

**\$1,209,750**

Purchase Price

**DG**

**7.50%**

Cap Rate

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## Tenant Overview

The subject property is leased to **DG Retail, LLC**, an operating subsidiary of **Dollar General Corporation** (NYSE: DG; S&P: BBB/Stable). Dollar General is one of the largest retail chains in the country, operating 15,000 stores in 44 states, offering both name-brand and generic merchandise. FY2017 saw same-store sales grow 2.7%, the 28th consecutive year of positive growth. As a result, cash flow from operations for the chain increased by 12.3% to \$1.8 billion. During the year, more than 1,300 new stores opened and an additional 764 stores were relocated or renovated. Dollar General is a component of the S&P 500 and was ranked 128th in the 2017 Fortune 500 list.

## Location Overview

**Frewsburg** is a hamlet and census-designated place in the town of Carroll in Chautauqua County, New York. Frewsburg is located on U.S. Route 62, which forms the main street of the town and leads to the city of Jamestown, New York, located 5 miles to the northwest.

**Jamestown** is a city in southern Chautauqua County, New York. The population was estimated at 29,591 in 2017 and is the largest population center in the county. Jamestown is situated between Lake Erie to the northwest and the Allegheny National Forest to the south.

## Investment Highlights



**Investment Grade  
Credit Tenant**



**Rare Primary Term  
Rental Increase**



**Absolute  
NNN Lease**



**Dollar General  
Built-To-Suit**



**Located on  
Primary Thoroughfare**

Maggie Holmes  
Associate Director  
mholmes@stanjohnsonco.com

Joey Odom  
Regional Director  
jodom@stanjohnsonco.com

Mike Sladich  
Director  
msladich@stanjohnsonco.com

Mollie Alteri  
Associate Director  
malteri@stanjohnsonco.com

In Association with  
John Rotunno  
NY Lic. #10301211565



**Stan Johnson Co.**

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