



FAMILY DOLLAR

44 N MAIN ST
BAINBRIDGE, NY



DETAILS

YEAR BUILT



2007

SQ FOOTAGE



8,000

PARCEL SIZE



0.44 Acres

LEASE TYPE



NN

TERM



2 Years

INCREASES



10% in Options

OPTIONS



3x5 Years

LEASE GUARANTEE



Corporate

EXECUTIVE SUMMARY

CBRE is pleased to present for sale this Family Dollar property in Bainbridge, New York. This is a NN lease and Family Dollar has been operating here since 2007. They are currently in their first option period with 2 years remaining, and three, five year option periods remaining thereafter. There are also 10% rental increases in each of the options to renew. This is an 8,000 square foot building situated on a 0.44 acre parcel. The subject property is ideally located on Main Street with excellent access

and visibility and traffic counts over 2,700 vehicles passing by daily. This is an in-town location with minimal surrounding competition, making it a go-to store for residents and commuters passing by.



LIST PRICE
\$833,250



CAP RATE
8.00%



TOTAL NOI
\$66,660

PROPERTY HIGHLIGHTS

CORPORATELY GUARANTEED

This corporately guaranteed lease has over 2 years remaining in its first option period

SITE COMMITMENT

Family Dollar has been operating at this location since 2007 and exercised its first option period showing commitment to this site

NO COMPETITION

This is the only dollar store in within over 4 miles making it a go to location for residents and commuters passing by

STRATEGICALLY LOCATED

Family Dollar is situated on Main Street, the main thoroughway in Bainbridge and surrounded by numerous local restaurants and stores

RENTAL INCREASES

There are 10% rental increases in each of the three, five year options to renew the lease



YEAR BUILT / RENOVATED:	2007
BUILDING SQUARE FOOTAGE:	8,000
LOT SIZE:	0.44 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Family Dollar
LEASE GUARANTOR:	Corporate
LEASE TYPE:	NN
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord Responsible
RENT COMMENCEMENT:	3/8/2007
LEASE EXPIRATION:	12/31/2021
TERM REMAINING ON LEASE:	2 Years
INCREASES:	10% in Options
OPTIONS:	3x5 Years Remaining
ROFR:	N/A

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current – 12/31/2021	\$66,660.00	\$5,555.00
Option 2	\$73,326.00	\$6,110.50
Option 3	\$80,658.00	\$6,721.50
Option 4	\$88,723.00	\$7,393.59
NET OPERATING INCOME:		\$66,660.00

Landlord maintains/repairs/replaces: all exterior portions of building including roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the building whether interior or exterior; all repairs made necessary by settling of building, all repairs to interior made necessary by landlord's failure, all repairs to fire sprinkler system, and all repairs to exterior (including under slab) plumbing and electrical lines; parking, service and access areas maintains and in good state of repair



LOCATION OVERVIEW

This Family Dollar is located on N Main Street in Bainbridge, New York. It has easy access and excellent visibility at the corner of N Main Street and Johnson Street with traffic counts exceeding 2,700 vehicles per day. This is the only dollar store within 4 miles making it a go-to location for residents and commuters passing by. Surrounding uses include numerous local operators including Bob's Diner, Bainbridge-Guilford High School, B&W Wine Liquors, and Greenlawn Elementary School. There are 1,501 people within 1 mile of the site, 2,884 people within 3 miles, and 9,028 people within 5 miles. The average household income exceeds \$66,000 within the one and three mile rings. Bainbridge is a village located along the Susquehanna River in Chenango County, New York. Bainbridge is located 34 miles from Binghamton, New York.







POPULATION

1 MILE 3 MILES 5 MILES

2010 POPULATION 1,518 2,844 8,961

2019 POPULATION 1,501 2,884 9,028

PROJECTED POPULATION (2024) 1,472 2,849 8,861

HISTORICAL ANNUAL GROWTH

2010-2019 -0.12% 0.15% 0.08%

PROJECTED ANNUAL GROWTH

2019-2024 -0.39% -0.24% -0.37%

HOUSEHOLDS

1 MILE 3 MILES 5 MILES

2010 HOUSEHOLDS 656 1,181 3,829

2019 HOUSEHOLDS 653 1,206 3,878

PROJECTED HOUSEHOLDS (2024) 642 1,194 3,813

HISTORICAL ANNUAL GROWTH

2010-2019 -0.05% 0.23% 0.14%

PROJECTED ANNUAL GROWTH

2019-2024 -0.34% -0.20% -0.34%

HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES

2019 AVERAGE \$66,705 \$66,565 \$60,626

2019 MEDIAN \$49,522 \$50,264 \$45,057

POPULATION BY RACE

1 MILE 3 MILES 5 MILES

WHITE POPULATION 96.5% 96.4% 95.9%

AFRICAN AMERICAN POPULATION 0.6% 0.6% 0.8%

ASIAN POPULATION 0.5% 0.6% 0.9%

PACIFIC ISLANDER POPULATION 0.3% 0.3% 0.2%

AMERICAN INDIAN AND ALASKA NATIVE 0.0% 0.0% 0.0%

OTHER RACE POPULATION 0.8% 0.7% 0.6%

TWO OR MORE RACES POPULATION 1.3% 1.4% 1.5%

HISPANIC OR LATINO
POPULATION BY ORIGIN

1 MILE 3 MILES 5 MILES

HISPANIC OR LATINO 2.7% 2.5% 2.6%

WHITE NON-HISPANIC 95.2% 95.1% 94.3%

2019 AGE BY GENDER

1 MILE 3 MILES 5 MILES

MEDIAN AGE

MALE/FEMALE 42.9/ 44.1/ 43.6/

TRAFFIC COUNTS

W MAIN ST

2,720

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