



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEW YORK DOLLAR GENERAL - 32,000K+ 5 MILE POPULATION

101 OLD ITHACA RD, HORSEHEADS, NY 14845

\$1,507,385

6.5% CAP

TRINITYREIS.COM

Similar Store Prototype

**DOLLAR
GENERAL**

HORSEHEADS, NY

\$1,507,385 | 6.5% CAP

- 15 Year Absolute NNN Lease - Rent Commences November 2019
- Rare Corner Entry Prototype
- Strong Demographics - 32,000 5 Mile Population
- Site Sits Adjacent to Massive 250+ Acre Industrial Complex
- Minimal Retail Competition and Surrounded by Strong Sales Traffic Generators
- Horseheads has a Population Around 7,000 and is Located Directly off Interstate 86

EXCLUSIVELY MARKETING BY:

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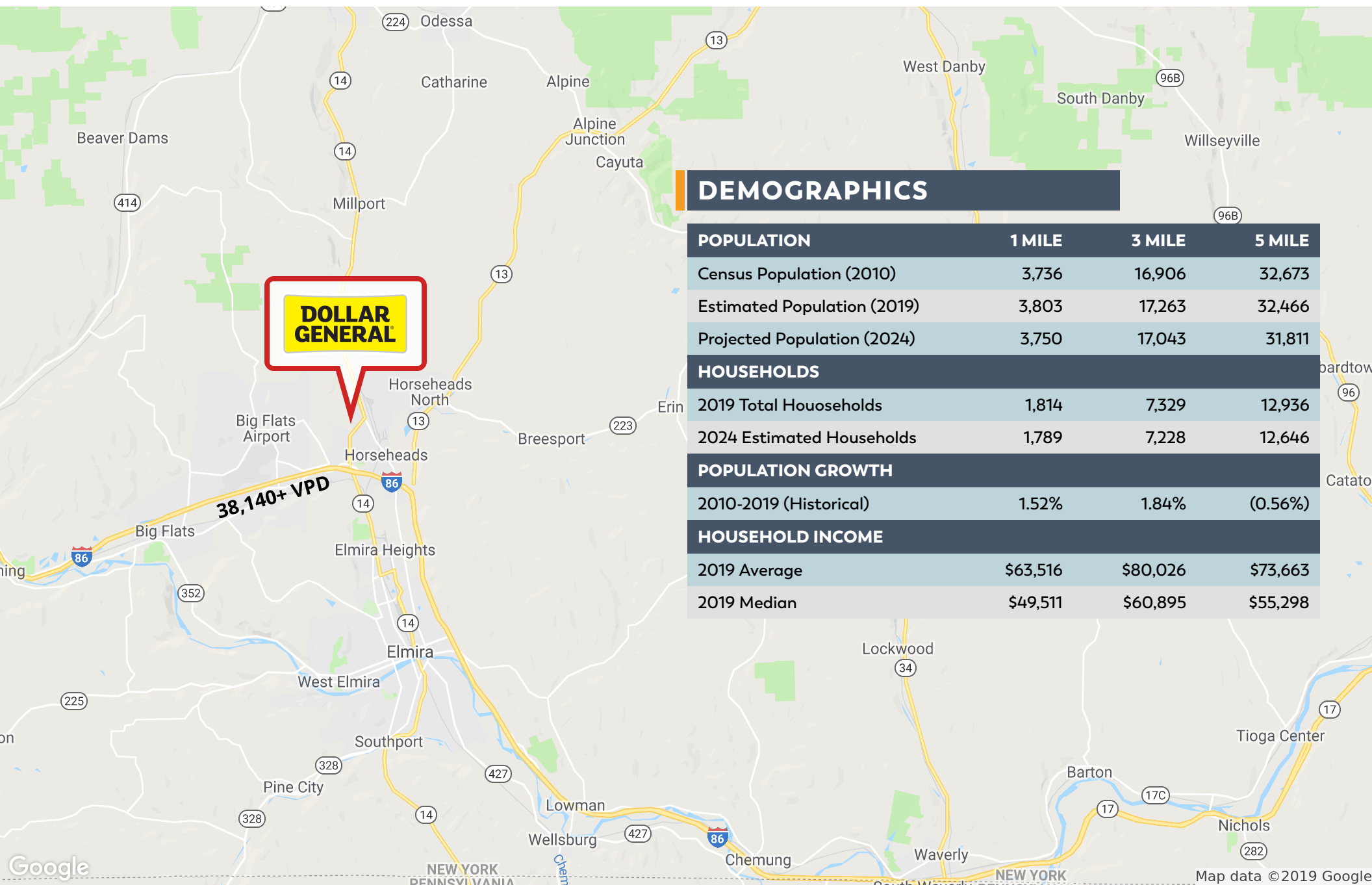
PROPERTY DETAILS:

Building Area:	9,002 SF
Land Area:	1.54 AC
Year Built:	2019
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$167.45

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	Est. November 2019
Lease Expiration:	11/30/2034
Base Annual Rent:	\$97,980
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Five (5), 5-Years; 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



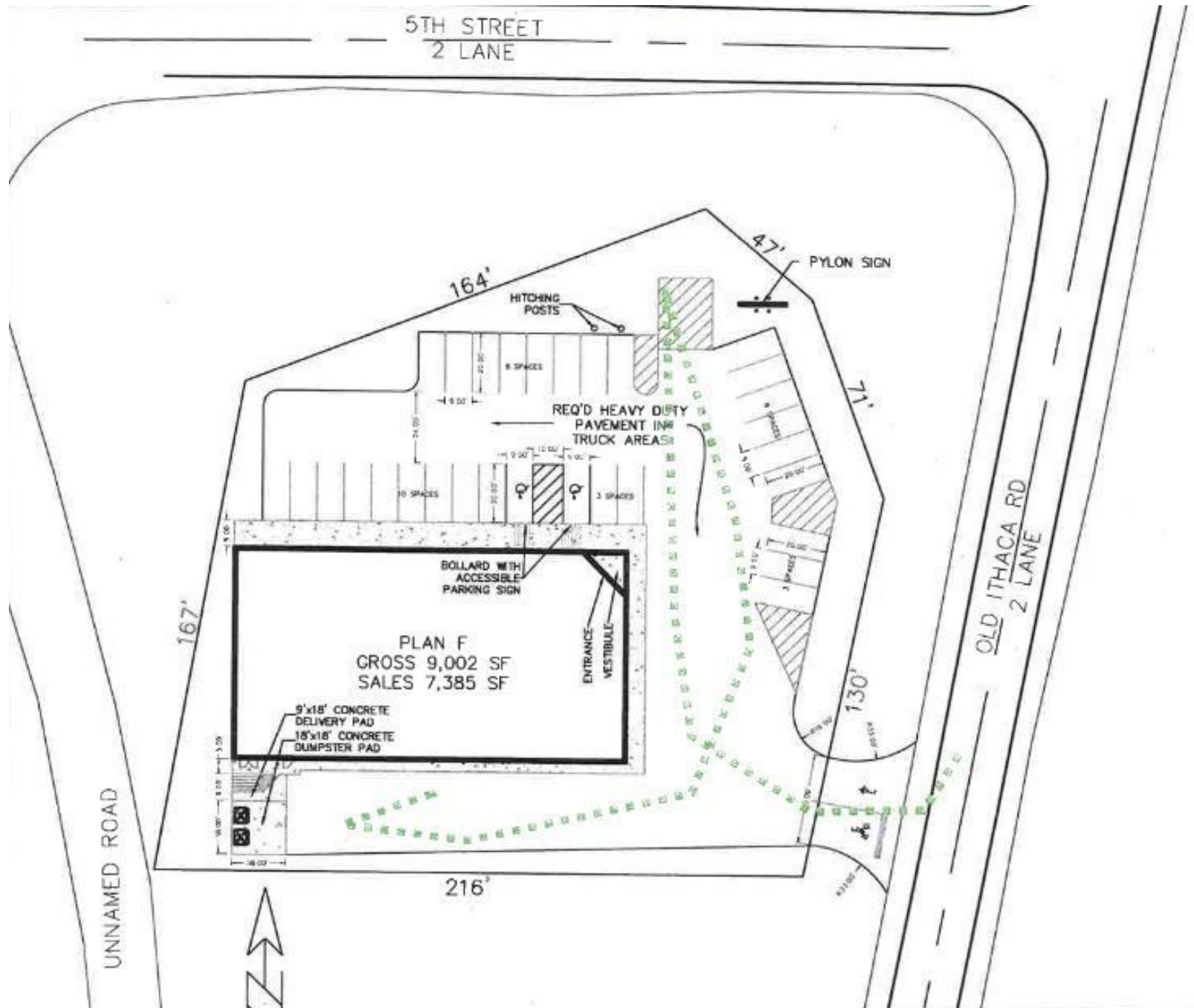


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	3,736	16,906	32,673
Estimated Population (2019)	3,803	17,263	32,466
Projected Population (2024)	3,750	17,043	31,811
HOUSEHOLDS			
2019 Total Houuseholds	1,814	7,329	12,936
2024 Estimated Households	1,789	7,228	12,646
POPULATION GROWTH			
2010-2019 (Historical)	1.52%	1.84%	(0.56%)
HOUSEHOLD INCOME			
2019 Average	\$63,516	\$80,026	\$73,663
2019 Median	\$49,511	\$60,895	\$55,298



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