



**DOLLAR GENERAL®**

SINGLE ASSET AND PORTFOLIO OPPORTUNITIES

## COPENHAGEN NEW YORK

10024 NY SR 12  
Copenhagen, NY 13626

### Absolute NNN Lease

#### Opening May 2021

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

Located in upstate New York, this site is situated on the main street running through the town of Copenhagen. This site is ideally placed in the surrounding market at it's central location in town, while also just minutes away from the larger business district of Watertown, NY.

Cap Rate

NOI

Price

6.00 %

\$ 94,253

\$ 1,570,883

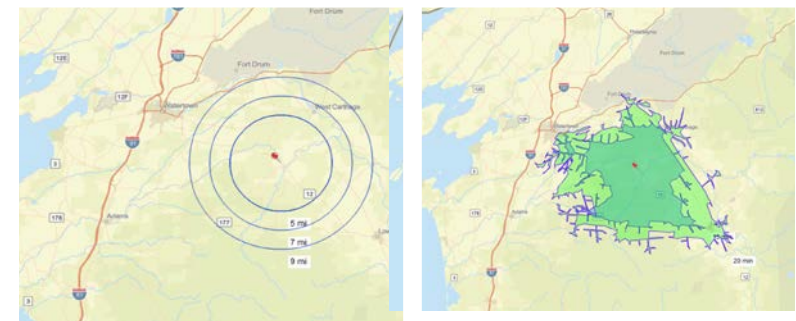
**CONTACT US**

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LEASE YEARS	ANNUAL RENT	RENT / 9,100 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	\$ 94,252	\$ 10.35	NA	05/01/2021
16 - 20 *	\$ 103,677	\$ 11.39	10%	05/01/2026
21 - 25 *	\$ 114,045	\$ 12.53	10%	05/01/2031
26 - 30 *	\$ 125,450	\$ 13.78	10%	05/01/2036

\*Option

2019 DEMOGRAPHICS	MILE RADIUS			DRIVE TIME	
	5	7	9	15	20
POPULATION	3,677	8,829	17,416	7,403	35,147
HOUSEHOLDS	1,345	3,308	6,539	2,768	13,834
MEDIAN INCOME	\$47,855	\$47,356	\$47,205	\$47,823	\$ 43,441
MEDIAN AGE	35.04	35.10	34.93	35.08	35.01

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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