DOLLAR GENERAL®

912 Moore St, Huntingdon, PA 16652

Retail Investment Opportunity | Offering Memorandum

MATTHEWS™

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Exclusively Listed By

Baxter Gimer
Associate
(771) 208-7475
baxter.gimer@matthews.com
License No. 5022231 (MD)

Josh Ein
SVP & Director
(301) 971-0207
josh.ein@matthews.com
License No. 643676 (MD)

Kyle Matthews
Broker of Record
License No. RM423998 (PA)
Firm No. RB068831 (PA)

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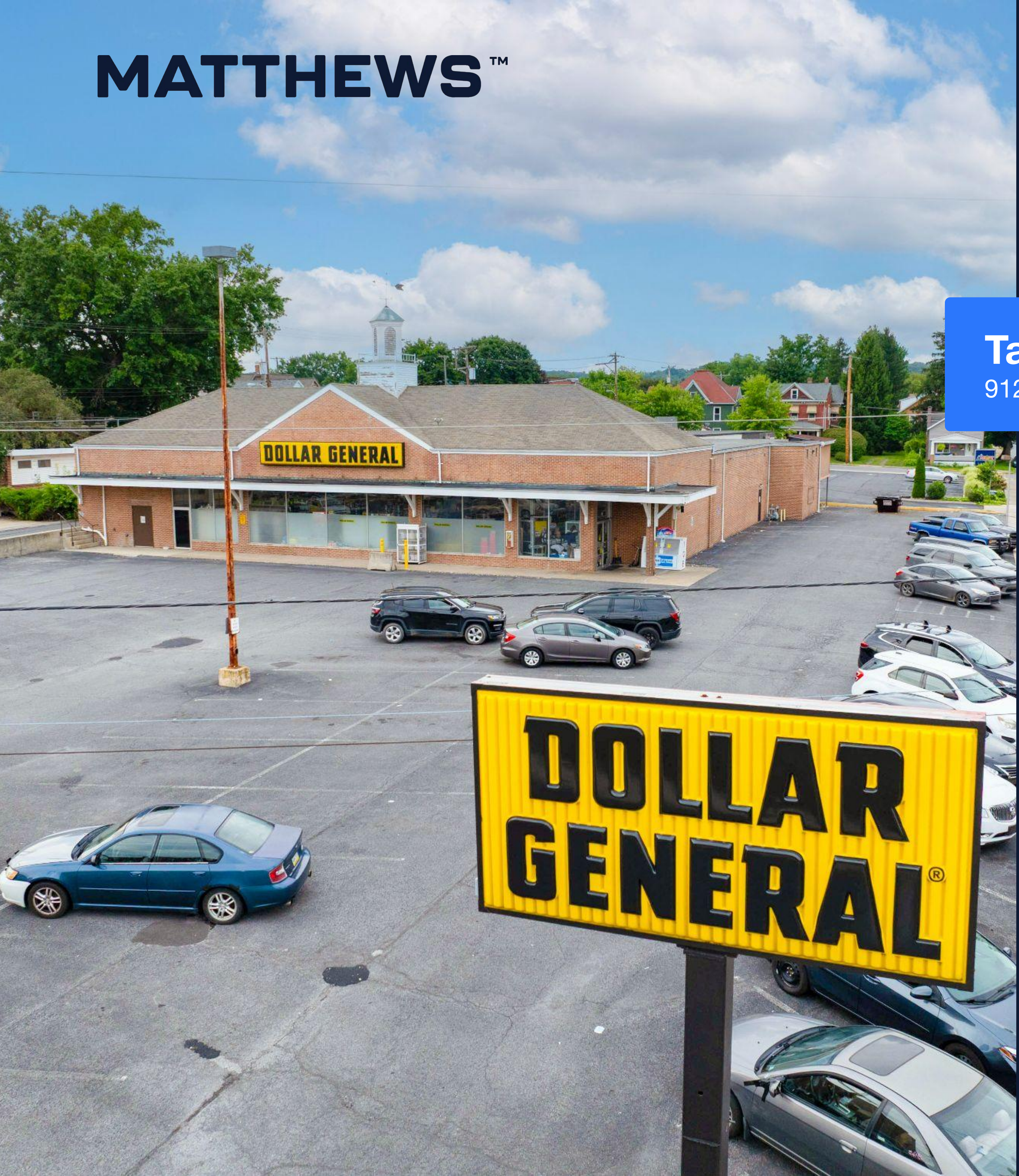

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912 Moore St

Property Overview

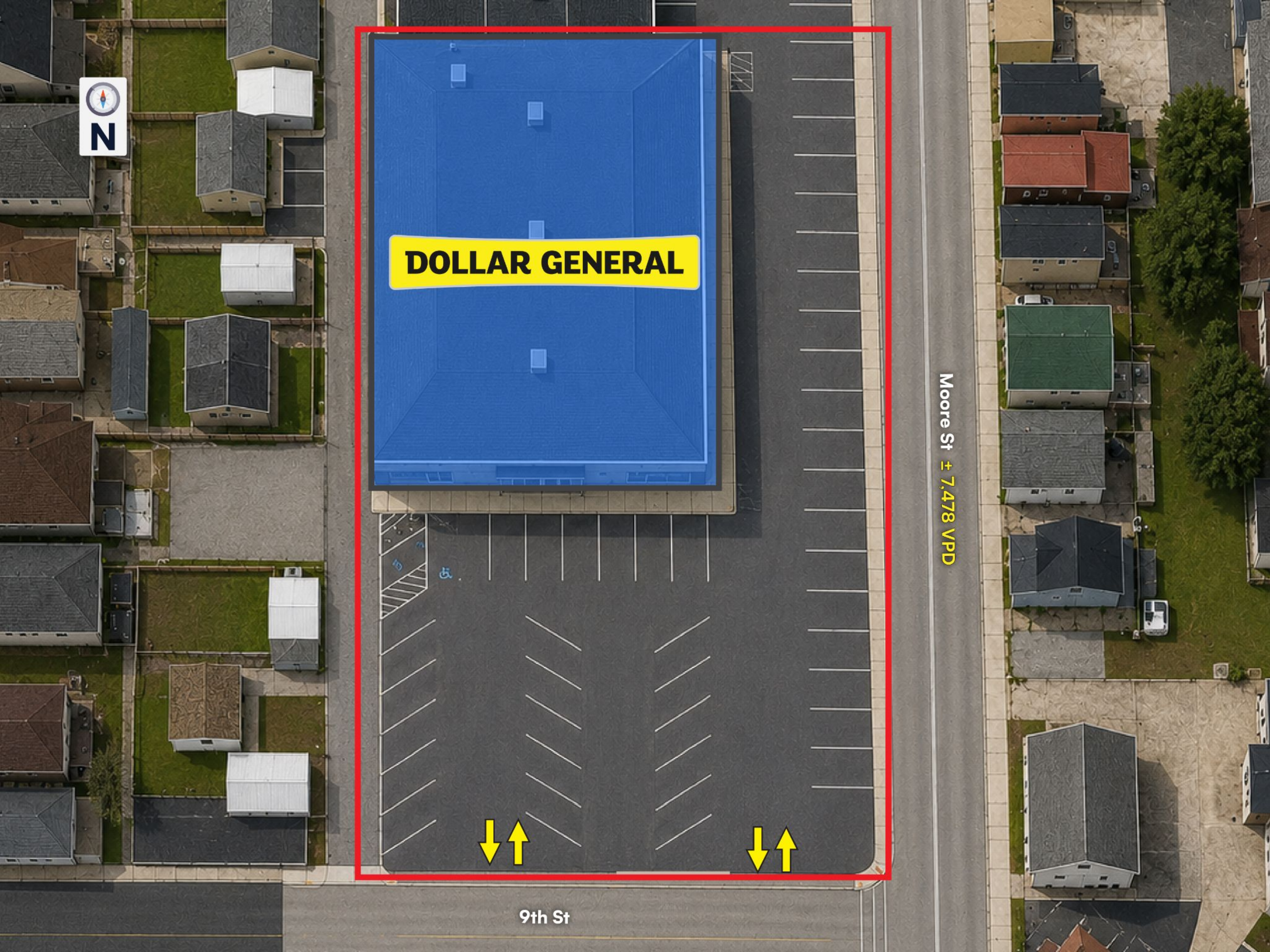
Dollar General
912 Moore St, Huntingdon, PA 16652

Investment Highlights

Property Highlights

- **Top 70th Percentile Ranking (Statewide)**: This location outperforms the majority of Dollar General locations across Pennsylvania, ranking in the top 70th percentile for customer visitation, according to Alpha Maps. This indicates the tenant's success at the location while providing additional confidence to investors.
- **Lease Extension Upside:** With only one, 5-year renewal option remaining on a top-performing store operating at the location, which has operated successfully as a Dollar General since 2005, a savvy investor has the potential to unlock future upside through lease restructuring or increasing rents to market once the lease expires.
- **Dense College Town Demos and Replaceable Rent:** Located half a mile from Juniata College, the site serves ~7,600 residents within 1 mile while drawing daily student and local traffic. This consistent customer flow creates strong real estate fundamentals, further backed by a low $4.76/SF rent in an oversized 15,120 SF building, nearby national retailers and limited dollar store competition.
- **Double Net Lease Structure:** This property features minimal landlord management obligations, with the tenant responsible for real estate taxes, property insurance, and routine operating expenses. This offers an attractive yield for hands-off investors.
- **Corporate Guarantee:** The lease is fully guaranteed by Dollar General Corporation, a Fortune 100 industry leader with over 21,000 locations nationwide and an S&P BBB investment-grade long-term credit rating.

NW
Juniata River
JUNIATA COLLEGE
Juniata College
±1,300 Students | ±500 Employees
JBC
STANDING STONE COFFEE COMPANY
SHEETZ
weis
Reed & Sahlaney Orthodontics
HUNTINGDON VALLEY DENTISTRY
MLPT
Penn Highlands Healthcare
±71 Beds | ±400 Employees
DOLLAR GENERAL
Subject Property
Moore St ± 7,478 VPD
10th St
De Forrest Apartments
±70 Units
ALDI
ACE Hardware
ANYTIME FITNESS
TSC TRACTOR SUPPLY CO
GIANT
AutoZone
Advance Auto Parts
BEALLS


N
DOLLAR GENERAL
Moore St ± 7,478 VPD
9th St

912 Moore St
Huntingdon, PA 16652

±15,120 SF
GLA

1967
Year Built

±7,478
Vehicles Per Day

NN
Lease Type

$72.41
Price Per SF

Financial Overview

Dollar General
912 Moore St, Huntingdon, PA 16652

Financial Summary

$1,094,850 List Price	**8.00%** Cap Rate	**$87,588** NOI	**±0.95 AC** Lot Size

Annualized Operating Data

Date	Monthly Rent	Monthly CAM	NOI	Cap Rate	Rent PSF
Current - 9/30/2029	**$6,000.00**	**$1,299.00**	**$87,588.00**	**8.00%**	**$4.76**
Option 1: 10/1/2029 - 9/30/2034	$6,655.00	$1,440.00	$97,140.00	8.87%	$5.28

Property Details

Type of Ownership	Fee Simple
Tenant	Dollar General
Lease Guarantor	Corporate
Lease Type	NN
Roof, Structure, Exterior, HVAC	Landlord Responsible
Rent Commencement Date	10/1/2005
Lease Expiration Date	9/30/2029
Term Remaining on Lease	±3.1 Years
Increase	10.9% in Option
Options	One, Five-Year Option

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Fee Simple

Employees
194,200+

Locations
21,000+

Credit Rating
BBB (S&P)

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

Tenant Overview
Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 21,000+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

Market Overview

Dollar General
912 Moore St, Huntingdon, PA 16652

Huntingdon, PA

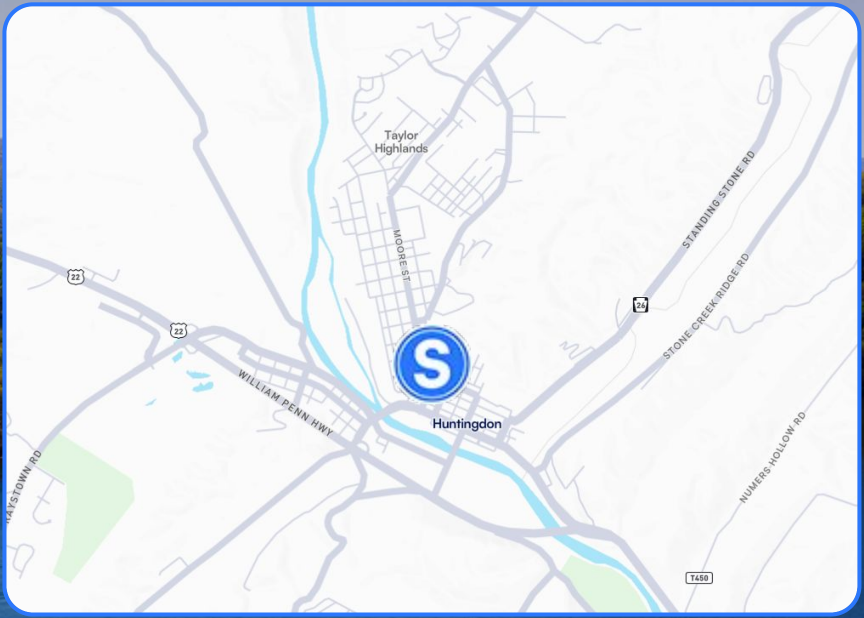
Market Demographics

6,897
Total Population

$67,125
Median HH Income

2,887
Employed Population

58.4%
Homeownership Rate



Local Market Overview

Huntingdon serves as a key retail and commercial destination for Huntingdon County and the surrounding rural communities. The market draws from a geographically broad trade area, with retail activity extending beyond the immediate borough and serving residents throughout the surrounding region. The area's relative distance from larger metropolitan shopping destinations helps support Huntingdon's role as a centralized location for everyday shopping, services, dining, and other consumer needs.

Retail development is primarily concentrated along the Route 22 / William Penn Highway corridor, which functions as the area's principal east-west commercial route. The corridor contains established shopping centers, freestanding retail, restaurants, services, and commercial development, creating a recognizable retail node with strong regional accessibility. Continued commercial development along and near the corridor further reinforces its position as the primary retail destination within the Huntingdon market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,633	11,996	14,887
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,283	3,607	4,871
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$88,020	$98,060	$98,608

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **912 Moore St, Huntingdon, PA, 16652** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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:

1. The Offering Memorandum and its contents are confidential;

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.

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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™. 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.

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