

OFFERING MEMORANDUM



**DOLLAR
GENERAL**

DOLLAR GENERAL
WOLCOTT, NEW YORK



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JOE SCHUCHERT

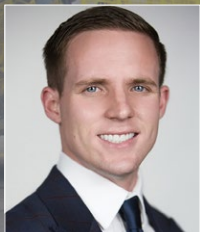
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INVESTMENT SUMMARY



LIST PRICE
\$450,000



CAP RATE
10.00%



BUILDING SIZE
10,000 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
2.25 YEARS



RENEWAL OPTIONS
2 - 5 YEAR



LEASE DATE
06/06/2003



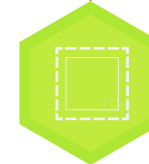
APN
75117-16-846310



LOCATION
**6010 NEW HARTFORD STREET
WOLCOTT, NY 14590**



ANNUAL RENT
\$45,000.00



LAND AREA
0.36 ACRES



LEASE TYPE
NN



LEASE EXPIRATION
12/31/2023



RENT INCREASES
**OPTION 1 = 13.33%
OPTION 2 = 5.88%**



YEAR BUILT
1988



TRAFFIC COUNTS
2,006 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 2.25 Years Remaining in the Existing Lease Term
- Two (2) - Five (5) Year Option Periods with Rental Increases (13.33% Increase in Option 1 & 5.88% Increase in Option 2)

STRONG OPERATING HISTORY:

- Dollar General Has Been Operating at this Location Since 2006

RECENT STORE REMODEL:

- Store was Remodeled in January 2020 at the Tenant's Sole Cost & Expense

LARGE BUILDING SIZE:

- 10,000 SF

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,729 Residents
- 1-Mile Average Household Income = \$65,095
- 3-Mile Population = 3,248 Residents
- 3-Mile Average Household Income = \$69,918
- 5-Mile Population = 6,487 Residents
- 5-Mile Average Household Income = \$72,070
- 7-Mile Population = 10,173 Residents
- 7-Mile Average Household Income = \$74,679

PROXIMITY FROM WOLCOTT, NEW YORK:

- Syracuse, New York | 40 Miles
- Rochester, New York | 47 Miles
- Buffalo, New York | 124 Miles
- Albany, New York | 182 Miles

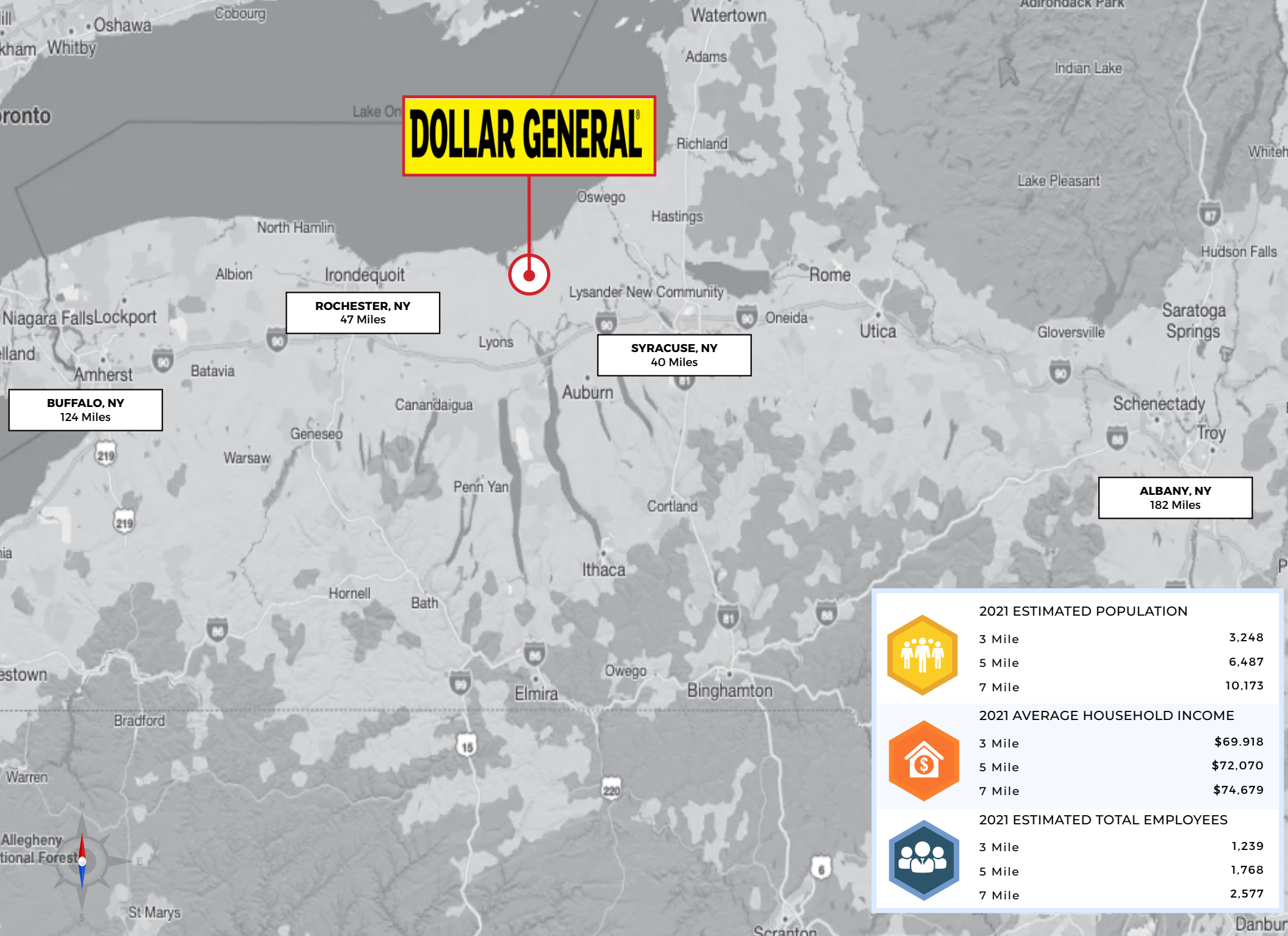
WOLCOTT, NEW YORK:

- Located in the Far Northeast Corner of Wayne County
- The Town Borders Lake Ontario
- Along New York State's Seaway Trail

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,683 Stores in 46 States as of July 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)





DOLLAR GENERAL®

ROCHESTER, NY
47 Miles

SYRACUSE, NY
40 Miles

BUFFALO, NY
124 Miles

ALBANY, NY
182 Miles



2021 ESTIMATED POPULATION

3 Mile	3,248
5 Mile	6,487
7 Mile	10,173



2021 AVERAGE HOUSEHOLD INCOME

3 Mile	\$69,918
5 Mile	\$72,070
7 Mile	\$74,679



2021 ESTIMATED TOTAL EMPLOYEES

3 Mile	1,239
5 Mile	1,768
7 Mile	2,577

AREA OVERVIEW



WOLCOTT, NEW YORK

The Town of Wolcott is located in the far northeast corner of Wayne County. The Town borders Lake Ontario and is part of your scenic journey as you travel New York State's Seaway Trail.

The Old Town of Wolcott was created in 1807 and included what are now the towns of Huron, Rose, Butler and Wolcott. It was, at that time, a part of Seneca County. Consisting of over 28,800 acres, the current town of Wolcott is composed of an undulating surface with a general incline toward the lake.

Near the lake are several tracts of low marshland. Generally, the soil is a sandy and gravelly loam, which is well adapted to all kinds of farming and fruit growing.

The town was named after Gov. Oliver Wolcott of Massachusetts, one of the commissioners settling the controversy of the Massachusetts - New York boundaries. This established titles of lands in the area which had been in dispute.

In 1805, one of Wolcott's first settlers, Jonathan Melvin, purchased 500 acres in what would eventually become the village of Wolcott. Mr. Melvin built a gristmill and sawmill. In 1813, he built a frame house for his family and painted it black. He said the color reflected his personality. Apparently, this was not a fair assessment of himself, as he was known to be a very generous man. He donated land for a school and a church, and he was known to be very hospitable.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	1,729	3,248	6,487	10,173
2026 Projected Population	1,653	3,125	6,263	9,842
2010 Projected Population	1,784	3,411	6,838	10,674
Annual Growth Rate: 2021 to 2026	-0.87%	-0.75%	-0.68%	-0.65%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	685	1,286	2,576	4,055
2026 Households	679	1,280	2,571	4,058
2010 Households	674	1,291	2,600	4,075
Annual Growth Rate: 2021 to 2026	-0.18%	0.00%	0.00%	0.00%
Average Household Size	2.47	2.45	2.43	2.43



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$65,095	\$69,918	\$72,070	\$74,679
2021 Median Household Income	\$49,286	\$54,395	\$57,009	\$59,330
2021 Per Capita Income	\$26,059	\$28,101	\$29,077	\$30,173



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	685	1,286	2,576	4,055
2021 Owner-Occupied Units	469	935	1,954	3,168
2021 Renter Occupied Housing Units	216	351	622	887



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	65	99	152	198
2021 Employees	614	1,239	1,768	2,577

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,683



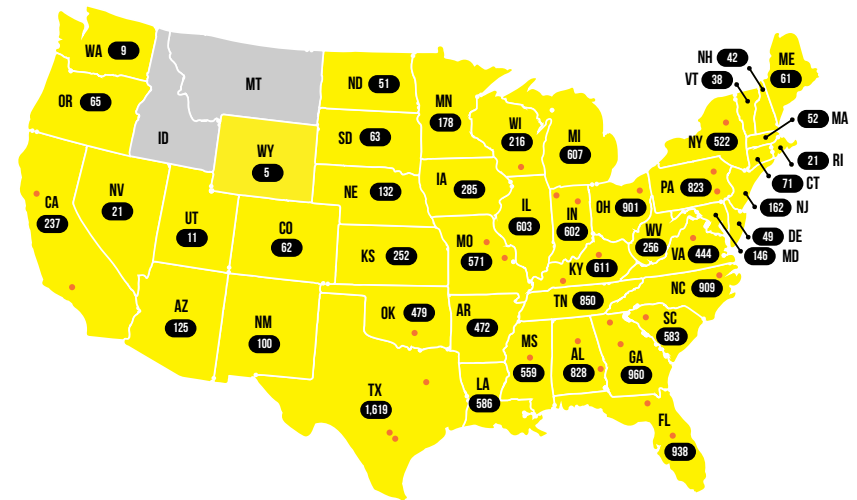
NO. EMPLOYEES
157,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,683 stores in 46 states as of July 30, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

17,683 STORES | **IN 46 STATES** |
AS OF 07/30/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 6010 New Hartford Street, Wolcott, NY 14590 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.

DOLLAR GENERAL

Come See what's
New!
Expanded
Party & Home

We've
REMODELED
Check out our new look

EXCLUSIVELY LISTED BY:

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