



OFFERING MEMORANDUM

SIMILAR PROTOTYPE STORE

DOLLAR GENERAL - RARE UPGRADED COASTAL CONSTRUCTION - RENT TO COMMENCE NOV 2021

SENECA ST., WEST SENECA, NY 14224

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**DOLLAR
GENERAL**

WEST SENECA, NY

\$2,479,335 | 5.0% CAP

- Rare Upgraded Construction Dollar General - Coastal Location Near Lake Erie - Buffalo, NY
- Significant Upgrades on All Sides of Building
- 15 Year Absolute Net Lease - Rent Set to Commence November 2021
- Impressive Demographics - 125,000+ Residents Within 5 Miles of Subject Property
- Subject Property Sits on Intersection of Seneca St and NY-16 (13,000+ VPD)
- Located in the Populous Buffalo, NY MSA - The Second Largest MSA in the State of NY

EXCLUSIVELY MARKETING BY:

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CODY CRIST

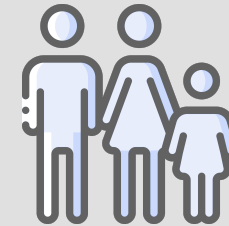
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$123,967
Rent Per SF:	\$13.62
Projected Rent Commencement Date:	11/1/2021
Lease Expiration Date:	11/30/2036
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

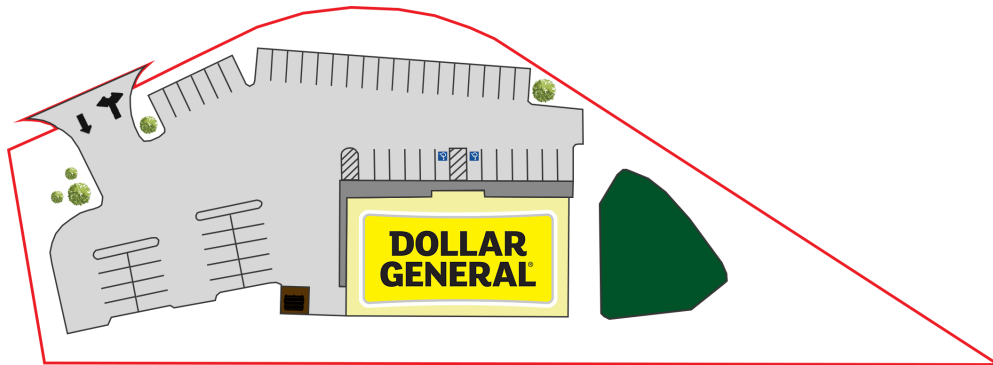
Building Area:	9,100 SF
Land Area:	1.89 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$272.45

LEASE ABSTRACT

SENECA ST. | WEST SENECA, NY

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/01/2021 - 10/30/2036	\$123,967	\$13.62	5.00%
Five (5), 5 - Year Options 10% Increase	11/01/2036 - 10/30/2041	\$136,364	\$14.99	5.50%
	11/01/2041 - 10/30/2046	\$150,000	\$16.48	6.05%
	11/01/2046 - 10/30/2051	\$165,000	\$18.13	6.65%
	11/01/2051 - 10/30/2056	\$181,500	\$19.95	7.32%
	11/01/2056 - 10/30/2061	\$199,650	\$21.94	8.05%



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...

INSURANCE

PAID BY **TENANT**

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT & HVAC

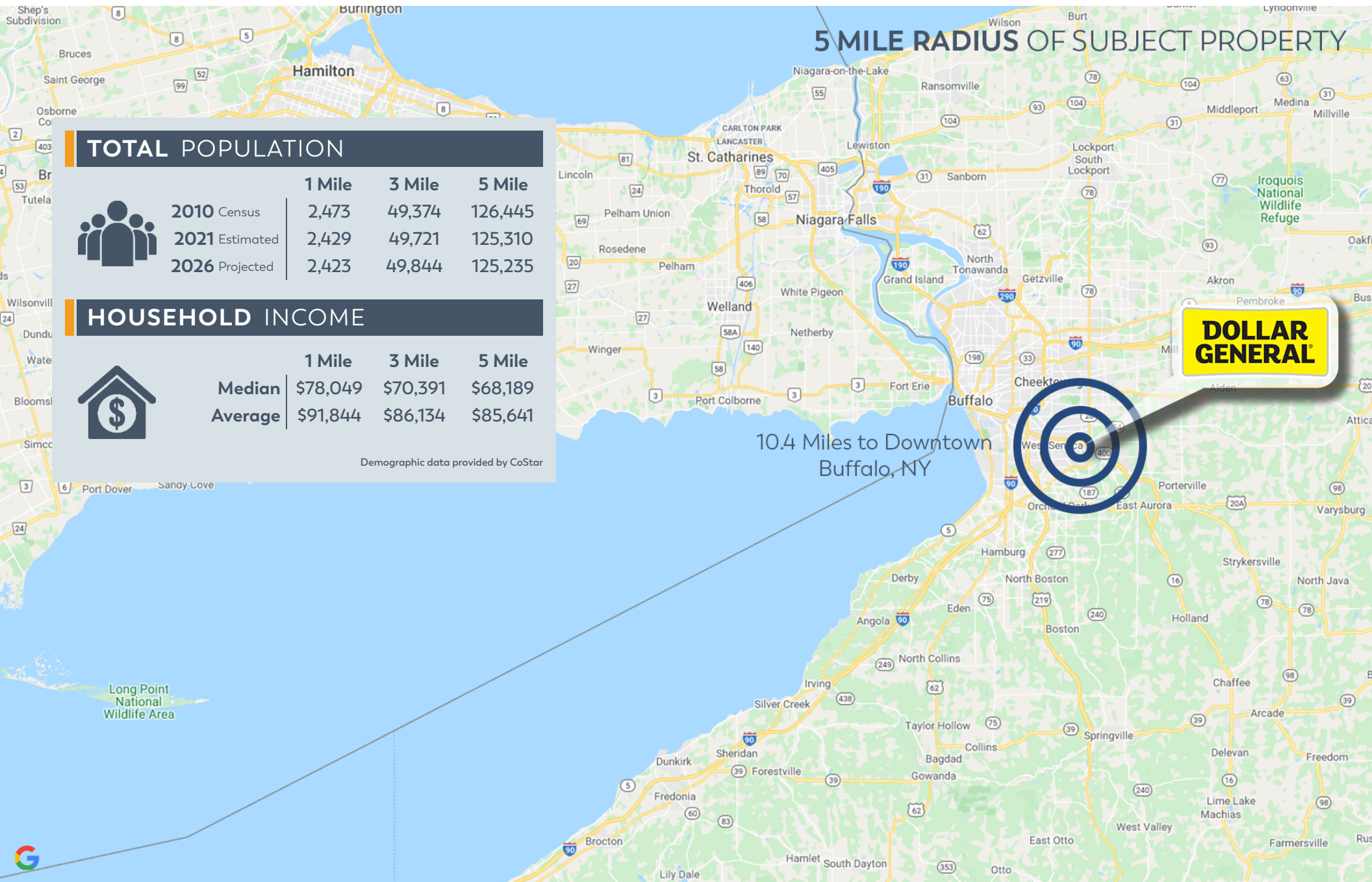
PAID BY **TENANT**

...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.

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.



RETAIL MAP

SENECA ST. | WEST SENECA, NY

Under Construction

DOLLAR GENERAL



Harvest Hill
Golf Course

Public
Storage

7-ELEVEN

Mobil Tim Hortons



Crystal Creek
Villa Townhomes



New York State
Government Office



Cazenovia Creek
Wildlife Area

Auto
Zone



2.5 MILES AWAY

FedEx Office



DOLLAR TREE

Bank of America

DOLLAR GENERAL

Seneca St. - 6,832 VPD

NY-16 - 6,359 VPD

K & H Auto Repair



Actual Property

TRINITYREIS.COM

TRINITY

Under Construction

DOLLAR GENERAL

DOWNTOWN BUFFALO, NY
12 Miles Away

West Seneca East Middle School
East Senior High School

Life Church

GOODYEAR

Central Transport Trucking Company

C & S Wholesale Frozen Distribution

Clinton Elementary

East Seneca Fire Department

Seneca St. - 6,832 VPD

NY-16 - 6,359 VPD

Lein Rd.

TFS Mechanical Contractor

Key Demographics
5 Miles



Total Population
2021
125,310



Household Income
2021 Average
\$85,641

DOLLAR GENERAL

Actual Property

RETAIL MAP

SENECA ST. | WEST SENECA, NY

Under
Construction

**DOLLAR
GENERAL**



Gorman Enterprises
Auto Shop



Aurora Expy

TFS Mechanical
Contractor

Lein Rd.

Ed's Small Engine
Repair Shop

K & H Auto Repair

NY-16 - 6,359 VPD



Seneca St. - 6,832 VPD

**DOLLAR
GENERAL**

Actual Property

PROPERTY PHOTO

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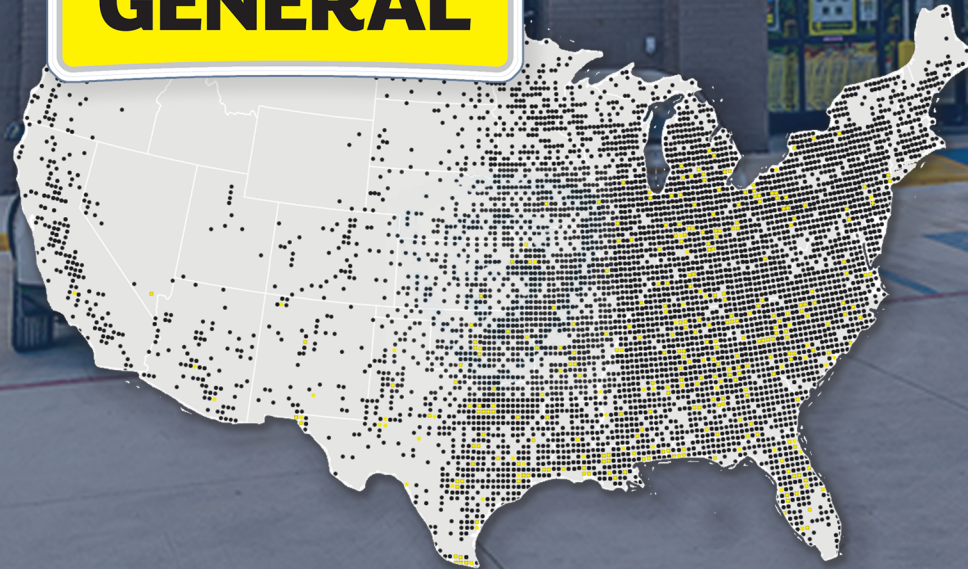
**DOLLAR
GENERAL**







**DOLLAR
GENERAL®**



**82 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



**BBB
S&P Rated**



**\$49B
Market Cap**



**17,500+
Locations**

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RINITY

REAL ESTATE INVESTMENT SERVICES

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