



## DOLLAR GENERAL

290 Broadway  
Fort Edward, NY 12828

**Strong Investment Tenant:** Dollar General has been in Business for 83 Years and has a Current Net Worth of Over \$54.4 Billion.

**Absolute-Net Lease (Zero Landlord Responsibilities):** 12 Years Remaining with 10% Increases in Each of the Four, 5 Year Options.

**Limited Competition:** Dollar General Serves as the Main Source of Goods for the Population. The Next Closest Dollar General is Located Over 5 Miles Away.

Marcus & Millichap  
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150  
Irvine, California 92612

www.deltondoadvisorygroup.com

Lead Listing Brokers:

PETER DELTONDO

Senior Managing Director  
P. (949) 698-2609  
E. pdeltondo@marcusmillichap.com  
License CA 01797033

ETHAN ELLIOTT

Associate  
P. (949) 419-3294  
E. eelliott1@marcusmillichap.com  
License CA 02101801

MANUEL SLEEM

Associate  
P. (949) 419-3251  
E. msleem@marcusmillichap.com  
License CA 02109537

ANDRE THOMPSON

Senior Associate  
P. (949) 419-3217  
E. athompson2@marcusmillichap.com  
License CA 02086459

BRYCE DUNKS

Director of Operations  
The Deltondo Group  
P. (949) 419-3225  
E. bdunks@marcusmillichap.com

SHEILA ALIMADADIAN

First Vice President  
P. (949) 419-3265  
E. salimadadian1@marcusmillichap.com  
License CA 01266188

BROKER OF RECORD

John Horowitz  
License 10311204479



QUEENSBURY HIGH SCHOOL  
QUEENSBURY MIDDLE SCHOOL  
& QUEENSBURY ELEMENTARY  
2,620 STUDENTS

Walmart  
Save money. Live better.

THE HOME DEPOT

STAPLES

LOWE'S

TEXAS HOLDINGS

Starbucks

HARBOR FREIGHT  
Daily Tools at Remarkably Low Prices

Olive Garden  
ITALIAN KITCHEN

DICK'S SPORTING GOODS

TARGET

Red Lobster

ALDI

Applebee's  
GRILL • BAR

DUNKIN' DONUTS

THE FLOYD  
BENNETT  
MEMORIAL  
AIRPORT (GFL)



GLEN  
FALLS

INTERSTATE 87

BROADWAY

MARSHAL  
BY PRICE CHOPPER

DUNKIN' DONUTS

SUBWAY

Pizza Hut

SUBJECT PROPERTY  
**DOLLAR GENERAL**

3.5 MILES

FORT  
EDWARD

FORT EDWARD JR HIGH SCHOOL  
400 STUDENTS

DEMOGRAPHICS

	5 Mile	10 Mile	15 Mile
2023 Est. Population:	50,002	89,357	140,215
Households:	21,299	36,758	56,400
Household Income:	\$75,325	\$85,044	\$91,925



# REGIONAL MAP

	Subject Property	47 Miles	Albany, NY	197 Miles	Boston, MA	285 Miles	Philadelphia, PA	416 Miles	Washington, D.C.
	Fort Edward, NY	161 Miles	Syracuse, NY	205 Miles	New York, NY	382 Miles	Baltimore, MD	514 Miles	Pittsburgh, PA





**DOLLAR GENERAL®**

## TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, and apparel and accessories. As of February 25, 2022, it operated 18,190 stores in 47 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee

<b>Tenant Name:</b>	Dollar General	<b>Headquarters:</b>	Goodlettsville, TN
<b>Locations:</b>	18,190+	<b>Founded:</b>	1939
<b>Company Type:</b>	NYSE: DG	<b>Website:</b>	dollargeneral.com

## FORT EDWARD, NY

- » Fort Edward is heavily industrial – due to its position on the Hudson River, paper manufacturing, sawmills, and clothing mills were the platform that helped develop Fort Edward. Many of these mills are still in operation today – less than a mile down the road, Irving Tissue operates a manufacturing plant.
- » Median home values are approximately \$166,000, with a median household income of approximately \$57,000. Access by water and rail has been critical to Fort Edward’s growth and success; Amtrack runs through the area twice daily, and manufactured goods are transported by rail on an everyday basis.
- » Local tourist attractions include Bradley Beach, the yacht basin, walking and fitness trails, as well as the Old Fort House Museum and Roger’s Island, offering a look into the past with artifacts dating back hundreds of years.



# DOLLAR GENERAL

Address:	290 Broadway Fort Edward, NY 12828
Price:	\$1,851,550
CAP:	6.00%
NOI:	\$111,093

# INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built / Renovated:	2019
Building Area:	9,281 SF



# HIGHLIGHTS

- Corporate Guaranty (NYSE: DG):** All Leases are Corporately Guaranteed by Dollar General with Over 18,000 Locations Nationwide and an S&P Credit Rating of ‘BBB’.
- Strong Investment Tenant:** Dollar General has been in Business for 83 Years and has a Current Net Worth of Over \$54.4 Billion.
- Absolute-Net Lease (Zero Landlord Responsibilities):** 11 Years Remaining with 10% Increases in Each of the Four, 5 Year Options.
- Limited Competition:** Dollar General Serves as the Main Source of Goods for the Population. The Next Closest Dollar General is Located Over 5 Miles Away.





## ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
CURRENT - Nov 21, 2034	\$111,093.00	\$9,257.75
Nov 22, 2034 (Option 1)	\$122,202.30	\$10,183.53
Nov 22, 2039 (Option 2)	\$134,422.53	\$11,201.88
Nov 22, 2044 (Option 3)	\$147,864.78	\$12,322.07
Nov 22, 2049 (Option 4)	\$162,651.26	\$13,554.27

## TENANT SUMMARY

Tenant Name:	Dollar General
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Lease Expiration:	November 21, 2034
Term Remaining:	12 Years
Increases:	10% Each Option
Options:	Four, 5 Year

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# COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)