



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



DOLLAR GENERAL - NY NEW DEVELOPMENT - 6.0% CAP

365 COUNTY ROAD 23, DUNDEE, NY 14837

\$1,512,800

6.0% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

DUNDEE, NY

\$1,512,800 | 6.0% CAP

- New Development Dollar General With Rent Set to Commence January 2021
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Situated on a Large 2+ Acre Lot
- Limited Retail Competition - Closest Dollar Store is Over 8 Miles Away
- Healthy 5 Mile Demographics of 4,000+ Residents With Positive Growth Rates Anticipated
- Seneca Lake, the Largest of the Finger Lakes of New York, is 4 Miles East of Dundee - Seneca Lake is the Lake Trout Capital of the World and Home to Over 50 Wineries, Making it a Prime Tourist Location for the Finger Lakes' 6M+ Annual Visitors
- Dollar General is an Investment Grade Tenant With a S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETING BY:

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CHANCE HALES

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MATT DAVIS

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CODY CRIST

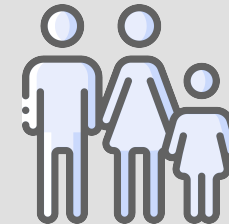
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$90,768
Rent Per SF:	\$10.06
Projected Rent Commencement Date:	1/11/2021
Lease Expiration Date:	1/31/2036
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In the first quarter of 2020, Dollar General's Net Sales Increased 27.6% and its Operating Profit Increased 69.2%



Dollar General, Considered an Essential Business, is located within 5 Minutes of 75% of the US Population



Dollar General Ranks #119 on the Fortune 500 List and is a Recession Proof Tenant With 16,000+ Stores

PROPERTY DETAILS:

Building Area:	9,026 SF
Land Area:	2.49 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$167.60

LEASE ABSTRACT

365 COUNTY ROAD 23 | DUNDEE, NY

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	1/11/2021 - 1/31/2036	\$90,768	\$10.06	6.00%
Three (3), 5-Year Options 10% Increase	2/1/2036 - 1/31/2041	\$99,845	\$11.06	6.60%
	2/1/2041 - 1/31/2046	\$109,829	\$12.17	7.26%
	2/1/2046 - 1/31/2051	\$120,812	\$13.38	7.99%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID 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 for such taxes (excluding any late payment charges or penalties imposed on Landlord).

INSURANCE

PAID BY TENANT

At all times that Tenant occupies the Demised Premises, 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...

PARKING LOT & HVAC

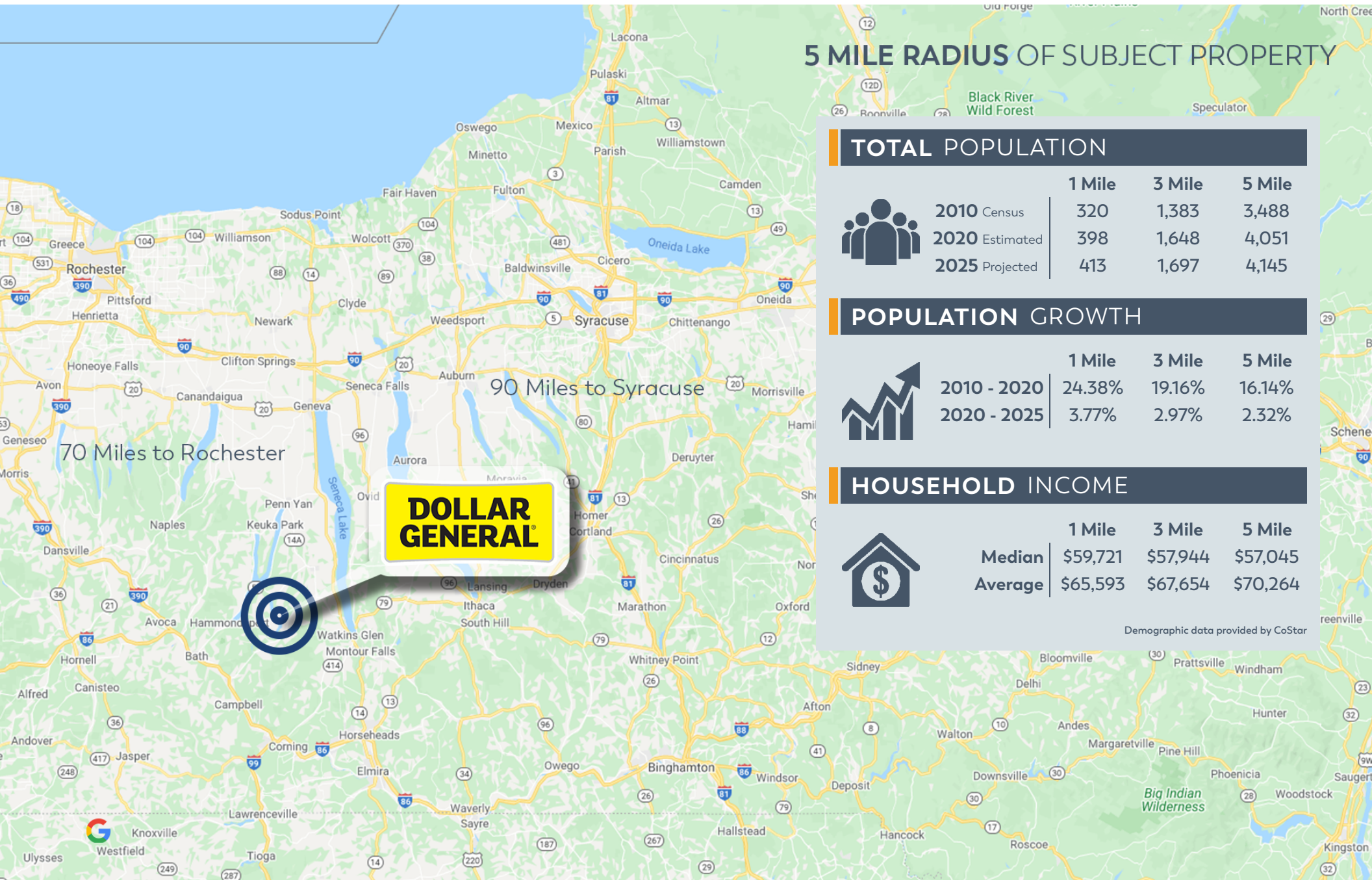
PAID BY TENANT

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 all buildings and improvements at any time erected thereon.

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 all buildings and improvements at any time erected thereon.



TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	320	1,383	3,488
2020 Estimated	398	1,648	4,051
2025 Projected	413	1,697	4,145

POPULATION GROWTH



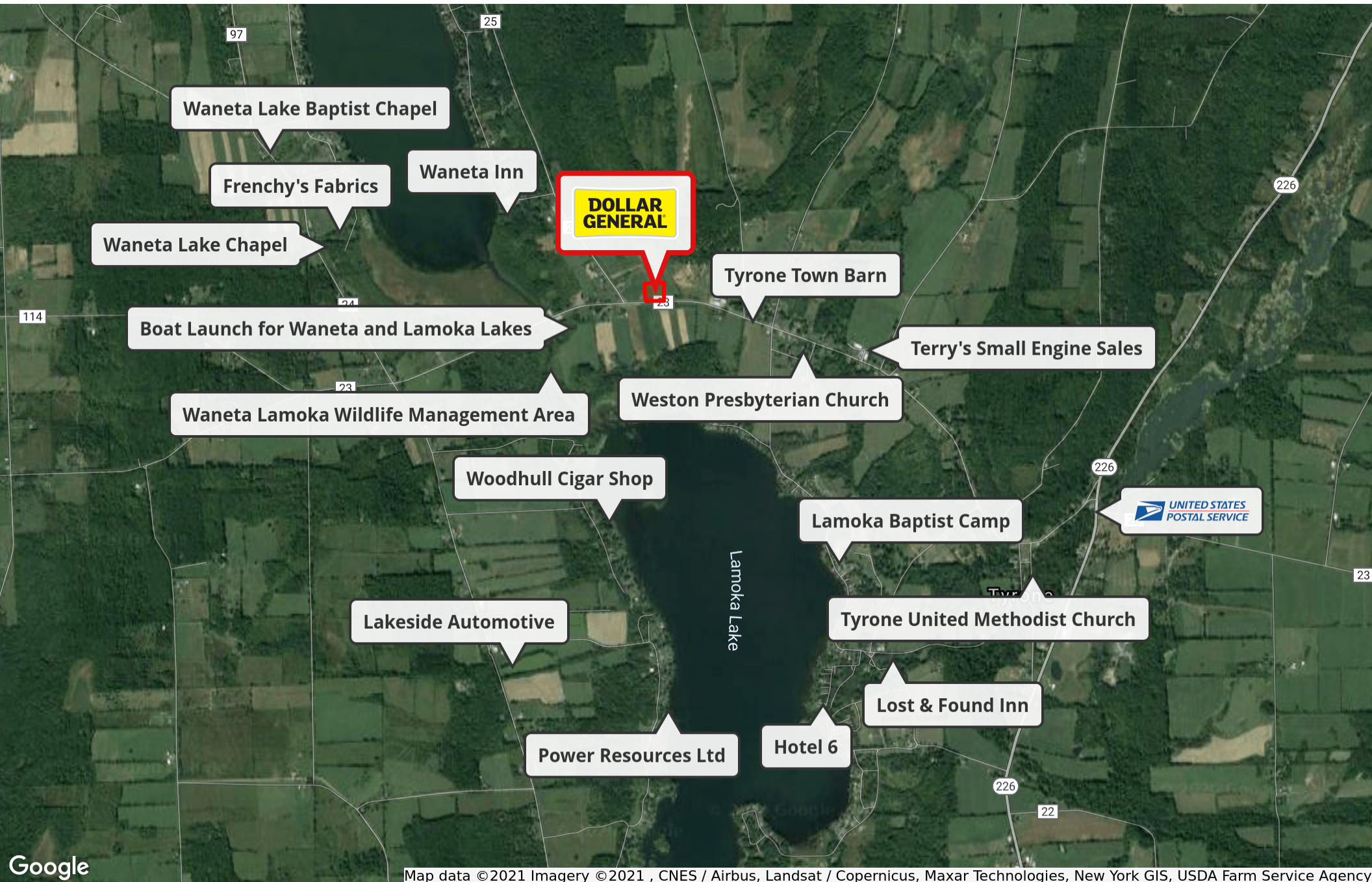
	1 Mile	3 Mile	5 Mile
2010 - 2020	24.38%	19.16%	16.14%
2020 - 2025	3.77%	2.97%	2.32%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$59,721	\$57,944	\$57,045
Average	\$65,593	\$67,654	\$70,264

Demographic data provided by CoStar





Actual Property





Waneta Lamoka
Wildlife Area

Waneta Lane
Baptist Chapel

Boat Launch
Lamoka Lakes

Waneta Inn
Restaurant

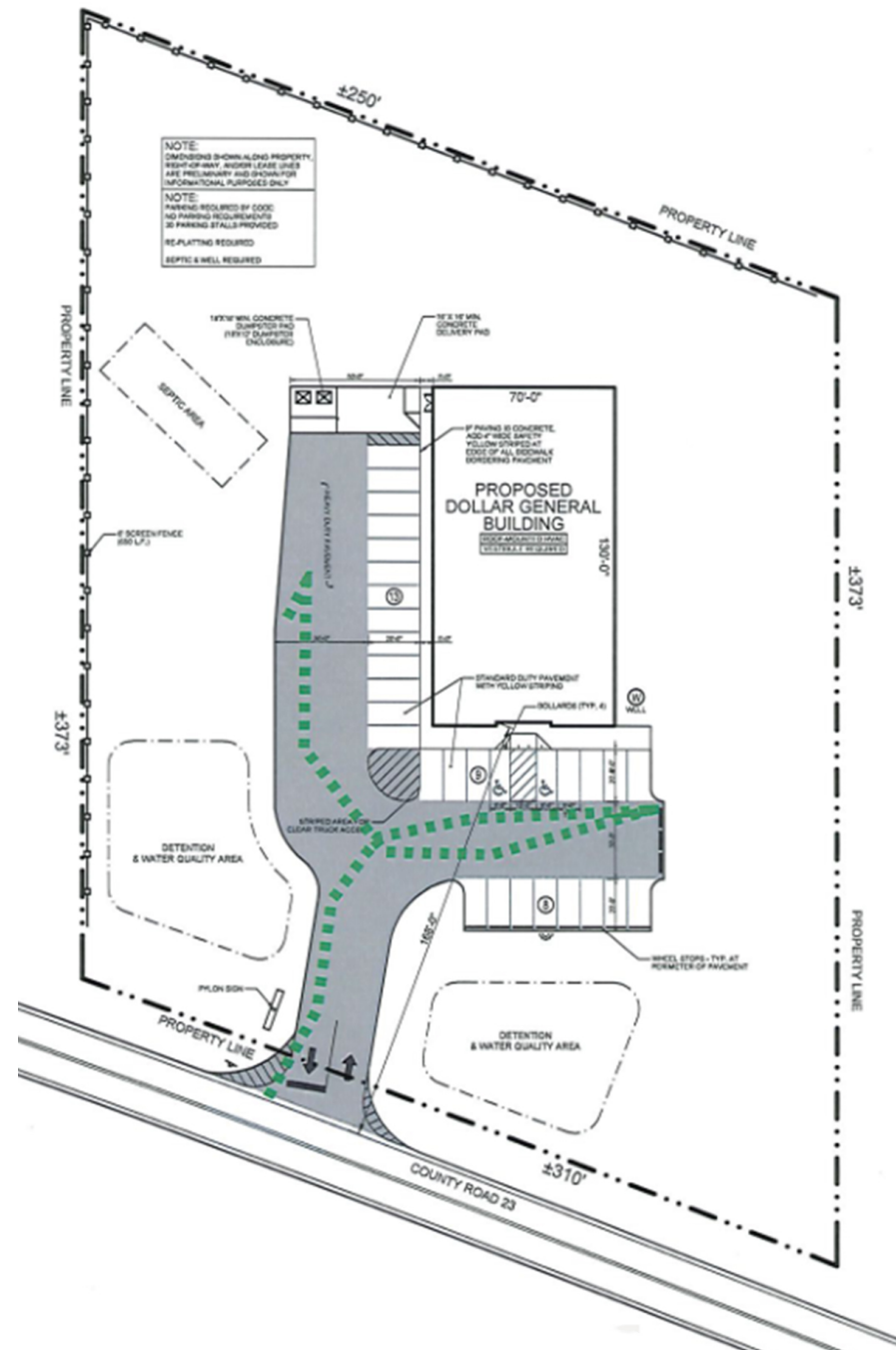
County Road 23

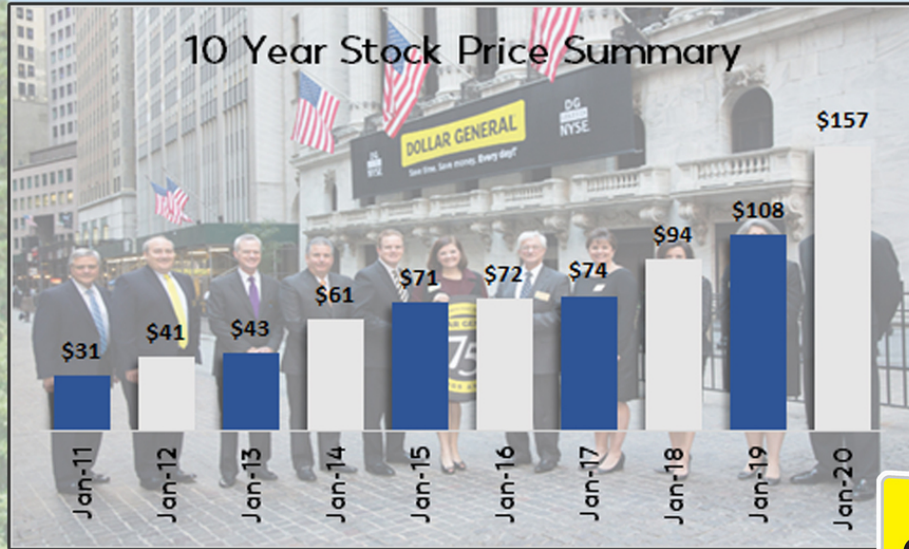
DOLLAR
GENERAL

Actual Property

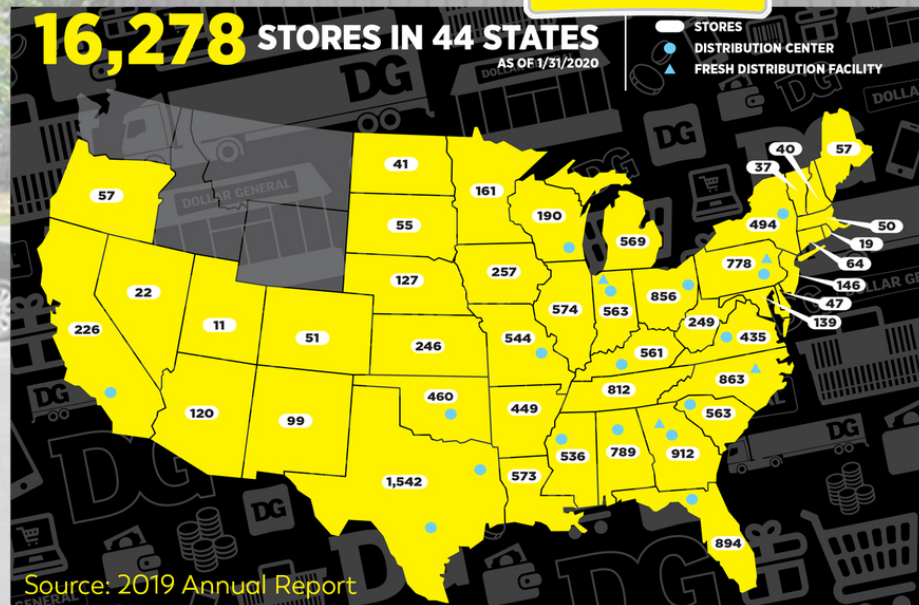
SITE PLAN

365 COUNTY ROAD 23 | DUNDEE, NY





DOLLAR GENERAL



**80 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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