



TRINITY
REAL ESTATE INVESTMENT SERVICES



6.2% CAP NEW DEVELOPMENTAL DOLLAR GENERAL

TBD RIDGE RD, LOCKPORT, NY 14094

\$2,033,870

6.2% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

LOCKPORT, NY

\$2,033,870 | 6.2% CAP

- Buffalo NY MSA New Development Dollar General
- Summer 2023 Opening Date
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Large Lot Size of 2.46 Acres
- Affluent Area With an Average Household Incomes Over \$100,000 Within 5 Miles of the Subject Property
- Limited Local Retail Competition, Store Would Serve as a Primary Source of Goods for Nearby Residents
- Corporately Guaranteed by Dollar General Corporation With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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ERIC KELLEY

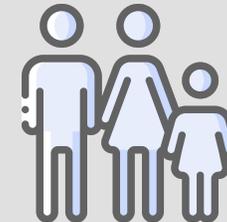
281.610.5011 | eric.kelley@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$126,100
Rent Per SF:	\$11.93
Rent Commencement Date:	7/16/2023
Lease Expiration Date:	7/31/2038
Lease Term Remaining:	14.5+ 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 U.S. Population



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

PROPERTY DETAILS:

Building Area:	10,566 SF
Land Area:	2.46 AC
Year Built:	2023
Guarantor:	Dollar General Corporation
Price Per SF:	\$192.49

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/16/2023-7/31/2038	\$126,100	\$11.93	6.20%
Five (5), 5-Year Options 10% Increase	8/1/2038-7/31/2043	\$138,710	\$13.13	6.82%
	8/1/2043-7/31/2048	\$152,581	\$14.44	7.50%
	8/1/2048-7/31/2053	\$167,839	\$15.88	8.25%
	8/1/2053-7/31/2058	\$184,623	\$17.47	9.08%
	8/1/2058-7/31/2063	\$203,085	\$19.22	9.99%



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").

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.

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



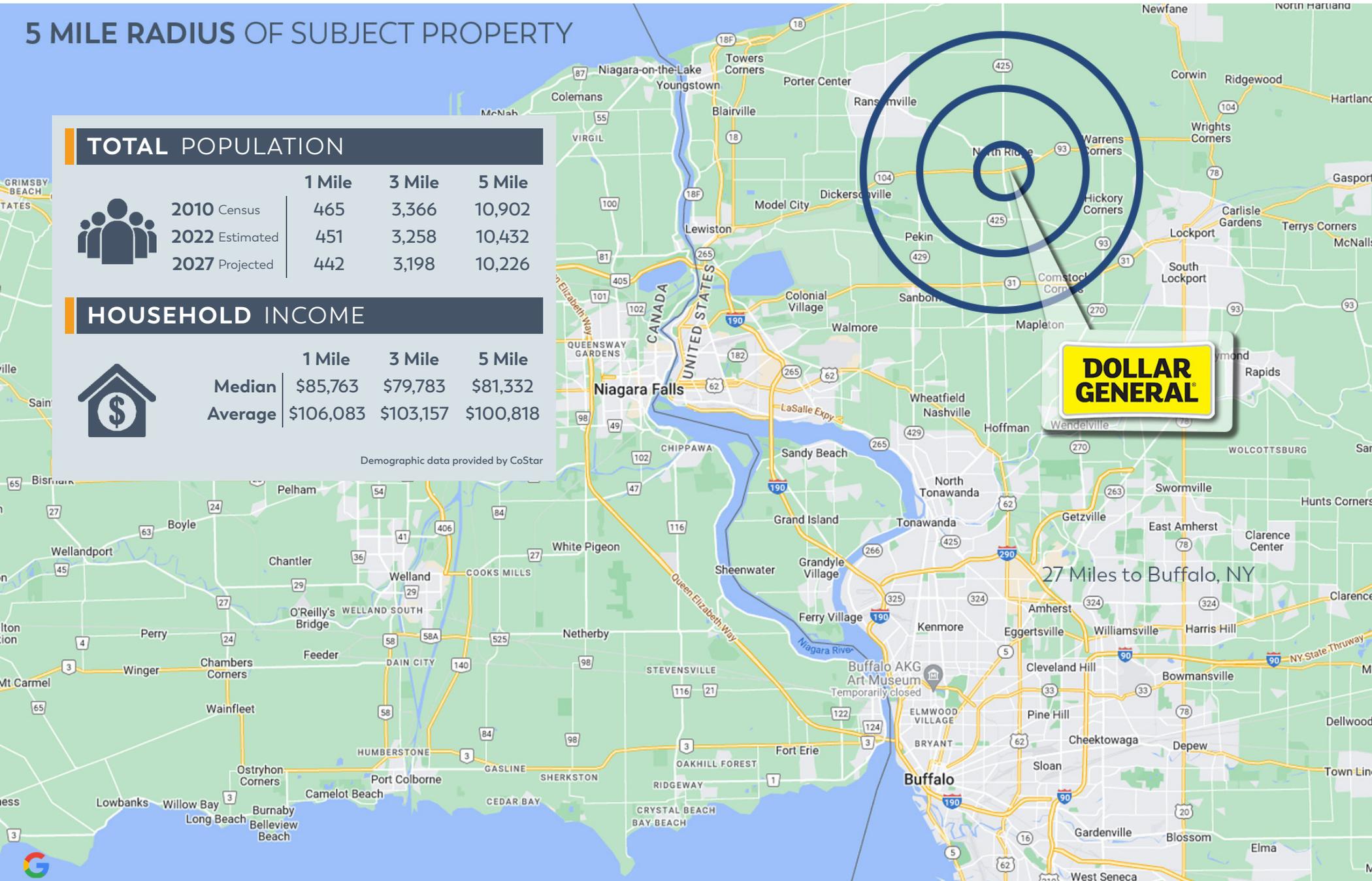
	1 Mile	3 Mile	5 Mile
2010 Census	465	3,366	10,902
2022 Estimated	451	3,258	10,432
2027 Projected	442	3,198	10,226

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$85,763	\$79,783	\$81,332
Average	\$106,083	\$103,157	\$100,818

Demographic data provided by CoStar





**DOLLAR
GENERAL**

4,842 VPD

Coulter Farms

St. Peter Lutheran Church and School

Niagara's Lazy Lakes Camping Resort

Maple Sugar Shack Store

Ann's Antiques

MAK Entertainment

A Gust of Sun Winery & Vineyard

Cambria Volunteer Fire Company

Honeymoon Trail Winery

Kin Loch Farmstead

Outdoor Equipment Distributors

Lockport Cambria Airport

Niagara Landing Wine Cellars

Molyneux Corners

North Ridge

425

2,792 VPD

93

104

104

425

RETAIL MAP

TBD RIDGE RD | LOCKPORT, NY

Under
Construction

**DOLLAR
GENERAL**

A Gust of Sun
Winery & Vineyard

Seabert
Farms

Niagara's Lazy
Lakes Camping Resort

Community
Bible Church
St. Peter Lutheran
Church and School

Gaeta
Family Farm

Maple
Sugar Shack

Ridge Road - 4,842 VPD

**DOLLAR
GENERAL**

Actual Property

Under
Construction

**DOLLAR
GENERAL**

**DOLLAR
GENERAL**

Niagara
Craft Spirits
Outdoor
Equipment Distributors

Honeymoon
Trail Winery

Ann's
Antiques

Ridge Road - 48421 VPD

Actual Property



**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48.65B
Market Cap



18,770+
Locations

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BROKER OF RECORD

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