



**DOLLAR GENERAL®**

SINGLE ASSET AND PORTFOLIO

## CAPE VINCENT NEW YORK

2137 SOUTH JAMES STREET  
CAPE VINCENT, NY 13618

### Absolute NNN Lease

Located on the border to Canada, 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

6.00 %

\$ 101,564

\$ 1,692,734

### Opened October 2019

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

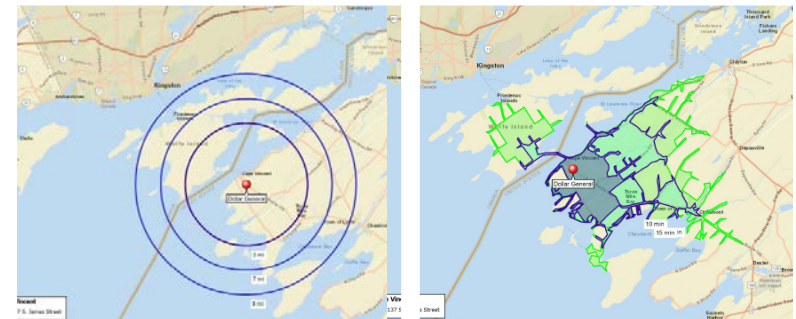
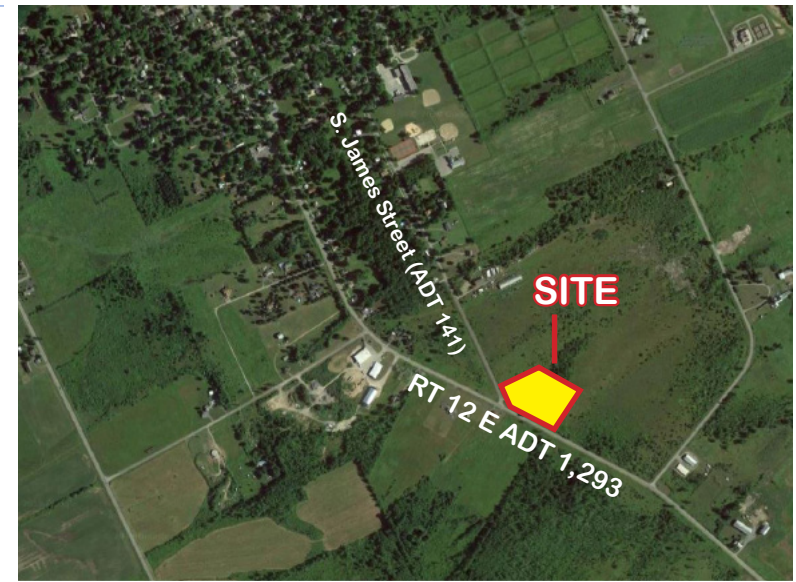
**CONTACT US**

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LEASE YEARS	ANNUAL RENT	RENT / 9,014H 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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