

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
HOPKINTON, NEW YORK



**SCHUCHERT**  
RETAIL GROUP





## EXCLUSIVELY LISTED BY:



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**BRIAN BROCKMAN**  
**BANG REALTY-NEW YORK INC.**

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## INVESTMENT SUMMARY



LIST PRICE  
**\$1,685,357**



CAP RATE  
**5.75%**



BUILDING SIZE  
**9,100 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



TERM REMAINING  
**10.75 YEARS**



RENEWAL OPTIONS  
**5 - 5 YEAR**



PARKING  
**30 SPACES**



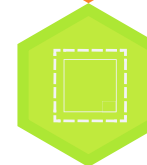
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LOCATION  
**2776 NYS ROUTE 11B  
HOPKINTON, NY 12965**



ANNUAL RENT  
**\$96,908.00**



LAND AREA  
**2.08 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**08/31/2032**



RENT INCREASES  
**10% AT OPTIONS**



YEAR BUILT  
**2017**



TRAFFIC COUNTS  
**2,798 VPD**

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- 10.5 Years of Guaranteed Lease Term
- 2017 Build-to-Suit Dollar General
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases
- Wide Profile Building Type

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes



## ADIRONACK STATE PARK:

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

## PROXIMITY FROM HOPKINTON, NEW YORK:

- Burlington, Vermont | 103 Miles
- Syracuse, New York | 156 Miles
- Albany, New York | 194 Miles
- Manchester, New Hampshire | 266 Miles
- Boston, Massachusetts | 316 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 195 Residents
- 1-Mile Average Household Income = \$91,115
- 3-Mile Population = 929 Residents
- 3-Mile Average Household Income = \$79,378
- 5-Mile Population = 1,778 Residents
- 5-Mile Average Household Income = \$79,641
- 7-Mile Population = 3,494 Residents
- 7-Mile Average Household Income = \$79,664

## TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,000 Stores in 46 States as of November 13, 2021
- Ranked #91 on the Fortune 500 List - Up 21 Places from Last Year









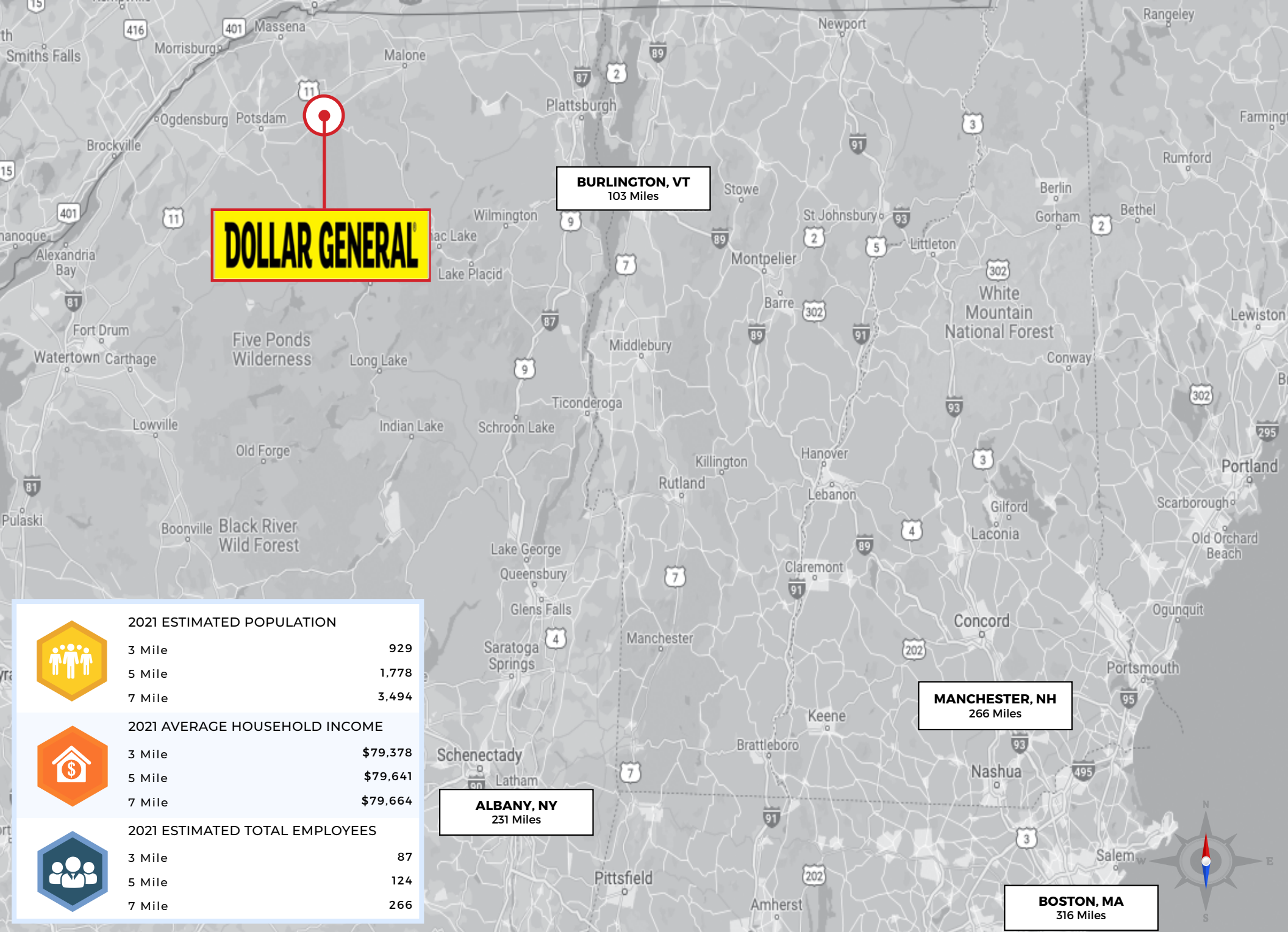














# AREA OVERVIEW



## HOPKINTON, NEW YORK

The Township of Hopkinton, NY is the fifth town of the first ten towns in St. Lawrence Co. The first settlers came in 1802. The Township is located in the Southeast corner of St. Law. Co., in the foothills of the Adirondack Mountains. It has an elevation of 1,273 feet. On the East side it borders Franklin County and on the south side it borders Piercefild. This last section of the township use to be referred to as the "south woods".

Hopkinton is well known for its friendly citizens and community minded activities.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	195	929	1,778	3,494
2026 Projected Population	193	912	1,742	3,423
2010 Projected Population	206	954	1,783	3,480



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	78	361	692	1,379
2026 Households	83	384	736	1,465
2010 Households	83	372	695	1,373
Average Household Size	2.50	2.57	2.57	2.53



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$91,115	\$79,378	\$79,641	\$79,664
2021 Median Household Income	\$58,247	\$55,901	\$54,379	\$55,173
2021 Per Capita Income	\$36,461	\$30,864	\$30,991	\$31,433



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	78	361	692	1,379
2021 Owner-Occupied Units	68	309	583	1,147
2021 Renter Occupied Housing Units	10	52	109	232



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	8	13	16	27
2021 Employees	30	87	124	266



# 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**  
18,000



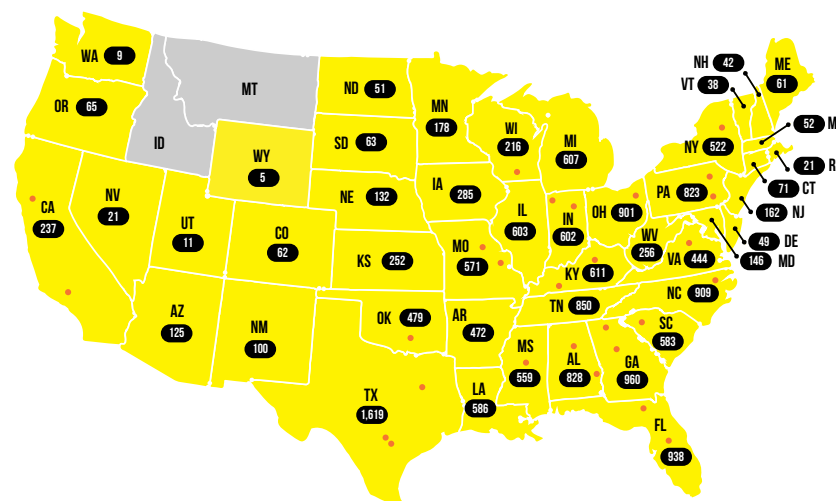
**NO. EMPLOYEES**  
157,000

## 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 18,000 stores in 46 states as of November 13, 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.

**18,000 STORES** | **IN 46 STATES** |  
AS OF 11/13/2021

● STORES  
● DISTRIBUTION CENTER





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 2776 NYS Route 11B, Hopkinton, NY 12965 ("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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