



## Dollar General

242 Main Street | Keansburg, NJ





DOLLAR GENERAL

Main St.

Leola Ave.



KEA-BOULDER  
FIRE CO. No. 1





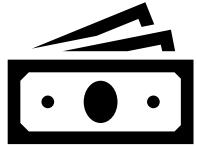
PRICE

**\$2,152,000**



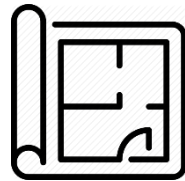
CAP RATE

**6.25%**



NOI

**\$134,500**



PRICE/SF

**\$260.53**

## DOLLAR GENERAL



### INVESTMENT HIGHLIGHTS

- New 10 Year Dollar General Lease – S&P Rated: BBB
- Newly Renovated Property
- Located One Mile From Keansburg Beach, Keansburg Amusement Park, and Keansburg Runaway Rapids Water Park
- Minimal Landlord Responsibilities
- 10% Rental Increases in Each 5 Year Option Period
- Nearby National retailers Include Dunkin' Donuts, 7-Eleven, and Domino's Pizza

### RENT SCHEDULE

Years 1-10	\$134,500
First Option Period Years 11-15	\$147,950
Second Option Period Years 15-20	\$162,745
Third Option Period Years 21-25	\$179,019



**1944/2019**

Year Built/Renovated



**34**

Spaces



**13,663 ADT**

Main St.

## The Offering

Property Address	242 Main St. Keansburg, NJ 07201
Type of Ownership	Fee Simple
Lease Type	NN
Lease Term Remaining	10 years
Lease Commencement	November 1, 2019
Lease Expiration	October 31, 2029
Increases	10% each option term
Options	3 – 5 Year Options
Guarantor	Dollar General Corporation

## Property Description

Rentable Square Feet	8,260 SF
Parcel Size	.72 AC
Block	131
Lot	2.01
Year Built/Renovated	1944/2019
Parking	28 Spaces
Parking Ratio	3.38/1,000 SF
Traffic Count	13,663 Vehicles/Day

**Dollar General Corporation** has been delivering value to shoppers for nearly 80 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, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 15,370 stores in 44 states as of February 1, 2019. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo



**1939**

Year Founded



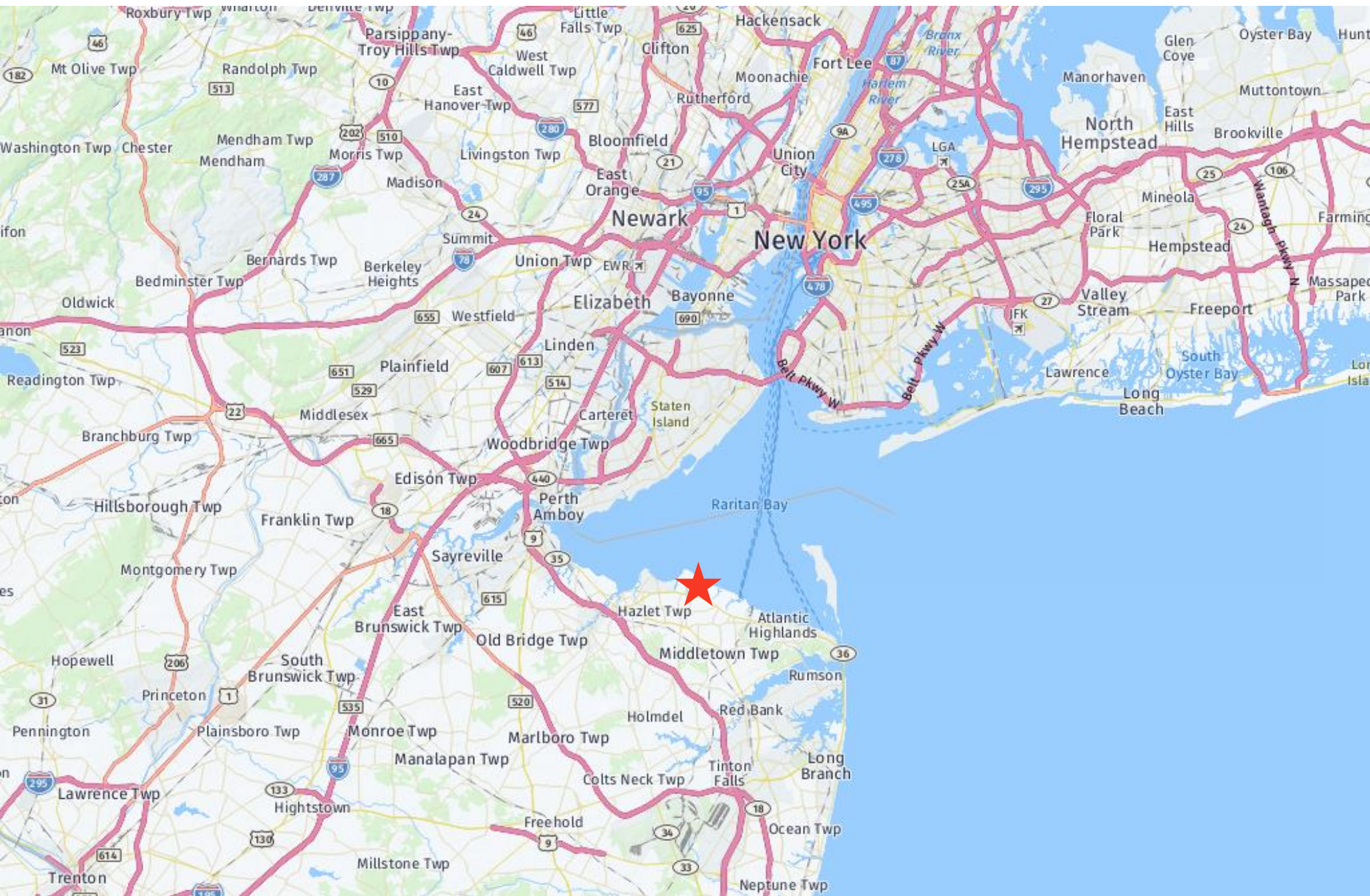
**15,370**

Locations

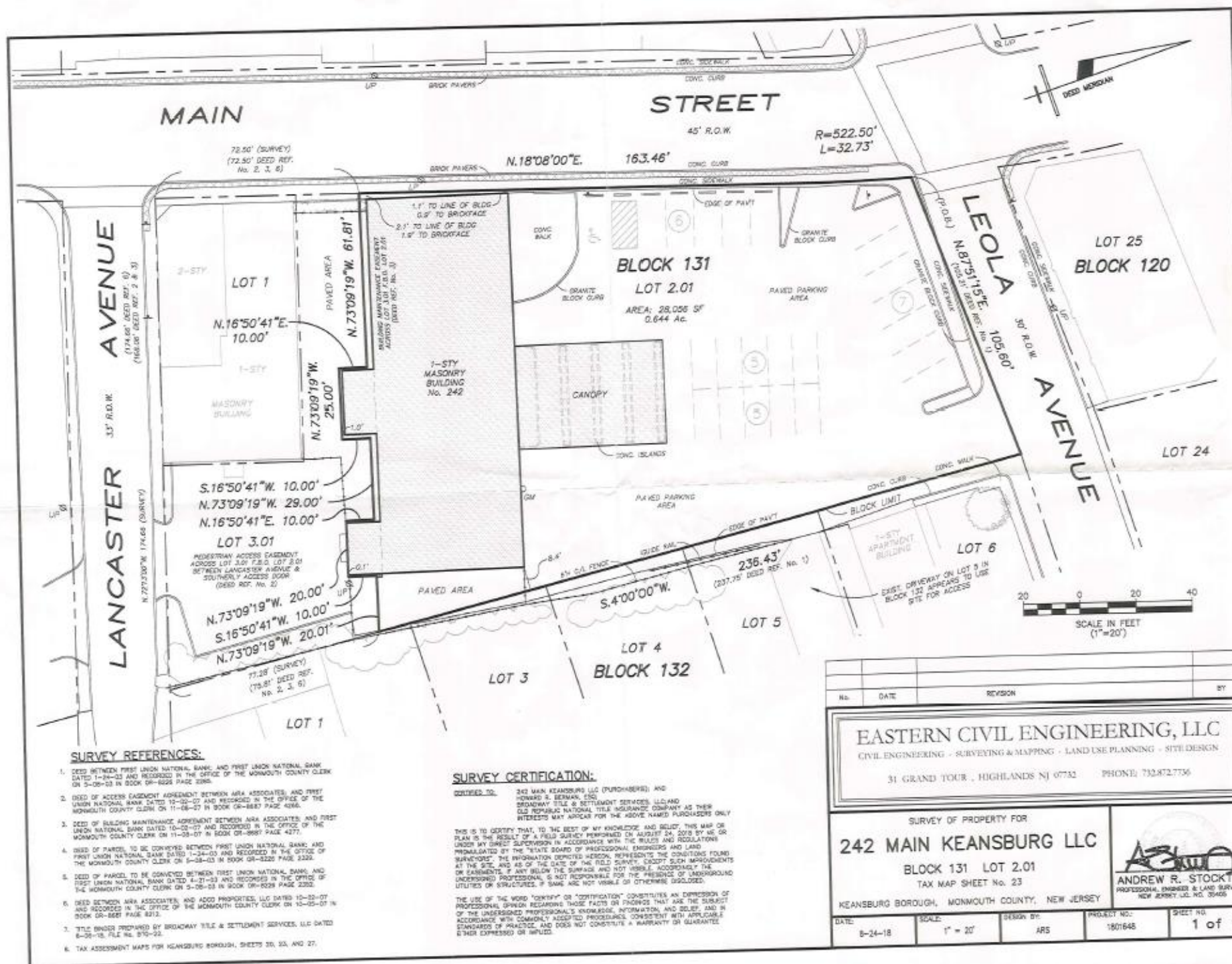
## Tenant Summary

Tenant Trade Name	Dollar General
Ticker Symbol	NYSE: DG
Senior Unsecured Debt Rating	BBB by S&P
Net Sales (Year End Feb 1, 2019)	\$25.62 Billion
Headquarters	Goodlettsville, TN
Website	Dollargeneral.com













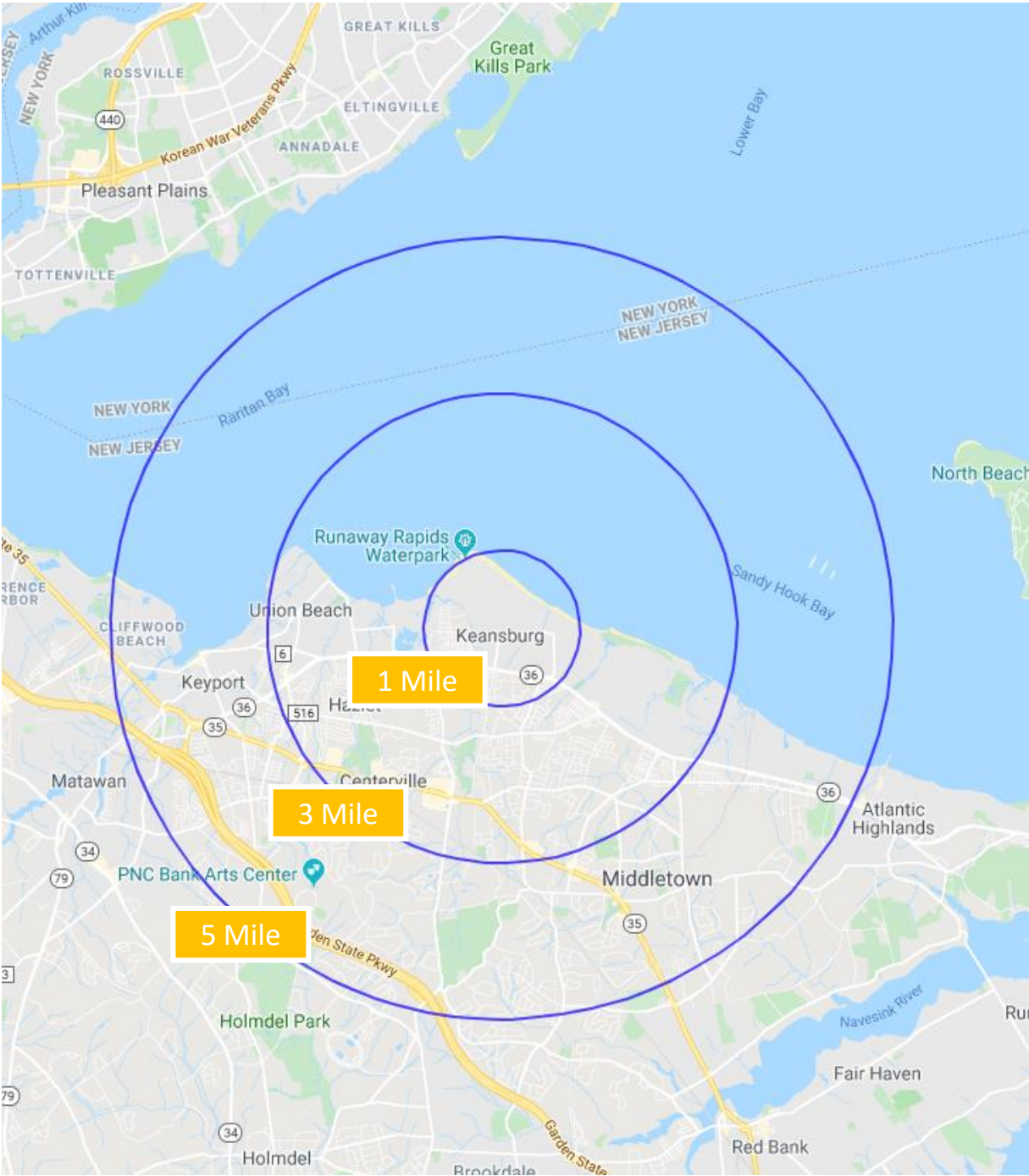












Daytime Population  
**56,255**  
3 Mile Radius



Average HH Income  
**\$110,505**  
3 Mile Radius

POPULATION

1 Mile	3 Miles	5 Miles
17,613	56,255	102,670

HOUSEHOLD

1 Mile	3 Miles	5 Miles
6,481	20,028	36,918

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$80,184	\$110,505	\$122,944







The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved.

## Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

**Marcus & Millichap**



# 242 MAIN STREET KEANSBURG NEW JERSEY

PRESENTED BY

 **Marcus & Millichap**  
**CAFIERO SGAMBATI TEAM**

Alan Cafiero | Senior Vice President Investments  
201.742.6118 | [alan.cafiero@marcusmillichap.com](mailto:alan.cafiero@marcusmillichap.com)

David Cafiero | Senior Associate  
201.742.6115 | [david.cafiero@marcusmillichap.com](mailto:david.cafiero@marcusmillichap.com)

For More Information on Our Services  
Visit Our Team Website  
[www.cafierosgambatiteam.com](http://www.cafierosgambatiteam.com)