

**DOLLAR GENERAL®**

SINGLE ASSET AND PORTFOLIO OPPORTUNITIES

## CAPE VINCENT NEW YORK

2137 SOUTH JAMES STREET  
CAPE VINCENT, NY 13618

### Absolute NNN Lease

**Opened October 2019**

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

Named for its immediate access to the coast of Lake Ontario, Cape Vincent, in upstate New York, is a hub for transit to and from Canada and a popular tourist town within the Thousand Island trade areas.

Cap Rate	NOI	Price
6.50 %	\$ 101,564	\$ 1,562,524

## CONTACT US

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and portfolio opportunities  
[www.DollarGeneralForSale.com](http://www.DollarGeneralForSale.com)





LEASE YEARS	ANNUAL RENT	RENT / 9,014 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	\$ 101,564.00	\$ 11.27	NA	10/26/2019
16 - 20 *	\$ 111,720.40	\$ 12.39	10%	11/1/2034
21 - 25 *	\$ 122,892.44	\$ 13.63	10%	11/1/2039
26 - 30 *	\$ 135,181.68	\$ 15.00	10%	11/1/2044

\*Option

2019 DEMOGRAPHICS	MILE RADIUS			DRIVE TIME	
	5	7	9	15	20
POPULATION	1,169	1,838	2,981	1,456	2,722
HOUSEHOLDS	538	798	1,179	636	1,039
MEDIAN INCOME	\$ 60,726	\$ 55,648	\$ 52,940	\$ 57,735	\$ 53,778
MEDIAN AGE	38	39	40	39	40

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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