

OFFERING MEMORANDUM



DOLLAR GENERAL
DICKINSON CENTER, NEW YORK



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



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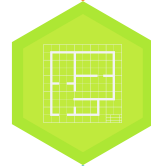
INVESTMENT SUMMARY



LIST PRICE
\$1,805,843



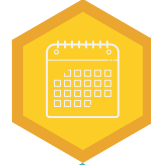
CAP RATE
5.75%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



TERM REMAINING
11 YEARS



RENEWAL OPTIONS
5 - 5 YEAR



PARKING
30 SPACES



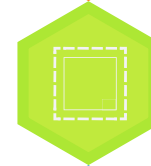
APN
209.-5-4



LOCATION
**116 COUNTY ROUTE 5
DICKINSON CENTER, NY 12930**



ANNUAL RENT
\$103,836.00



LAND AREA
1.16 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
09/30/2032



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2017



TRAFFIC COUNTS
1,353 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- ➊ Approximately 11 Years Remaining In the Initial 15 Year Lease Term (09/30/2032)
- ➋ 2017 Build to Suit Construction - 9,100 SF
- ➌ Five (5) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- ➊ Absolute NNN Lease with ZERO Management Responsibilities
- ➋ Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- ➌ Ideal, Management-Free Investment for an Out-of-State, Passive Investor

RECENT STORE REMODEL:

- ➊ This Location Was Remodeled in 2021 at the Sole Cost & Expense of Dollar General

LIMITED COMPETITION IN THE AREA:

- ➊ Closest Walmart is Located Approximately 17 Miles Away in Malone, NY
- ➋ Closest Dollar Tree is Located Approximately 17 Miles Away in Malone, NY
- ➌ Closest Family Dollar is Located Approximately 23 Miles Away in Potsdam, NY

TRADE AREA DEMOGRAPHICS:

- ➊ 3-Mile Population = 677 Residents
- ➋ 3-Mile Average Household Income = \$83,801
- ➌ 5-Mile Population = 2,072 Residents
- ➍ 5-Mile Average Household Income = \$73,023
- ➎ 7-Mile Population = 5,892 Residents
- ➏ 7-Mile Average Household Income = \$65,127

PROXIMITY FROM DICKINSON CENTER, NEW YORK:

- ➊ Burlington, Vermont | 98 Miles
- ➋ Syracuse, New York | 164 Miles
- ➌ Albany, New York | 189 Miles
- ➍ Manchester, New Hampshire | 260 Miles
- ➎ Boston, Massachusetts | 310 Miles

ADIRONACK STATE PARK:

- ➊ Created in 1892 as One of the First Forever Wild Forest Preserves in the Nation
- ➋ At 6 Million Acres, It Is the Largest Publicly Protected Area in the Contiguous United States
- ➌ Estimated that 7 Million to 12.4 Million People Visit the Adirondacks Every Year
- ➍ The Largest Historic Landmark, Covering an Area Larger than Yellowstone, Yosemite, Grand Canyon, Glacier, & the Great Smokies National Parks combined.

TENANT:

- ➊ Strong Corporate Guaranty (NYSE: "DG") – Dollar General Corporation is Rated "BBB" by Standard & Poor's
- ➋ 17,683 Stores in 46 States as of July 30, 2021
- ➌ Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- ➍ 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)

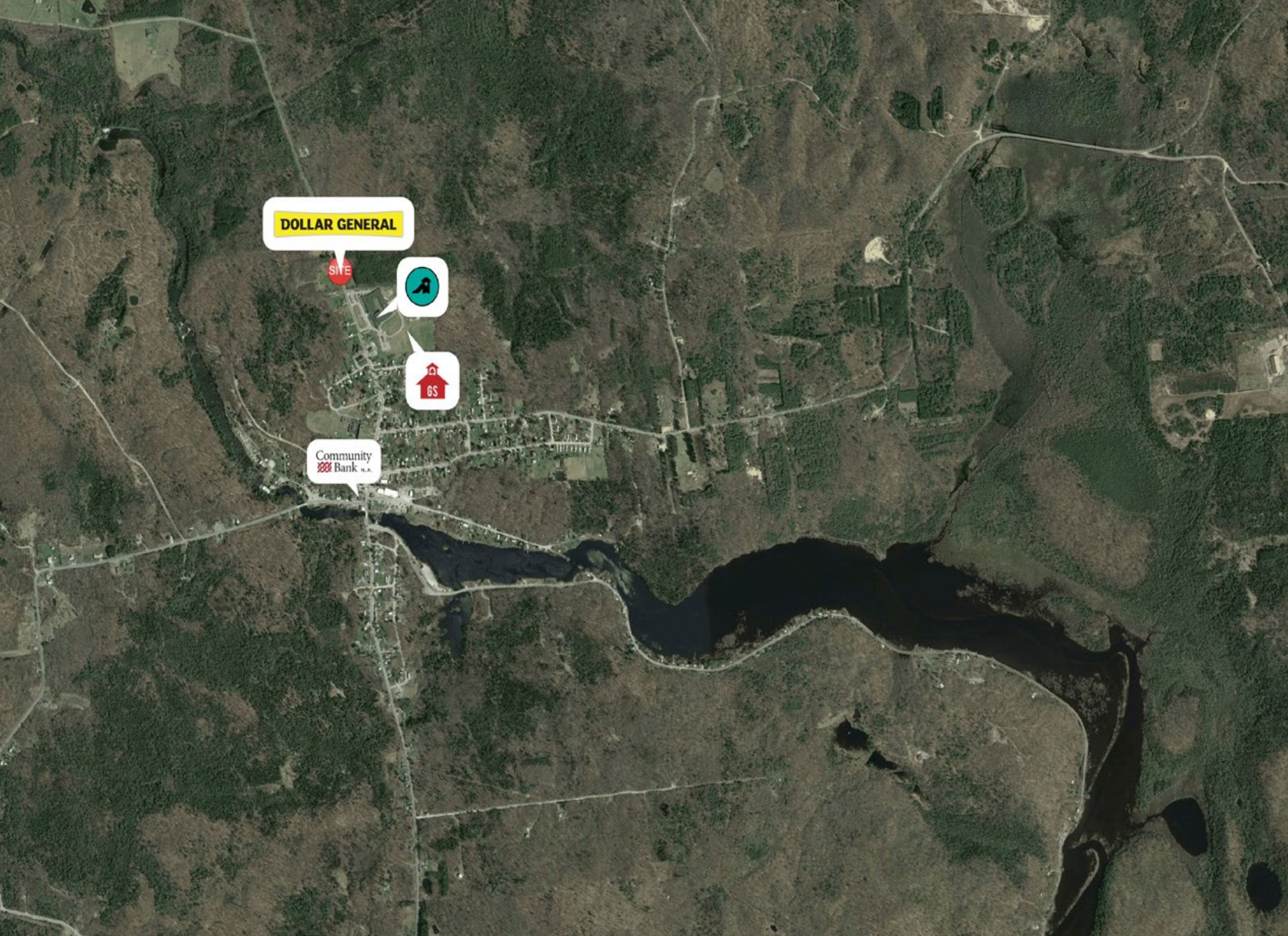


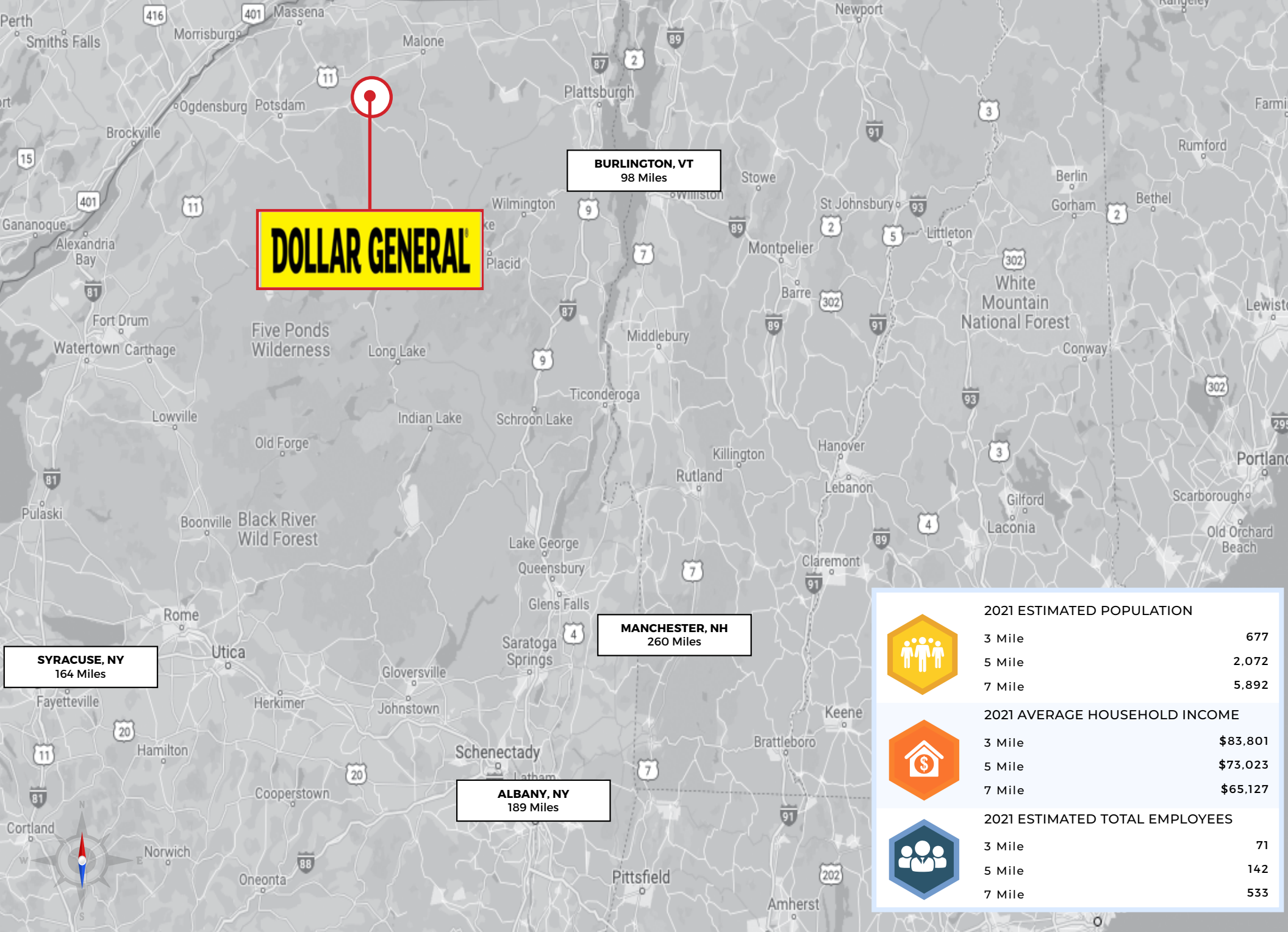












AREA OVERVIEW



DICKINSON CENTER, NEW YORK

Dickinson Center is a hamlet in Franklin County, New York. St Regis Falls is a hamlet located in the northern foothills of the Adirondacks within the Dickinson Center town limits. The St. Regis River flows through the center of town and is a tourist destination.

Franklin County is a county on the northern border of New York. To the north across the Canada-US border are the Canadian provinces of Quebec and Ontario, from east to west. Its county seat is Malone. The county is named in the honor of United States Founding Father Benjamin Franklin.

Franklin County comprises the Malone, NY Micropolitan Statistical Area. Much of Franklin County is within Adirondack Park. Within the border of the county is the St. Regis Mohawk Reservation,

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	101	677	2,072	5,892
2026 Projected Population	99	662	2,022	5,741
2010 Projected Population	91	660	2,077	5,907
Annual Growth Rate: 2021 to 2026	-0.42%	-0.44%	-0.48%	-0.51%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	43	283	852	2,439
2026 Households	43	284	852	2,439
2010 Households	37	267	823	2,356
Annual Growth Rate: 2021 to 2026	-	-	-	-
Average Household Size	2.36	2.39	2.43	2.41



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$85,476	\$83,801	\$73,023	\$65,127
2021 Median Household Income	\$69,852	\$68,352	\$63,072	\$57,190
2021 Per Capita Income	\$36,210	\$35,045	\$30,011	\$26,964



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	43	283	852	2,439
2021 Owner-Occupied Units	38	252	704	1,944
2021 Renter Occupied Housing Units	4	31	147	495



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	3	13	18	58
2021 Employees	18	71	142	533

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



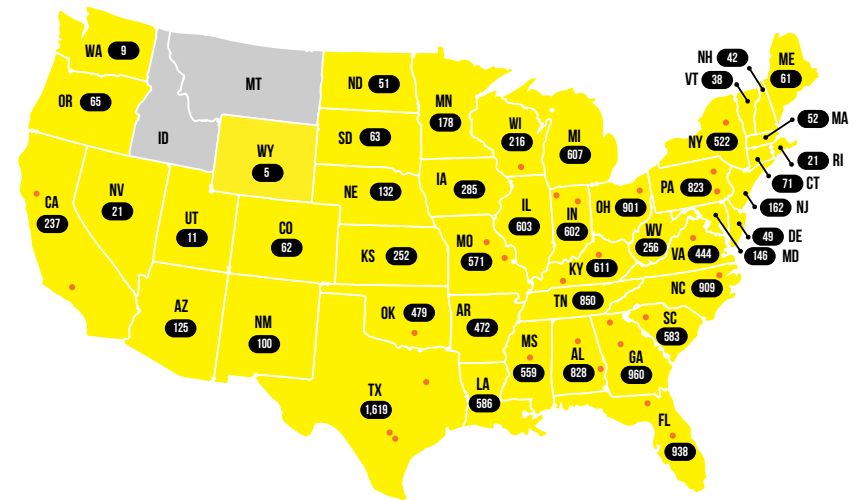
NO. EMPLOYEES
157,000

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 116 County Route 5, Dickinson Center, NY 12930 ("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.



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