



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



DOLLAR GENERAL - NEW DEVELOPMENT - 6.25% CAP

STATE ROUTE 12, BINGHAMTON, NY 13901

\$1,658,928

6.25% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

BINGHAMTON, NY

\$1,658,928 | 6.25% CAP

- New Development Dollar General - Rent Set to Commence November of 2020
- Absolute NNN Lease Requiring no Landlord Responsibility
- Healthy 5 Mile Demographics of 22,212+ Residents
- Store Serves as Primary Source of Goods for Local Residents
- Subject Property is Surrounded by Several Traffic Generators (High School, Residential Neighborhoods & Several Churches)
- Great Visibility Along Main Thoroughfare - Front Street Generating Over 10,800+ VPD
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB

EXCLUSIVELY MARKETING BY:

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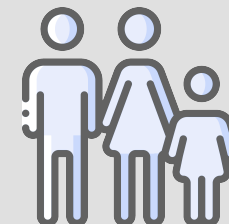
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$103,683
Rent Per SF:	\$11.49
Rent Commencement Date:	11/15/2020
Lease Expiration Date:	6/30/2035
Lease Term Remaining:	14.5+ Years
Lease Type:	NNN
Type of Ownership:	Fee Simple



Dollar General had
27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



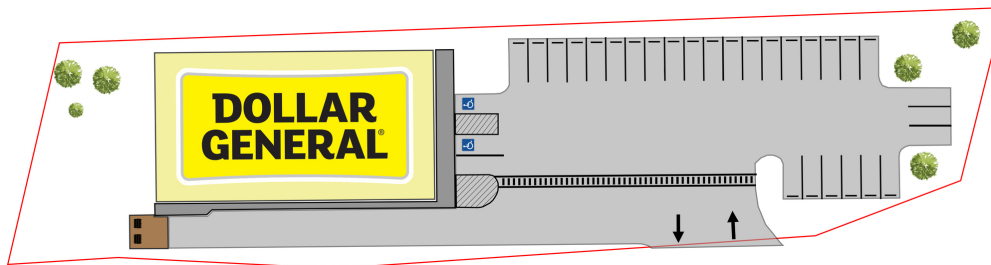
Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	1.03 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$183.79

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/15/2020 - 11/30/2035	\$103,683	\$11.49	6.25%
Five (5), 5-Year Options 10% Increase	12/01/2035 - 11/30/2040	\$114,051	\$12.63	6.87%
	12/01/2040 - 11/30/2045	\$125,456	\$13.90	7.56%
	12/01/2045 - 11/30/2050	\$138,002	\$15.29	8.32%
	12/01/2050 - 11/30/2055	\$151,802	\$16.82	9.15%
	12/01/2055 - 11/30/2060	\$166,983	\$18.50	10.07%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

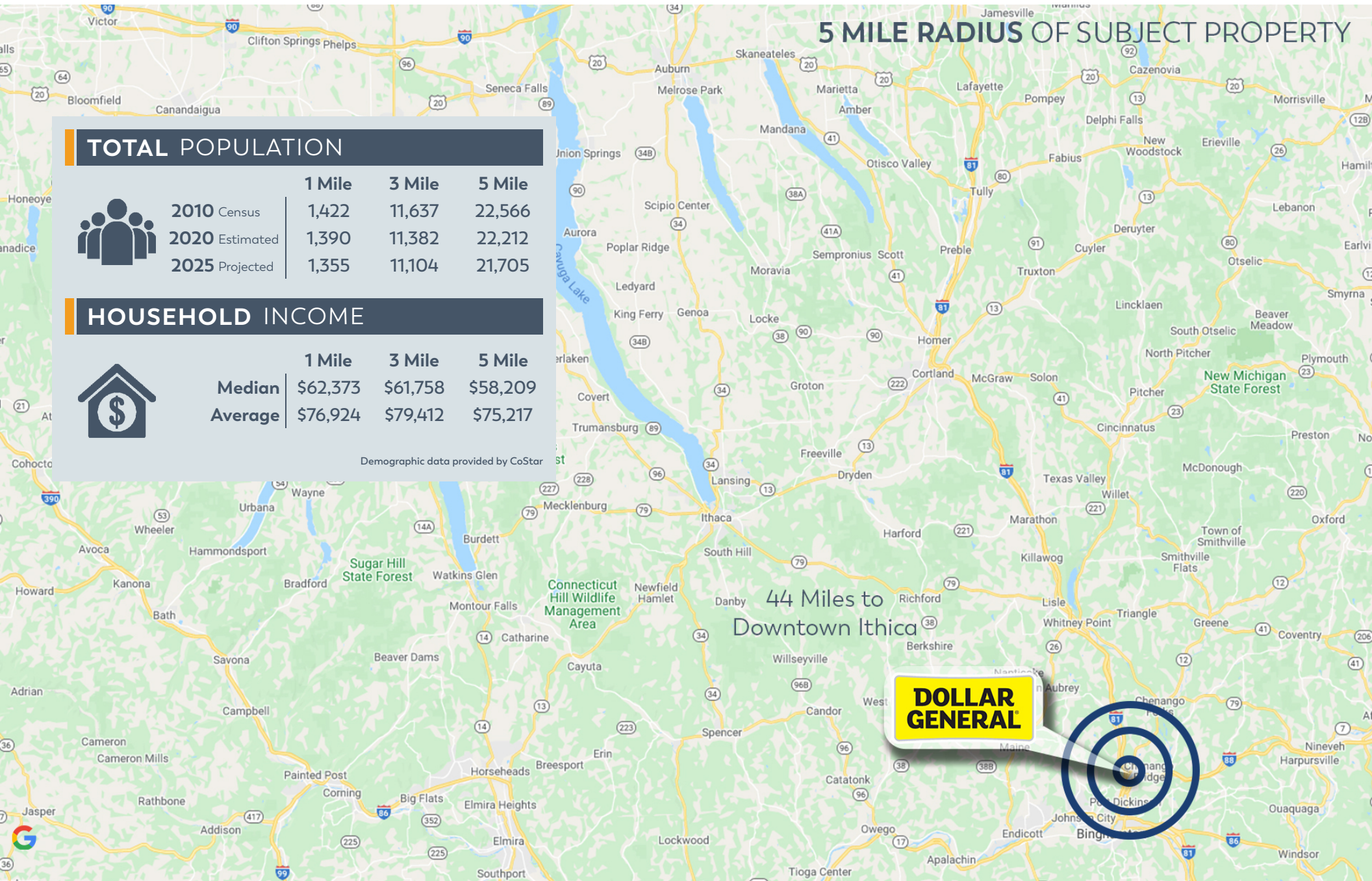
PAID BY TENANT

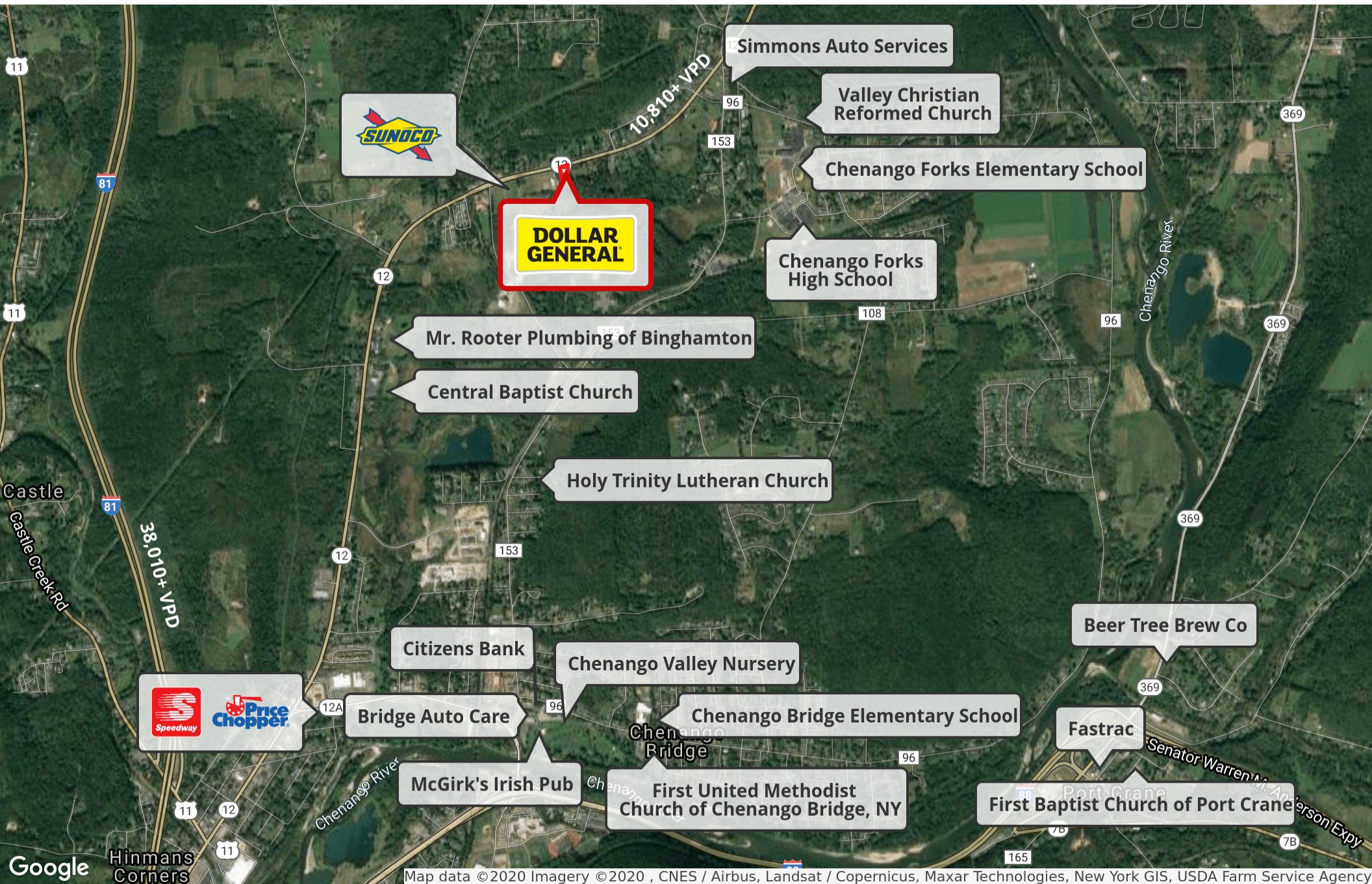
Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.





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Under
Construction

**DOLLAR
GENERAL**

3 MILES AWAY



Chenango Valley
Middle School



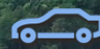
Holy Trinity
Lutheran Church



Central Baptist Church



Central Baptist
Christian Academy



Markham's
Auto Sales

Prentice Road

Front Street - 10,810+ VPD



**DOLLAR
GENERAL**

Port Road

Actual Property

Under
Construction

**DOLLAR
GENERAL**



Chenango Valley State
Park Golf Course



Simmon's
Auto Care



Valley Christian
Reformed Church



Allen Veterinary
Hospital



Chenango Forks
High School
1,500+ Students



Chenango
Bridge Airport



Front Street - 10,810+ VPD

Prentice Road

Port Road

Key Demographics



Total Population
2020 - 3 Miles
11,382



Total Population
2020 - 5 Miles
22,212

Actual Property

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**DOLLAR
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Front Street - 10,810+ VPD

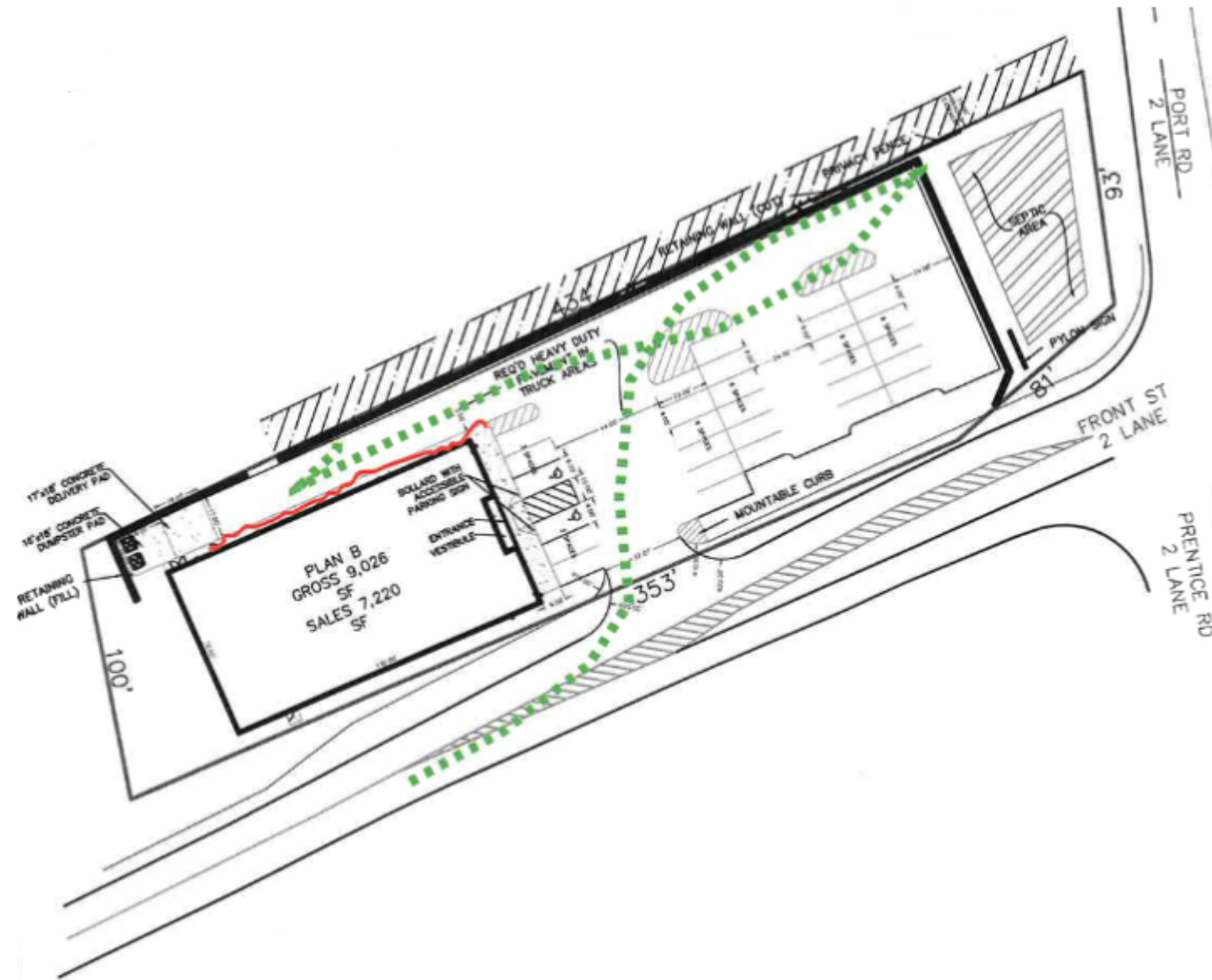
Prentice Road

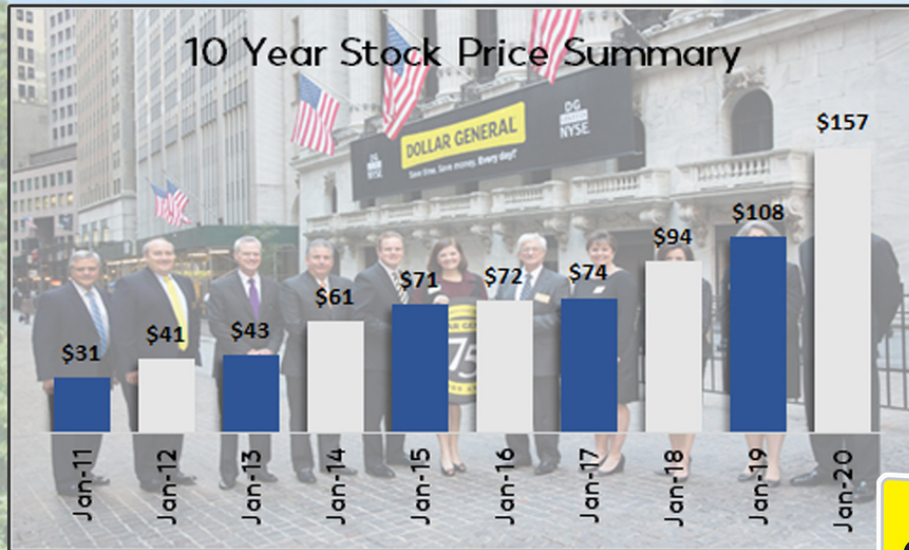
Port Road

BINGHAMTON, NY

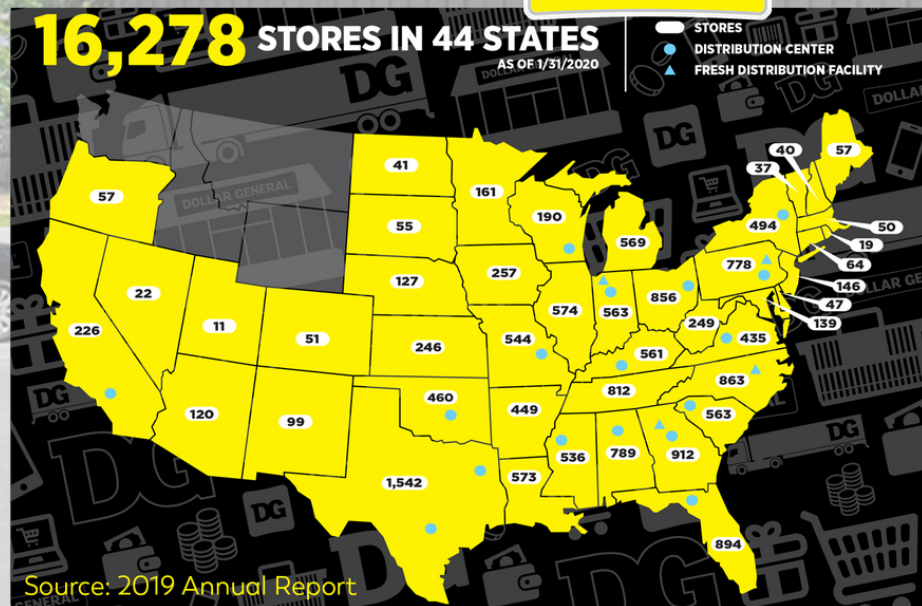


Actual Property





DOLLAR GENERAL



**80 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



**BBB
S&P Rated**



**\$48B
Market Cap**



**16,200+
Locations**

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BROKER OF RECORD

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