**, which is above the national average of± 38.9 years. This demographic is advantageous for Community Life, whose services focus on assisting the elderly population in maintaining independent living rather than transitioning into nursing home care.
- **Lower Burrell is located approximately ±18 miles** northeast of downtown Pittsburgh and is part of the greater Pittsburgh metropolitan area. More than 285,000 residents live within a 10-mile radius of the property, with an average household income exceeding $116,281.

PROPERTY OVERVIEW

Dollar Tree & Community Life
125 Logans Ferry Road, Lower Burrell, PA 15068

PROPERTY SUMMARY

$3,380,220
List Price

±22,300
GLA

±26,655 VPD
Logans Ferry Rd & Greensburg Rd

Property Summary

Address	125 Logans Ferry Rd
City	Lower Burrell
State	Pennsylvania
Zip Code	15068
Property Type	Commercial
Zoning	C-3
Parcel Number	17-07-12-0-001
Building Size	±22,300 SF
Lot Size	±4.51 AC
Parking Spaces	68
Traffic Count	±12,420 VPD
Frontage	450'
Access Points	3

FINANCIAL OVERVIEW

125 Logans Ferry Road
Lower Burrell, PA 15068

$3,380,220
List Price

10.00%
Cap Rate

$338,022
Net Operating Income

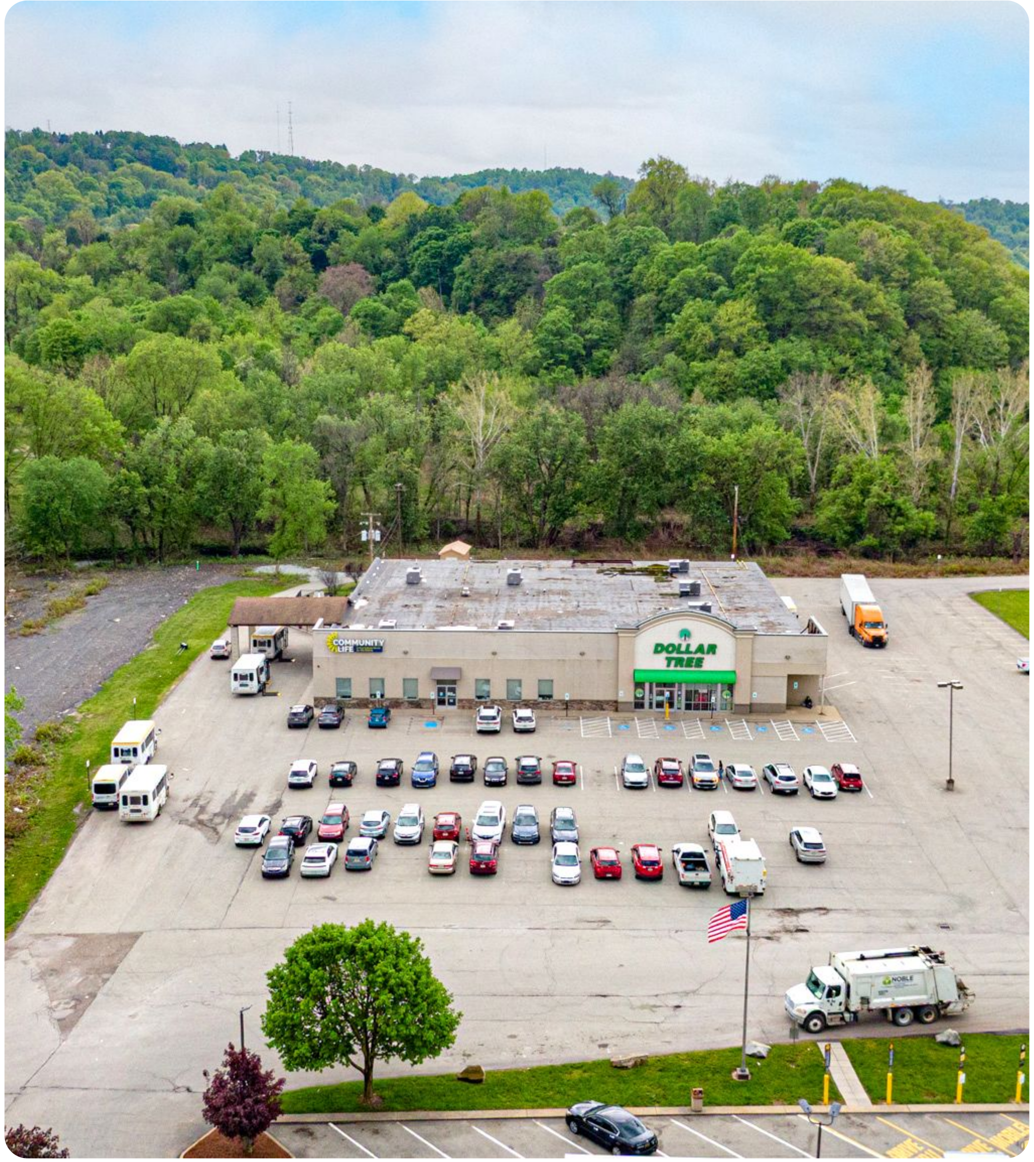
$151.58
Price Per SF

LEASE OVERVIEW

Lease Summary	Dollar Tree	Community Life
Ownership Type	Fee Simple	Fee Simple
SF Occupied	±10,000	±12,300
Proportionate Share	44.84%	55.16%
Rent	$85,000	$298,152
Lease Type	Gross	NN
Lease Commencement	6/16/2016	5/31/2017
Lease Expiration	6/30/2031	4/1/2032
Term Remaining	±5.15 Years	±5.91 Years
Guarantor	Corporate (S&P BBB)	Pittsburgh Care Partnership/Community LIFE
Options	Two, 5-Year Options	Two, 5-Year Options
Increases	23.5% in Option 1 & 5% in Option 2	-38% in Option 1 and 6.65% in Option 2

FINANCIAL OVERVIEW

Profit & Loss Statement	
Income	
Dollar Tree Rent	$85,000
Community Life Rent	$298,152
Total Rent	**$383,152**
Tax Reimbursement	$19,455
Insurance Reimbursement	$6,923
CAM (Building)	$5,361
Landscaping & Lot Reimb.	$3,932
Snow Removal	$11,660
Total Reimbursements	$47,331
Total Income	**$430,483**
Expenses	
Taxes	$35,272
Insurance	$19,201
CAM (Building)	$9,720
Landscaping & Lot	$7,128
Snow Removal	$21,141
Total Expense	$92,461
Net Income	**$338,022**



LANDLORD EXPENSE OVERVIEW

Landlord Responsibilities

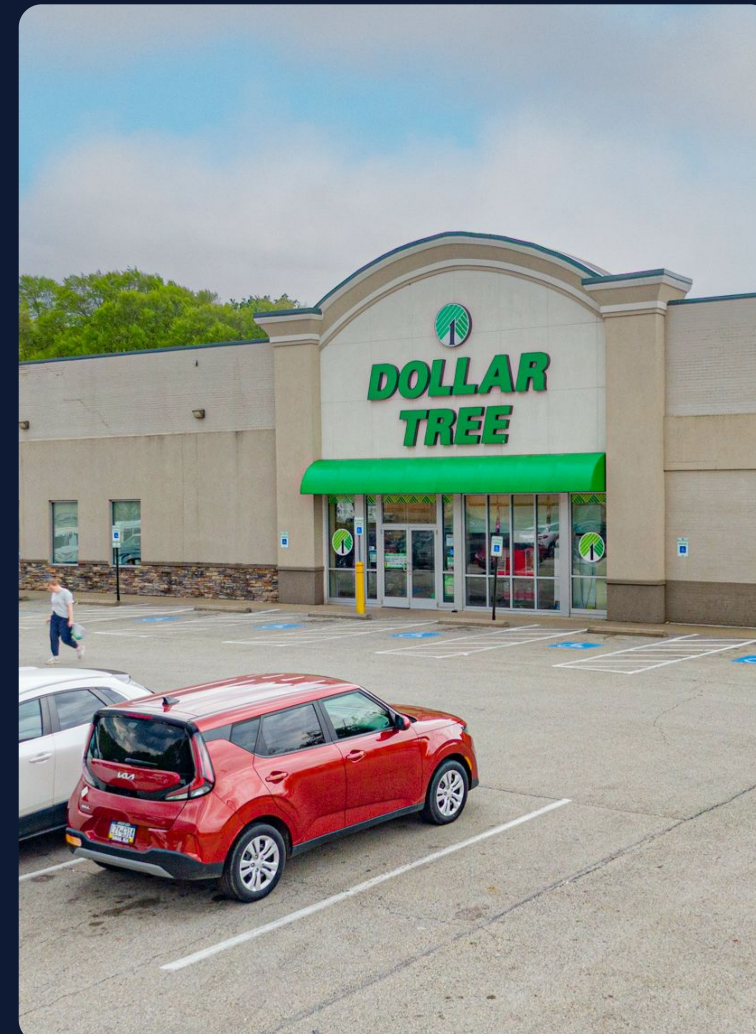
Dollar Tree	Community Life
Taxes, insurance, CAM, Roof, Lot, Structure, HVAC replacement	Roof, Structure, HVAC > $600

Proportionate Expenses	Dollar Tree	Community Life	Total
Proportionate Share	44.84%	55.16%	100%
Utilities	$0	$0	$0
Taxes	$15,817	$19,455	$35,272
Insurance	$8,610	$10,591	$19,201
CAM (Building)	$4,359	$5,361	$9,720
Landscaping & Lot	$3,196	$3,932	$7,128
Snow Removal	$9,480	$11,660	$21,141
Sum	$41,463	$50,999	$92,461

Slippage	Dollar Tree	Community Life	Total
Taxes	$15,817	$0	$15,817
Insurance	$8,610	$3,668	$12,278
CAM (Building)	$4,359	$0	$4,359
Landscaping & Lot	$3,196	$0	$3,196
Snow Removal	$9,480	$0	$9,480
Sum	$41,463	$3,668	$45,130

Reimbursements	Dollar Tree	Community Life	Total	Community Life Reimbursement Info:
Taxes	$0	$19,455	$19,455	Tax reimbursement capped at 3.00% annual increases
Insurance	$0	$6,923	$6,923	Insurance reimbursement capped at 5.00% annual increases
CAM (Building)	$0	$5,361	$5,361	CAM reimbursement capped at 3.00% annual increases (excluding snow removal, landscaping, & parking lot)
Landscaping & Lot	$0	$3,932	$3,932	Tenant reimburses in full
Snow Removal	$0	$11,660	$11,660	Tenant reimburses in full
Sum	$0	$47,331	$47,331	-

PROPERTY PHOTOS




NW
±5 Miles Away
Walmart Supercenter
Lowe's
sam's club
PetSmart
Ollie's Bargain Outlet
Good Stuff Cheap
Michaels
Galleria at Pittsburgh Mills
GQT movies
macy's
Gundel's Fun Zone
Virtual Reality Adventure
MAC.BID
CALIBER
Downtown New Kensington
±1.4 Miles Away
Parnassus Manor
±98 Units
Sheetz
Fresh Food
Made to Order
CVS pharmacy
Advance Auto Parts
New Kensington Plant
Sewage Treatment Plant
McDonald's
Greensburg Rd ± 14,235 VPD
Subject Property
Logans Ferry Road ± 12,420 VPD
Family Dollar


S
Logans Ferry Road ± 12,420 VPD

TENANT SUMMARY

Year Founded
1986

Headquarters
Chesapeake, VA

Ownership Status
Publicly Traded

Employees
150,000+

Locations
16,000+

Credit Rating
S&P: BBB

Annual Revenue
$17.58 B

DOLLAR TREE®

Tenant Overview
Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, Virginia, is one of North America’s most prominent value retailers—renowned for its compelling “thrill-of-the-hunt” shopping experience and everyday low pricing. A member of the S&P 500, Dollar Tree delivers consistent accessibility and convenience to a broad demographic base, especially in suburban markets. Founded in 1986 (originating from the “Only $1.00” concept), the company has solidified its brand strength through disciplined expansion, strategic acquisitions, and a reputation for operational reliability.

Why Invest in Dollar Tree?

- Public, Investment-Grade Tenant: S&P 500 company with a BBB credit rating and strong financial transparency.
- Massive Retail Footprint: Operates over 16,000 stores with deep market penetration across North America.
- Economic Resilience: Value-driven model performs well in all economic cycles.
- Growth Through Store Modernization: “3.0” format rollout expands appeal and drives higher sales.
- Consistent Revenue Growth: FY 2025 revenue up 4.75% to $17.58 billion.

TENANT SUMMARY

Year Founded
2000

Headquarters
Pittsburgh, PA

Employees
323

Locations
8

Tenant Overview

Community LIFE, headquartered in Pittsburgh, Pennsylvania, is a leading Program of All-Inclusive Care for the Elderly (PACE) provider dedicated to helping seniors remain independent and living safely in their homes and communities. Founded in 2000, the organization has established a strong regional presence through its integrated healthcare model, offering comprehensive medical, social, and support services across western Pennsylvania. Community LIFE is recognized for its operational stability, community impact, and commitment to delivering high-quality, coordinated care to aging populations.

Why Invest in Community Life?

- **Mission-Driven Healthcare Provider:** Community LIFE is a well-established PACE organization focused on delivering comprehensive healthcare and support services for seniors throughout western Pennsylvania.
- **Established Regional Presence:** Operates 8 Health & Wellness Center locations serving multiple counties across the Pittsburgh and western Pennsylvania markets.
- **Essential Service Model:** Provides critical healthcare, transportation, social, and in-home support services that remain in demand regardless of economic conditions
- **Stable Demographic Demand:** Benefits from long-term growth in the senior population and increasing preference for aging-in-place healthcare solutions.

MARKET OVERVIEW

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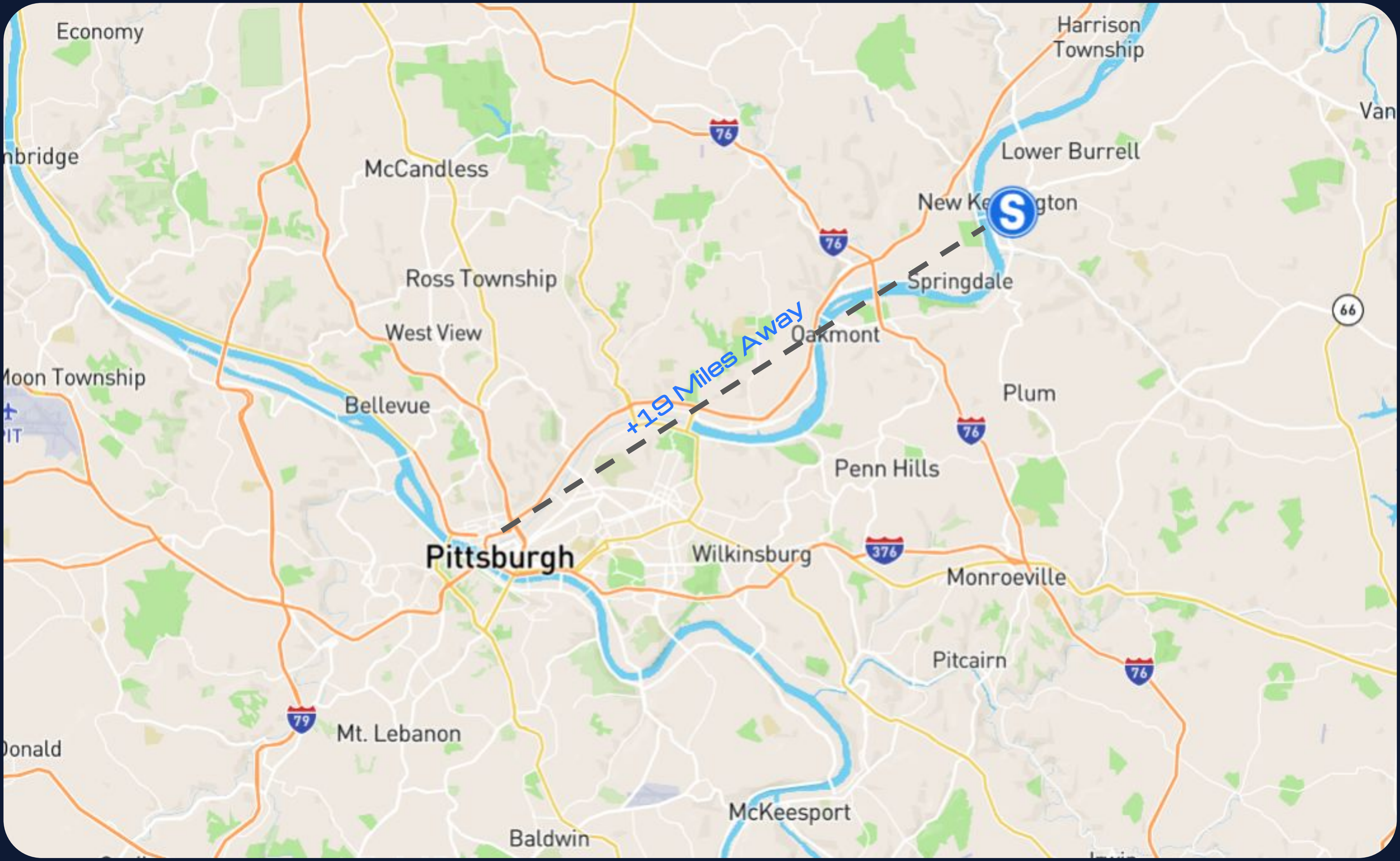

LOWER BURRELL, PA

Market Demographics - 3-Mile Radius

41,768
Total Population

$81,745
Average HH Income

19,245
# of Households

46.8
Median Age

Local Market Overview

Lower Burrell is a suburban community in Westmoreland County that benefits from its proximity to the Pittsburgh metropolitan area while maintaining a quieter, residential character. The city is defined by stable neighborhoods, access to the Allegheny River, and a strong sense of local identity shaped by long-term residents and multigenerational households. Convenient connectivity via Route 28 and nearby regional corridors allows residents to commute to major employment centers while enjoying lower density living and a more relaxed pace. Retail corridors and essential services are easily accessible, supporting day-to-day needs without requiring extended travel.

The surrounding region reflects a diversified economic base transitioning from its historic industrial roots to a mix of healthcare, education, advanced manufacturing, and logistics. Lower Burrell benefits from this evolution, offering residents access to employment opportunities throughout the greater Pittsburgh area. Outdoor recreation is a defining feature, with nearby parks, trails, and riverfront areas contributing to quality of life and community appeal. Continued investment in infrastructure and redevelopment across Westmoreland County supports long-term stability, positioning the area as an attractive option for those seeking affordability within reach of a major metropolitan economy.

Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	35,108	77,329	278,603
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	16,379	35,535	126,376
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$90,301	$101,530	$116,281

PITTSBURGH, PA MSA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers.

Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.

ACCOLADES

9th Best U.S. City For Working Parents - HuffPost

#10 of 231 In Best Cities For Young Professionals In America – Niche, 2022

Top 50 Best Places To Travel In 2023 - Travel + Leisure

#5 2023 Best Cities For Jobs - Wallethub

Top Destination for Family Travel In Pennsylvania - TravelPulse

PITTSBURGH ECONOMY

Pittsburgh is a major hub for manufacturing, healthcare, energy, finance and business, and information technology. Global manufacturing firms and small precision tooling and machining companies in Pittsburgh continuously meet the increasing demand for a variety of goods, including materials, parts, and components for critical industries. The University of Pittsburgh and Carnegie Mellon University have helped grow Pittsburgh's healthcare industry through the cultivation of healthcare technology and life-saving medicine and pharmaceuticals. Pittsburgh's energy industry is made up of 1,050 firms including Chevron, Eaton, PPG Industries Inc., and Shell Chemicals. Due to the presence of these major companies in Pittsburgh, it has become the #1 U.S. exporter of coal, metal ore, and other non-metallic minerals. The finance and business industry in Pittsburgh is made up of 11,467 firms including Bank of America, BNY Mellon, Highmark Inc., and many more. Thus, the region has been the center of asset management and banking for more than 150 years. The information technology industry in Pittsburgh is made up of many startups including ANSYS, Duolingo, and Schell Games. It is also the #2 region for IT degrees, producing over 2,600 IT degree graduates each year.

INDUSTRIES

The nation's seventh-largest bank, five Fortune 500 companies, and seven of the largest 350 US law firms make their global headquarters in the Pittsburgh area. RAND, BNY Mellon, Nova, FedEx, Bayer, and NIOSH also have regional corporate offices in Pittsburgh. Google, Bosch, Uber, and Intel are among 1,600 technology firms generating $20.7 billion in annual Pittsburgh payrolls, with the area serving as the long-time federal agency headquarters for cyber defense, software engineering, robotics, energy research, and the nuclear navy.

FORTUNE 500 COMPANIES

PNC

PPG Industries

wesco

HEINZ ESTD 1869

United States Steel

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