

DOLLAR GENERAL®

4541 State Route 40, Claysville, PA 15323

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Dollar General

4541 State Route 40, Claysville, PA 15323



U.S. Route 40 ±2,690 VPD

Investment Highlights

Property Highlights

- Absolute Triple-Net (NNN) Lease with Zero Landlord Responsibilities
- 5-Mile Population of 5,529 residents
- Top 60th Percentile Ranking among DG stores in Pennsylvania
- Located ± 38 Miles Southwest of Pittsburgh
- 2016 Built to Suit Construction
- $\pm 9,100$ SF Store Format
- ± 0.92 AC Lot Size

Location Highlights

- I-70 and U.S. Route 40 (Main Street) run directly through Claysville, providing convenient regional access. I-70 carries approximately $\pm 56,350$ VPD, while U.S. Route 40 carries approximately $\pm 2,690$ VPD
- Close proximity to Claysville Elementary School (570 students) and McGuffey School District (1,979 students)





38 Miles
Downtown Pittsburgh

20 Miles
Downtown Wheeling



The Barn Social
Wedding Venue



Subject Property



 **Claysville Elementary School**
±3,000 Students

Main Street ±2,690 VPD

±66,350 VPD

Farmhouse Kitchen & Bakery
Restaurant



 **McGuffey Community Park**

Google Earth



± 56,350 VPD

DOLLAR GENERAL



± 2,690 VPD



4541 State Route 40
Claysville, PA 15323

\$1,367,850

Price

8.00%

Cap Rate

2016

Year Built

Absolute NNN

Lease Type



Financial Overview

Dollar General

4541 State Route 40, Claysville, PA 15323



Financial Summary

Property Details

Tenant	Dollar General
Address	4541 State Route 40, Claysville, PA 15323
Lease Structure	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Expiration	07/31/2031
Term Remaining	±5 Years
Year Built	2016
NOI	\$109,428
Lot Size	±0.92 AC
Building Size	±9,100 SF
Increases	10% In Options

Lease Data

Lease Period	Lease Years	Monthly Rent	Annual Rent	Cap Rate
Original Term	06/01/2016 - 07/31/2031	\$9,119	\$109,428	8.00%
Option 1	06/01/2031 - 07/31/2036	\$10,030	\$120,370	8.79%
Option 2	06/01/2036 - 07/31/2041	\$11,033	\$132,407	9.67%
Option 3	06/01/2041 - 07/31/2046	\$12,137	\$145,648	10.64%



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±194,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
\$42.72 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General is one of the largest discount retailers in the United States, currently operating over 21,000 stores across 48 U.S. states and Mexico, with its greatest concentration of locations in the South, Southwest, Midwest, and East. Roughly 82.0% of Dollar General's sales are derived from consumables, including food, refrigerated and frozen products, paper products, cleaning supplies, health and beauty products, pet supplies, and other everyday necessities. Dollar General offers a wide selection of trusted national brands alongside its own private-label merchandise, including products from leading manufacturers across food, household, personal care, and other essential categories.

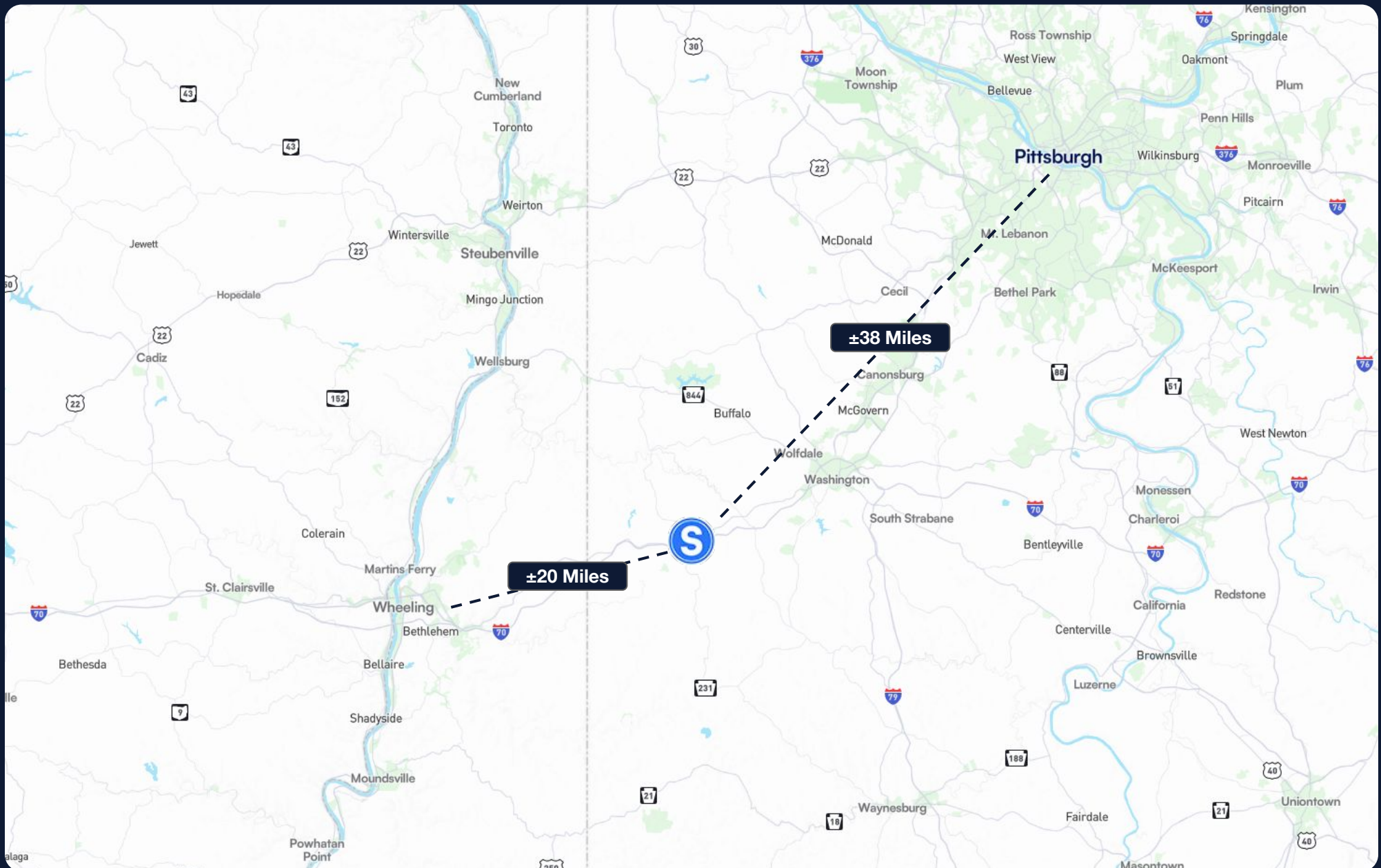
Why Invest in Dollar General?

- **Strong Recent Financial Performance:** In Q2 2026, Dollar General reported \$11.3 billion in net sales, up 5.2% year over year, while same-store sales increased 3.5%. Operating profit rose 29.2% to \$769.2 million and diluted EPS increased 33.3% to \$2.48.
- **Continued Store Expansion:** As of July 31, 2026, the company had 21,148 stores, up from 20,746 a year earlier. Dollar General plans approximately 460 new stores in fiscal 2026 — 450 in the U.S. and 10 in Mexico — while also remodeling thousands of existing locations.
- **Large, Established Retail Footprint:** Dollar General generated \$42.72 billion in fiscal 2025 net sales, up 5.2% from \$40.61 billion in fiscal 2024. Its consumables category alone generated approximately \$35.1 billion in fiscal 2025 sales.
- **Essential-Goods Focus:** The company's heavy exposure to consumables and everyday necessities supports recurring customer traffic and makes its stores an important convenience-oriented retail option in many communities.
- **Investment-Grade Credit Profile:** Dollar General's senior unsecured debt is currently rated BBB by S&P and Baa3 by Moody's, with stable outlooks reported in its latest quarterly filing.

Market Overview

Dollar General

4541 State Route 40, Claysville, PA 15323



Claysville, PA

Local Market Overview

Claysville is an established community in Washington County, Pennsylvania, offering residents and businesses a convenient combination of small-town character, accessibility, and regional connectivity. Located along the Interstate 70 corridor, Claysville benefits from direct transportation access throughout southwestern Pennsylvania and into the Northern Panhandle of West Virginia. The community's location supports convenient travel to nearby employment centers, shopping destinations, healthcare providers, and everyday services while maintaining a more relaxed, residential environment.

Claysville features a mix of established residential neighborhoods, local businesses, community services, and open spaces that contribute to its practical and accessible setting. The community is surrounded by the rolling landscapes and rural character of Washington County while remaining within convenient reach of larger commercial and employment hubs. Its proximity to major transportation routes also enhances accessibility for local businesses and residents traveling throughout the surrounding region.

Nearby Washington provides additional retail, dining, healthcare, and professional services, while Pittsburgh and Wheeling offer expanded employment and entertainment opportunities. Claysville's position along Interstate 70, combined with its established community environment and access to surrounding amenities, makes it an appealing location for residents and businesses seeking connectivity without the density of a larger metropolitan area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

Wheeling, WV

Wheeling, West Virginia serves as a regional economic and commercial center for the Northern Panhandle and surrounding Ohio Valley, with a strategic location between Pittsburgh and Columbus. Positioned along major transportation corridors, including Interstate 70, Wheeling provides convenient access to employment centers, retail destinations, healthcare services, and regional amenities throughout West Virginia, Ohio, and western Pennsylvania. Its established infrastructure and central position within the Ohio Valley support consistent connections between surrounding communities and larger metropolitan markets.

The Wheeling market benefits from a diverse economic base anchored by healthcare, education, manufacturing, professional services, energy, and retail. The city also serves as a gateway to communities throughout the Northern Panhandle, eastern Ohio, and southwestern Pennsylvania, expanding its influence beyond the immediate city limits. Access to Pittsburgh further strengthens the area's regional appeal, providing residents and businesses with connectivity to a major metropolitan economy while maintaining the accessibility and lower-density characteristics of an established Ohio Valley market.



Market Demographics

26,350
Total Population

\$48,590
Median HH Income

11,545
Employed Population

45.4
Median Age

Pittsburgh, PA

Pittsburgh serves as the economic and cultural center of Western Pennsylvania and benefits from a diversified economy anchored by healthcare, higher education, technology, professional services, manufacturing, and financial activity. The city is home to approximately 305,000 residents, while the broader metropolitan area encompasses roughly 2.44 million people. Pittsburgh's highly educated workforce, established institutional base, and comparatively moderate housing costs provide a strong foundation for continued investment and redevelopment. Nearly half of city residents age 25 and older hold a bachelor's degree or higher, while the metropolitan area provides a much larger labor pool for employers and businesses.

Pittsburgh's three rivers, established neighborhoods, universities, medical institutions, cultural attractions, and transportation infrastructure contribute to its regional appeal. The city's economy is particularly distinguished by its concentration of healthcare and education, with major institutions such as UPMC, the University of Pittsburgh, Carnegie Mellon University, and Highmark Health supporting employment and innovation. The region also maintains a substantial manufacturing and professional-services presence, creating a diversified economic base rather than reliance on a single industry. Pittsburgh International Airport's recently completed terminal modernization further strengthens regional connectivity and represents a \$1.7 billion infrastructure investment.



Market Demographics

304,759

Total Population

\$65,742

Median HH Income

160,277

Employed Population

33.6

Median Age

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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 **4541 State Route 40, Claysville, PA 15323** ("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.

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