



DOLLAR GENERAL - CORNER PROTOTYPE - 2020 BUILD

DRYDEN ROAD, FREEVILLE, NY 13068

\$1,787,841

6.25% CAP

**DOLLAR
GENERAL**

FREEVILLE, NY

\$1,787,841 | 6.25% CAP

- New Development Dollar General - Rent Commences October of 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Corner Entry Store Prototype
- Great Visibility Along Dryden Road Generating 9,540+ VPD
- Strong 5 Mile Population of 38,670+ Residents
- Subject Property is Located 6+ Miles From Cornell University - Over 14K+ Students Enrolled
- Dollar General is an Investment Grade & Recession Proof Tenant - Thriving in Uncertain Times (NYSE:DG)

EXCLUSIVELY MARKETING BY:

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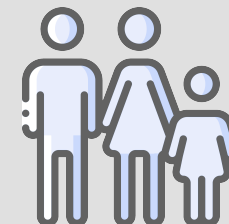
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$111,740
Rent Per SF:	\$12.41
Rent Commencement Date:	10/23/2020
Lease Expiration Date:	10/31/2035
Lease Term Remaining:	15 Years
Lease Type:	Absolute 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



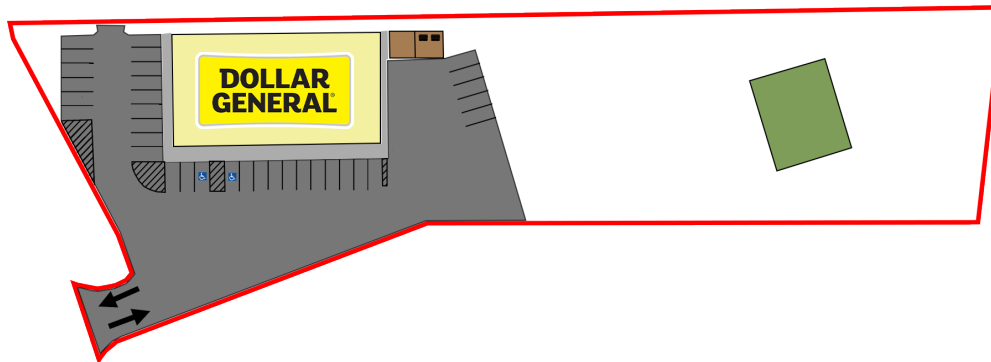
Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

Building Area:	9,002 SF
Land Area:	1.97 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$198.60

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	10/23/2020 - 10/31/2035	\$111,740	\$12.41	6.25%
Five (5), 5-Year Options 10% Increase	11/01/2035 - 10/31/2040	\$122,914	\$13.65	6.87%
	11/01/2040 - 10/31/2045	\$135,205	\$15.02	7.56%
	11/01/2045 - 10/31/2050	\$148,726	\$16.52	8.32%
	11/01/2050 - 10/31/2055	\$163,599	\$18.17	9.15%
	11/01/2055 - 10/31/2060	\$179,964	\$19.99	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.




5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
 2010 Census		5,903	37,832
2020 Estimated	504	6,067	38,670
2025 Projected	503	6,122	39,237

POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
 2010 - 2020	0.40%	2.78%	2.22%
2020 - 2025	(0.20%)	0.91%	1.47%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
 Median	\$53,214	\$60,279	\$55,389
Average	\$70,629	\$80,992	\$85,070

Demographic data provided by CoStar



Map data ©2020 Imagery ©2020 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA Farm Service Agency

Under
Construction

**DOLLAR
GENERAL**



CORNELL UNIVERSITY
6.9 Miles Away



**Ithaca Tompkins
Intl. Airport**



84 Lumber
Material Supplier



**Ithaca Forest
Preschool**



**New York State
Electric & Gas**



**Plantation
Bar & Grill**



**The Duke Co.
Equipment Rentals**



**4-Season
Storage**



**Storage Squad
Self Storage**

**DOLLAR
GENERAL**



**Upscale
Remodeling**



Dryden Road - 9,540+ VPD



Actual Property

Under
Construction

**DOLLAR
GENERAL**

 Campbell Meadows
Natural Area

 Flying High Farm

 Creekwood
Apartments

 Hanson Aggregates
Concrete Supplier

 The Duke Co.
Equipment Rentals

 4-Season
Storage

 Upscale
Remodeling

 DUNKIN'
DONUTS

 SUNOCO

Dryden Road - 9,540+ VPD

Actual Property

Key Demographics 5 Miles



Total Population
2020
38,670



Household Income
2025 Average
\$95,089



Covenant Love
Community Church



Mobile Cleaning Service



Storage Squad
Self Storage



Upscale
Remodeling

DOLLAR
GENERAL



4-Season
Storage

Under
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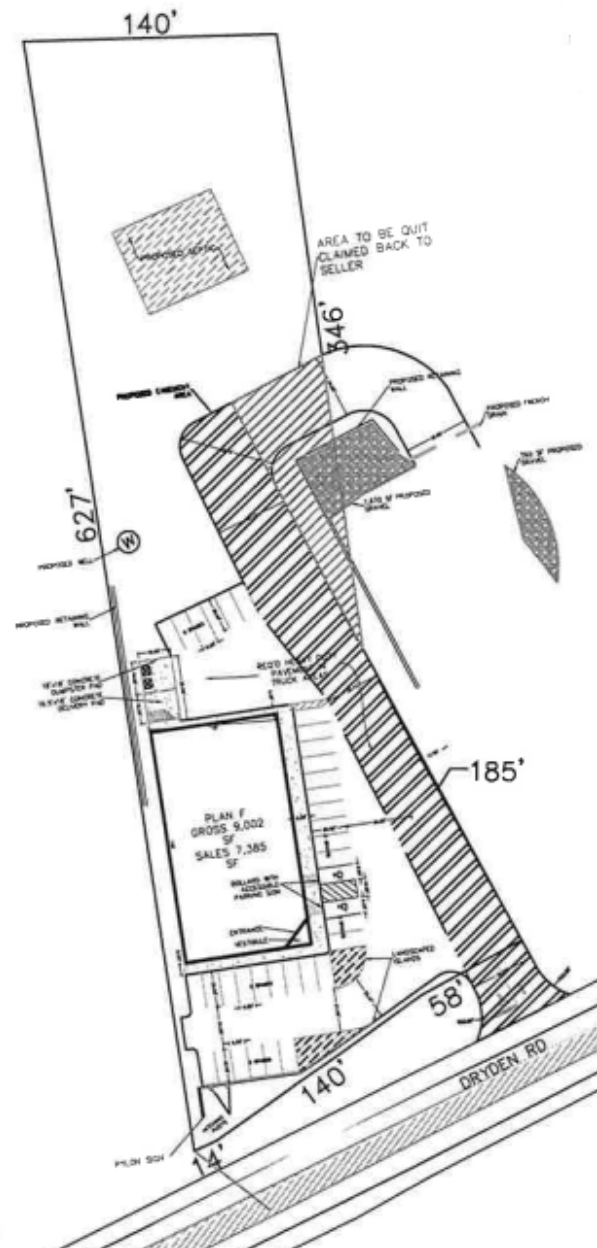
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GENERAL

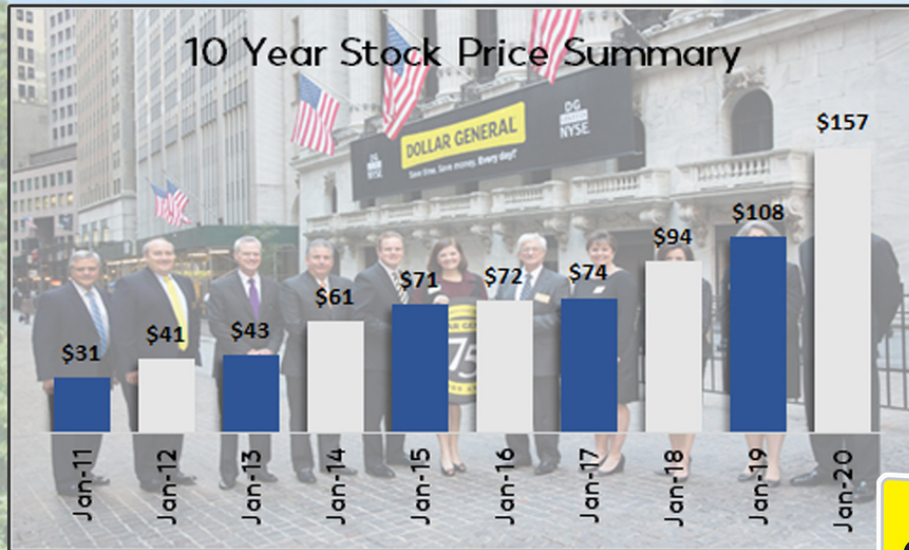
Dryden Road - 9,540+ VPD

Actual Property

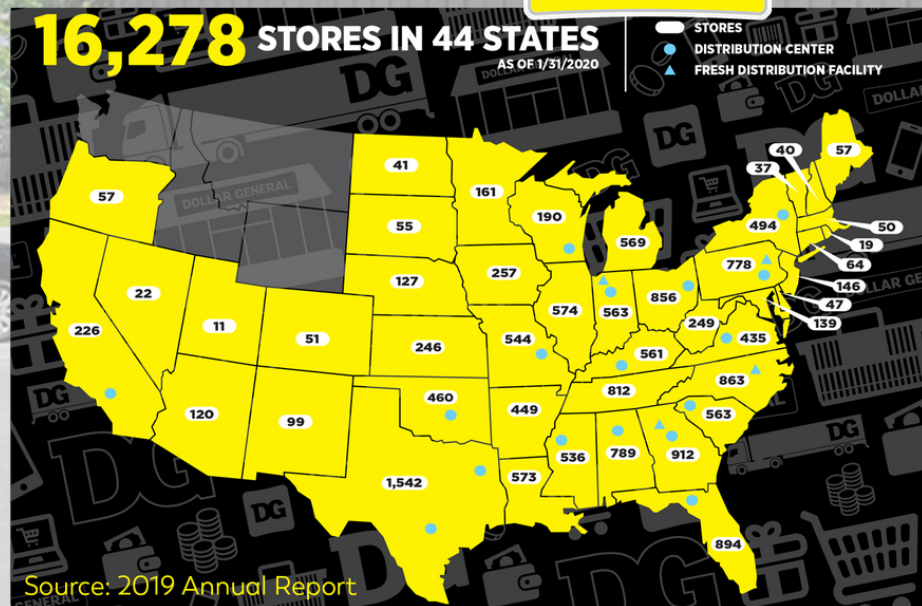
SITE PLAN

DRYDEN ROAD | FREEVILLE, NY





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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Similar Store Prototype

Under
Construction

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GENERAL



REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

BRADY CARROLL

KW Commercial

NY #10401290935

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