



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**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**ERIC KELLEY**

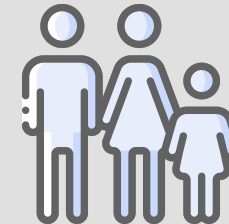
281.610.5011 | eric.kelley@trinityreis.com

## 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



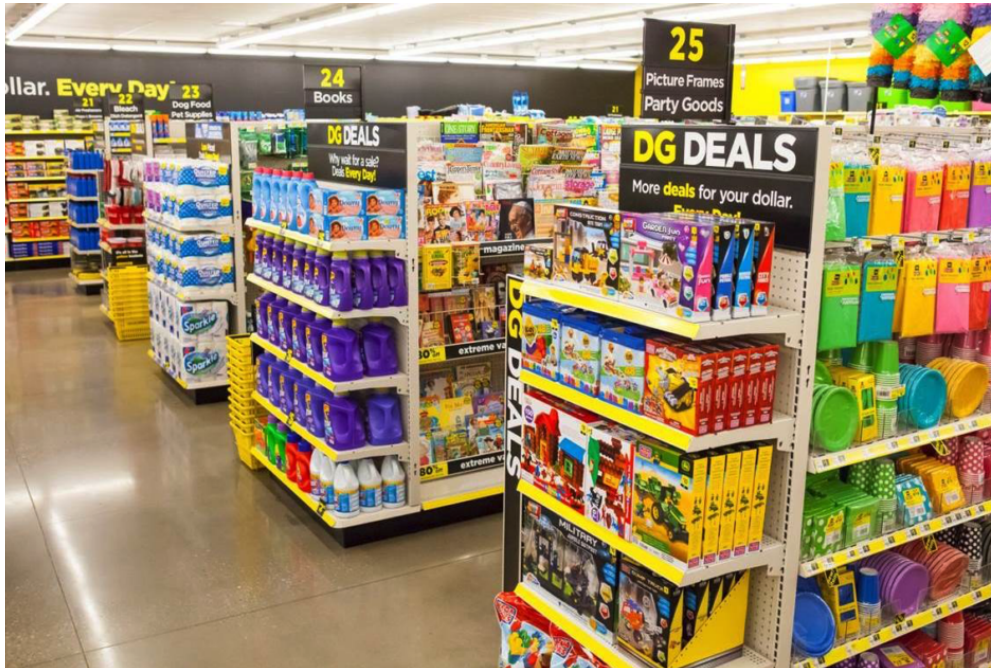
As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

## 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



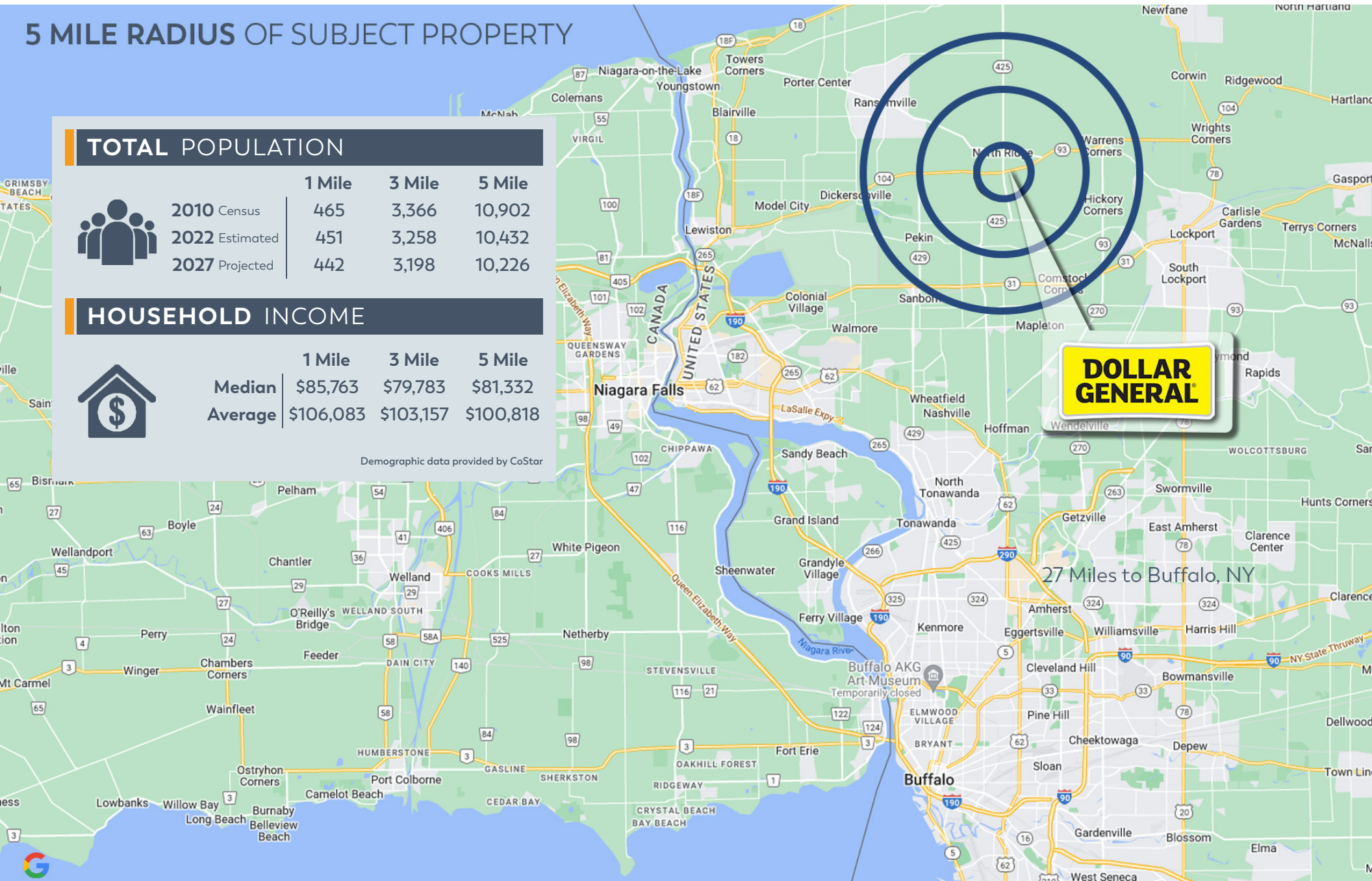
	1 Mile	3 Mile	5 Mile
2010 Census	465	3,366	10,902
2022 Estimated	451	3,258	10,432
2027 Projected	442	3,198	10,226

### 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





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

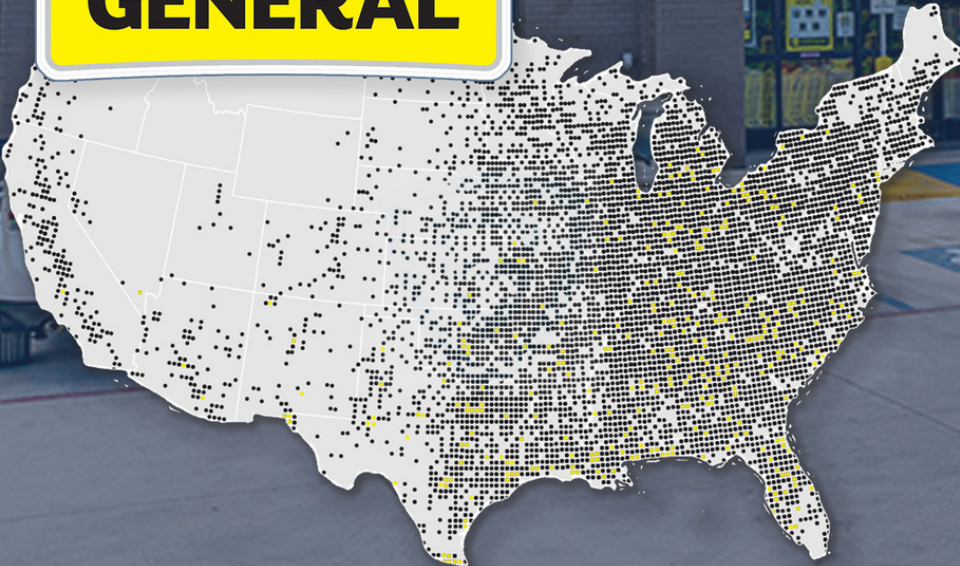
Ann's  
Antiques

Ridge Road - 4,842 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****BRIAN BROCKMAN**

Bang Realty-New York Inc

NY #10311208985