



DOLLAR GENERAL®

SINGLE ASSET AND PORTFOLIO OPPORTUNITIES

ALEXANDRIA BAY NEW YORK

43450 NY SR 12
ALEXANDRIA BAY, NY 13607

Located in the Thousand Island trade area of upstate New York, the site is directly across from a Price Choppers anchored grocery center and 1/2 mile from the I-81/SR 12 interchange (ADT 13,165 / 5,975). This major interchange, with its bridge to Canada, is considered the gateway to the St. Lawrence River and its many attractions.

Cap Rate

NOI

Price

6.45 %

\$ 104,420

\$ 1,618,915

Absolute NNN Lease

Opened October 2019

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

CONTACT US

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and portfolio opportunities
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| LEASE YEARS | ANNUAL RENT | RENT / 9,014 SF | PERCENT INCREASE | EFFECTIVE DATE |
|-------------|---------------|-----------------|------------------|----------------|
| 1 - 15 | \$ 104,420.00 | \$ 11.57 | NA | 10/12/2019 |
| 16 - 20 * | \$ 114,862.00 | \$ 12.73 | 10% | 11/01/2034 |
| 21 - 25 * | \$ 126,348.20 | \$ 14.00 | 10% | 11/01/2039 |
| 26 - 30 * | \$ 138,983.20 | \$ 15.40 | 10% | 11/01/2044 |

*Option

| 2019 DEMOGRAPHICS | MILE RADIUS | | | DRIVE TIME | |
|-------------------|-------------|-----------|-----------|------------|-----------|
| | 5 | 7 | 9 | 15 | 20 |
| POPULATION | 2,551 | 5,312 | 8,690 | 2,899 | 7,049 |
| HOUSEHOLDS | 1,056 | 2,182 | 3,503 | 1,152 | 2,608 |
| MEDIAN INCOME | \$45,954 | \$ 45,713 | \$ 45,300 | \$ 45,581 | \$ 46,268 |
| MEDIAN AGE | 39 | 37 | 36 | 36 | 34 |

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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