



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEW YORK DOLLAR GENERAL - 14+ YEARS REMAINING NNN LEASE

5720 ROUTE 19A, CASTILE, NY 14427

\$1,427,877

6.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

CASTILE, NY

\$1,427,877 | 6.5% CAP

- Absolute NNN Lease Dollar General - 14+ Years Remaining on Primary Term
- Equidistant from Buffalo and Rochester (50 Miles from Each)
- 20,000 Population within 10-Miles of Property
- Castile Borders the Beautiful Letchworth State Park
- Investment Grade Tenant - Dollar General (NYSE: DG) Stock Up 15% YTD
- Desirable Wide and Shallow Floor Plan

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

MATT DAVIS

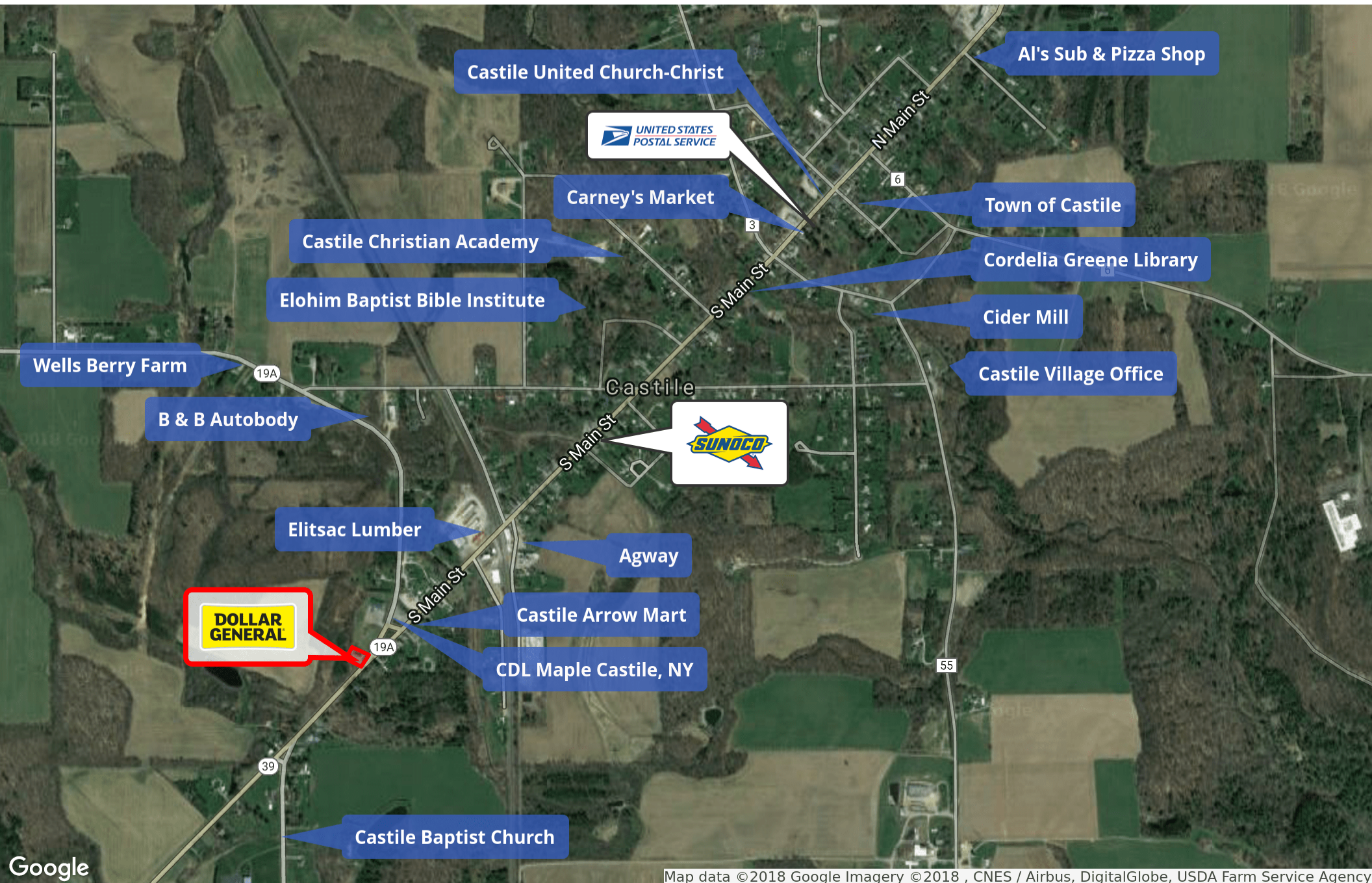
325.513.6406 | Matt@trinityreis.com

PROPERTY DETAILS:

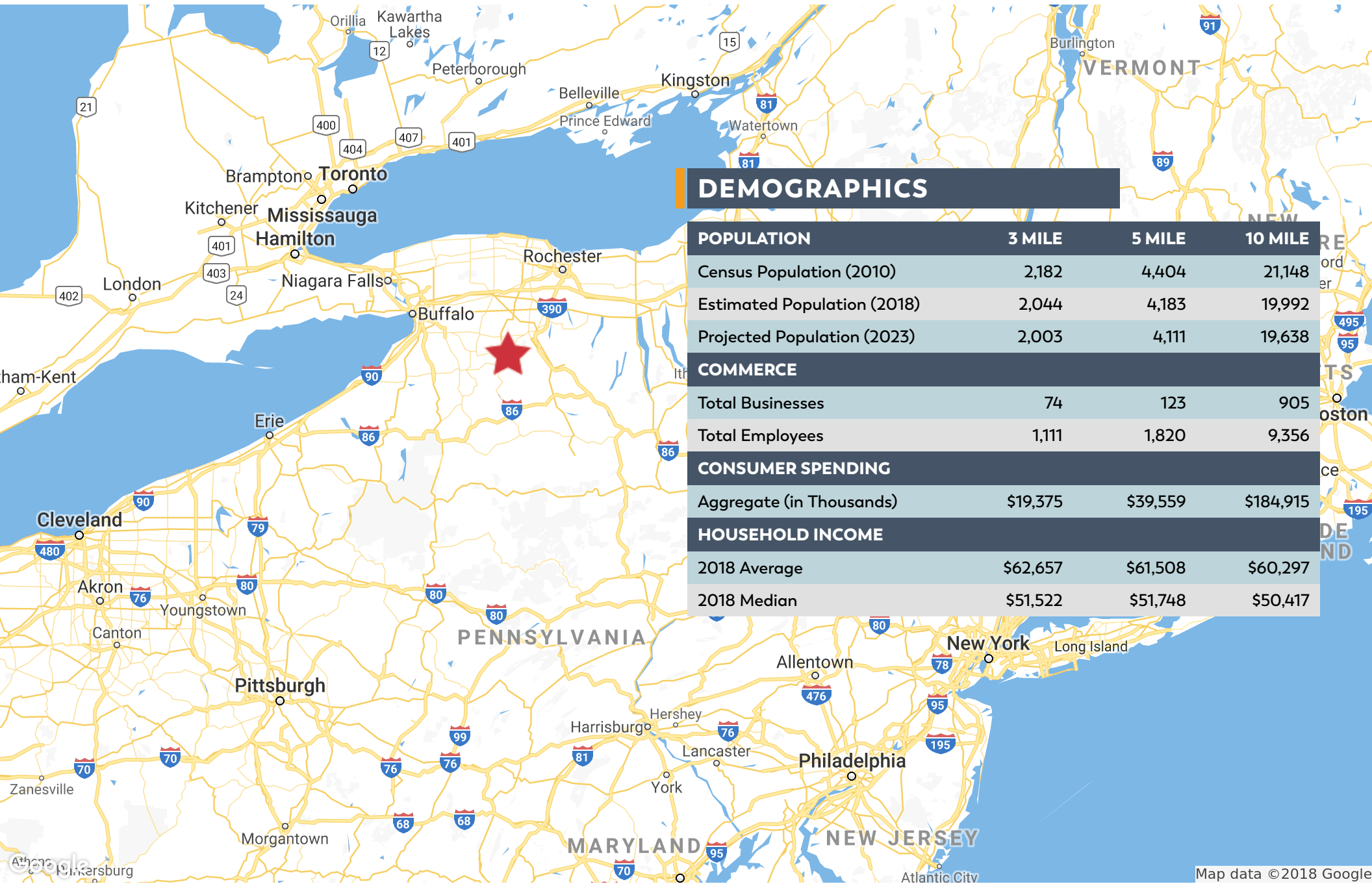
Building Area:	9,100 SF
Land Area:	2.2 AC
Year Built:	2017
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$156.91

LEASE OVERVIEW:

Remaining Lease Term:	14+ Years
Rent Commencement:	11/11/2017
Lease Expiration:	11/10/2032
Base Annual Rent:	\$92,812
Lease Type:	NNN
Scheduled Rent Increases:	11/10/2032
Options & Increases:	Five (5), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant







DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
Census Population (2010)	2,182	4,404	21,148
Estimated Population (2018)	2,044	4,183	19,992
Projected Population (2023)	2,003	4,111	19,638
COMMERCE			
Total Businesses	74	123	905
Total Employees	1,111	1,820	9,356
CONSUMER SPENDING			
Aggregate (in Thousands)	\$19,375	\$39,559	\$184,915
HOUSEHOLD INCOME			
2018 Average	\$62,657	\$61,508	\$60,297
2018 Median	\$51,522	\$51,748	\$50,417

Map data ©2018 Google



Actual Property



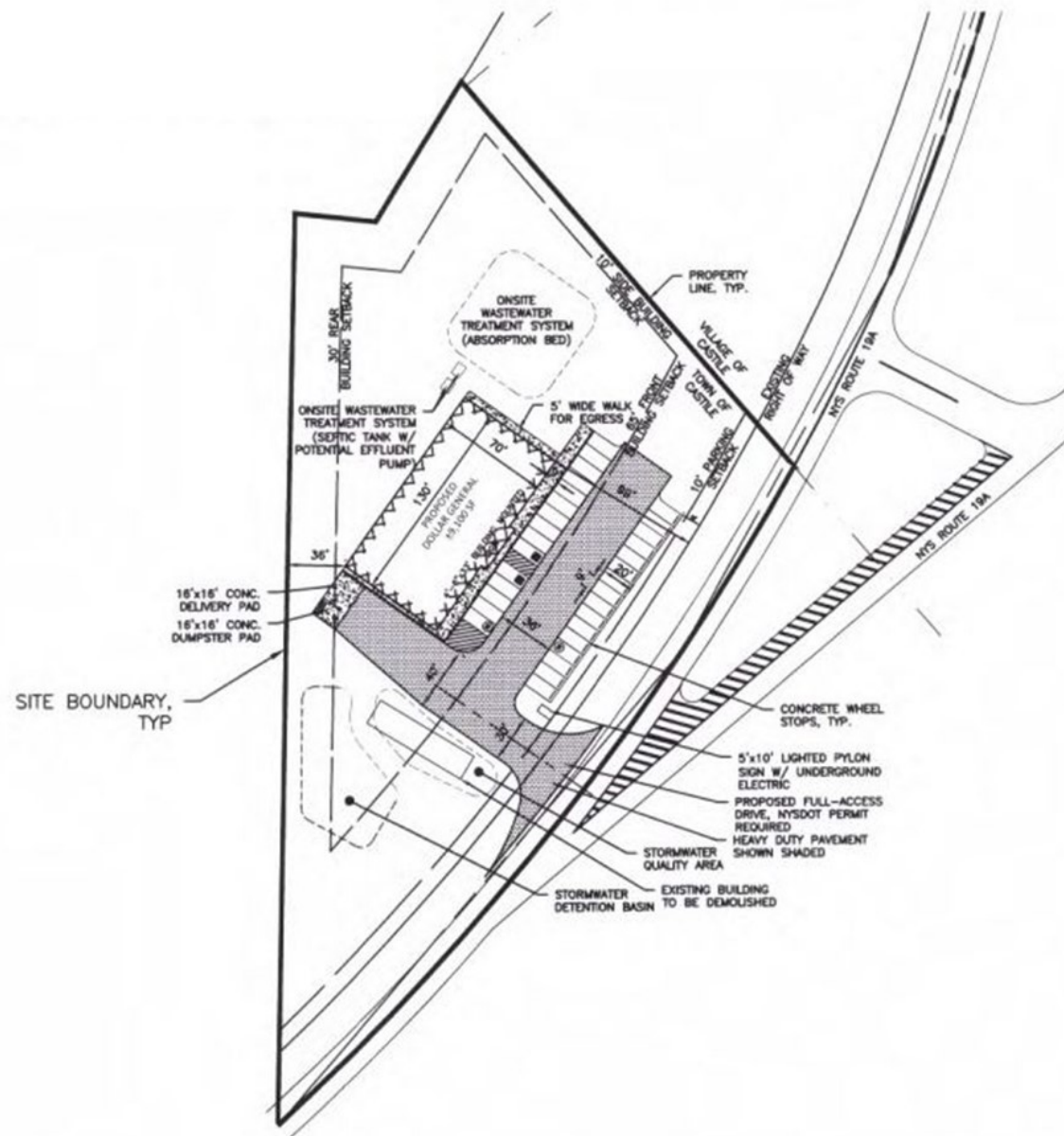
Actual Property



Actual Property

SITE PLAN

5720 ROUTE 19A | CASTILE, NY



TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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