



DOLLAR GENERAL®

SINGLE ASSET AND PORTFOLIO OPPORTUNITIES

MADRID NEW YORK

1809 NY SR 345
MADRID, NY 13660

Absolute NNN Lease

Opened October 2019

- Amazon Resistant
- Corporate Guaranty
- Full 15 Year Lease Remaining
- Three 5-Year Options
 - 10% Increases

Located in the town of Madrid, in upstate New York, this site is well placed at the intersection of SR 310 and SR 345. SR 345 is the main thoroughfare between the communities of Waddington and Potsdam.

Cap Rate

NOI

Price

6.55 %

\$ 81,011

\$ 1,236,809

CONTACT US

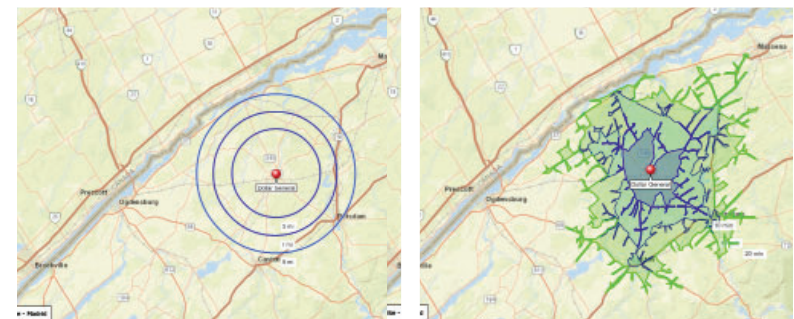
SCOTT DAVISON

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LEASE YEARS	ANNUAL RENT	RENT / 7,512 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	\$ 81,011.00	\$ 10.78	NA	10/12/2019
16 - 20 *	\$ 89,112.00	\$ 11.86	10%	11/01/2034
21 - 25 *	\$ 98,023.31	\$ 13.05	10%	11/01/2039
26 - 30 *	\$ 107,825.64	\$ 14.35	10%	11/01/2044

*Option

2019 DEMOGRAPHICS	MILE RADIUS			DRIVE TIME	
	5	7	9	15	20
POPULATION	3,321	7,949	19,893	11,928	28,249
HOUSEHOLDS	1,273	3,091	7,084	4,196	8,479
MEDIAN INCOME	\$ 45,940	\$ 44,695	\$ 40,766	\$ 44,447	\$ 41,910
MEDIAN AGE	38	38	38	38	38

We make no representations or warranties regarding the properties described. The information contained herein is not guaranteed and is subject to errors, omissions, changes in terms and conditions, prior sale, lease and withdrawal without notice.

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