



ACTUAL STORE

DOLLAR GENERAL
925 US-9, SCHROON LAKE, NY 12870

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,032,667
Current NOI:	\$83,646.00
Initial Cap Rate:	8.10%
Land Acreage:	1.82
Year Built	2007
Building Size:	9,184 SF
Price PSF:	\$112.44
Lease Type:	NN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,184 SF Dollar General store located in Schroon Lake, NY. The property is secured with a Double Net (NN) Lease. The lease has remaining 2 (5 year) options to renew, with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store has been open & operating successfully since October 2007.

This Dollar General is highly visible as it is strategically positioned along State Rte 9 which sees 2,720 vehicles per day. The ten mile population from the site is 3,956 while the ten mile average household income \$79,299 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store.



PRICE \$1,032,667



CAP RATE 8.10%



LEASE TYPE NN



TERM REMAINING 9.6 Years

INVESTMENT HIGHLIGHTS

- Double Net (NN) Lease
- **EARLY LEASE EXTENSION WITH NO RENT REDUCTION**
- 2 (5 Year) Options | 10% Increases At Each Option
- Tenant Previously Exercised a Renewal Option And Subsequently Added Additional Years to The Term (They love this location)
- 10 Mile Average Household Income \$79,299
- 10 Mile Population 3,956
- 2,720 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$83,646.00	\$9.11
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$83,646.00	\$9.11

PROPERTY SUMMARY

Year Built:	2007
Lot Size:	1.82 Acres
Building Size:	9,184 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	15 years
Annual Rent:	\$83,646.00
Rent PSF:	\$9.11
Landlord Responsibilities:	Parking Lot, Roof, Structure, Major HVAC
Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	10/4/2007
New Lease Expiration Date:	3/31/2034
Lease Term Remaining:	9.6 Years
Rent Bumps:	10% at Each Option
Renewal Options:	2 (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+

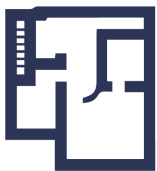


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,184	10/4/2007	3/31/2034	\$83,646.00	100.0	\$9.11
Totals/Averages	9,184			\$83,646.00		\$9.11



TOTAL SF
9,184



TOTAL ANNUAL RENT
\$83,646.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$9.11



NUMBER OF TENANTS
1



DOLLAR GENERAL

925 US-9, SCHROON LAKE, NY 12870 

 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS

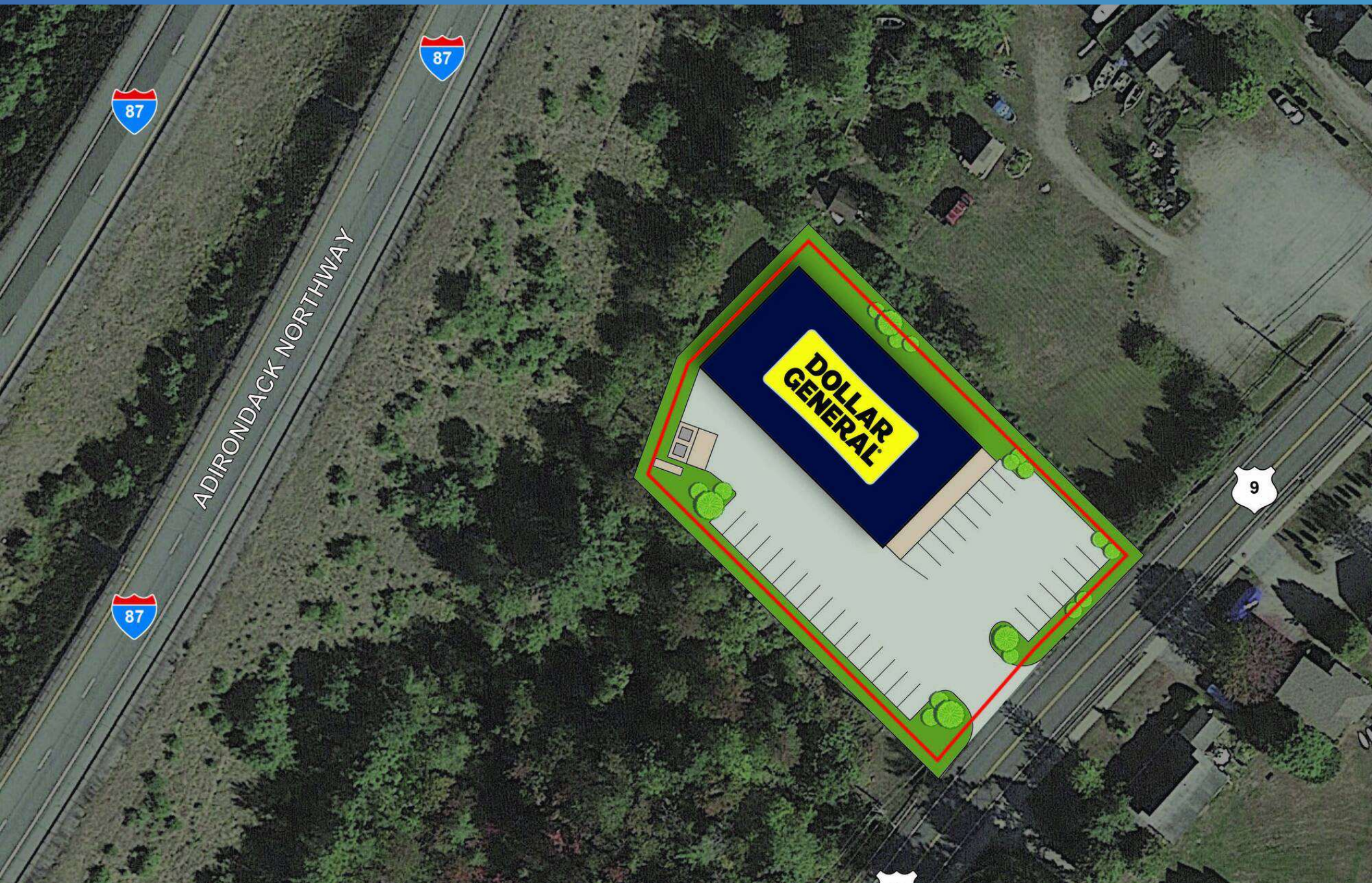


4.3%
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 19,000+ stores with more than 173,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

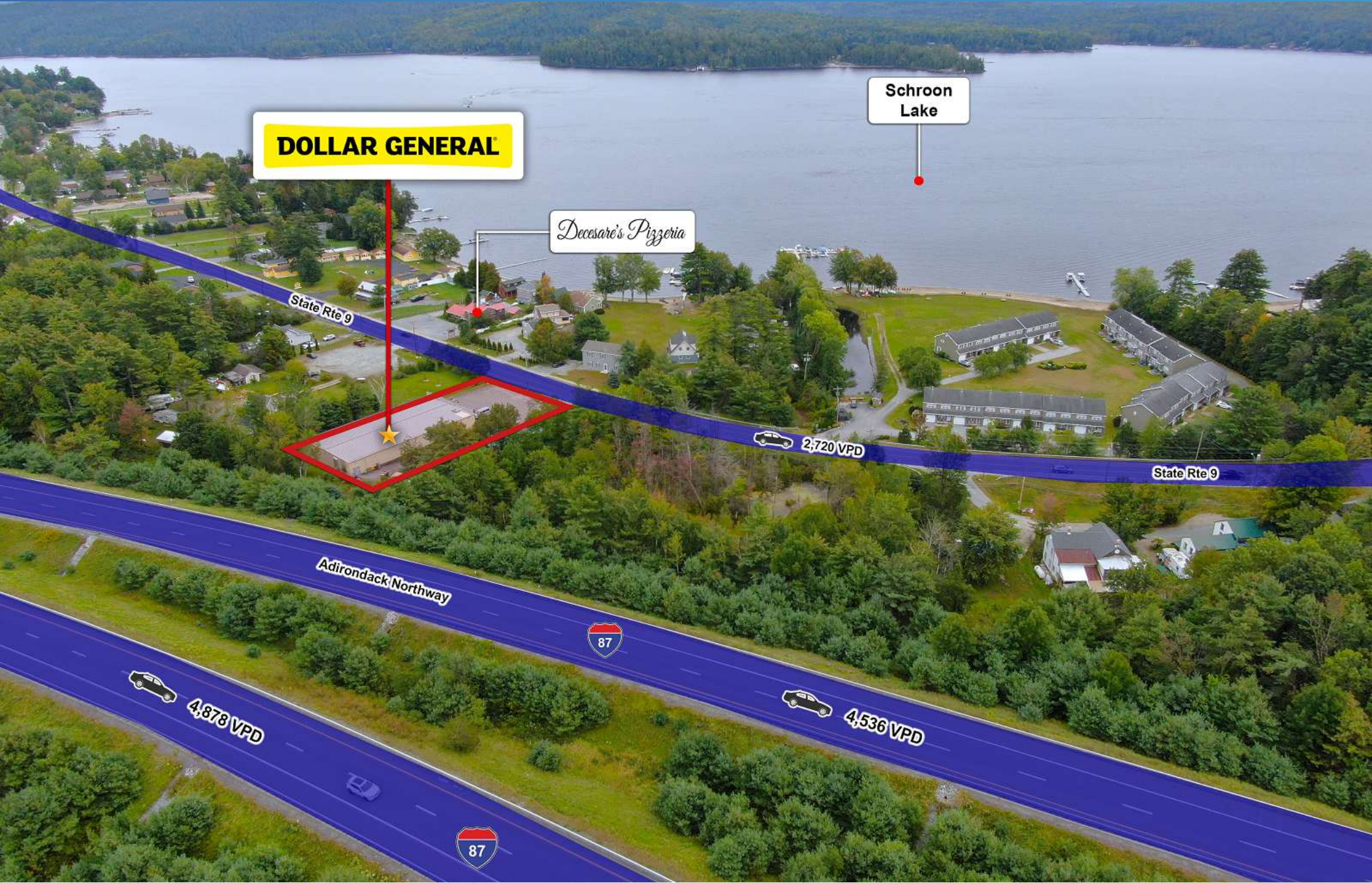


19,000+ STORES ACROSS 47 STATES



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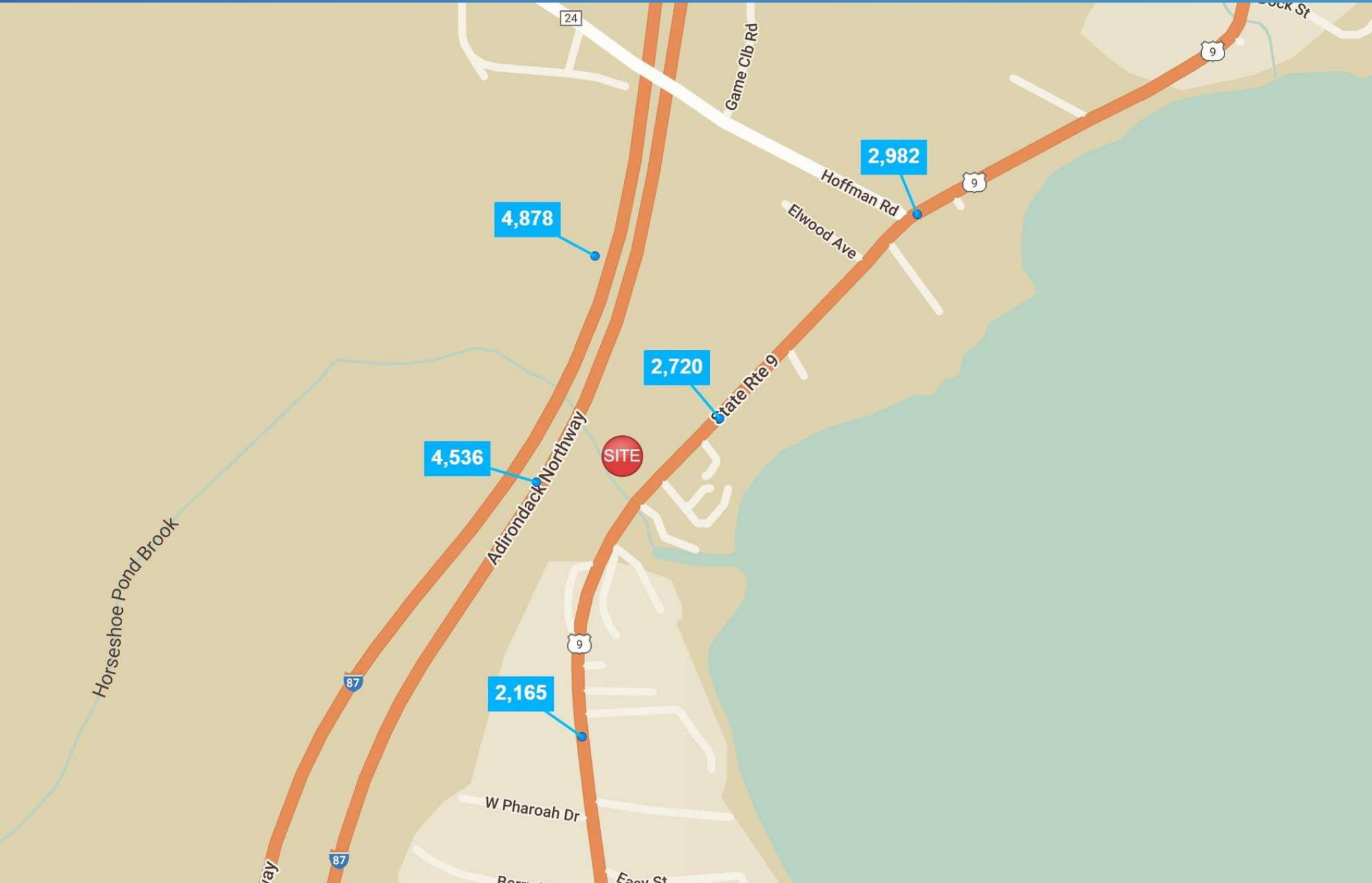


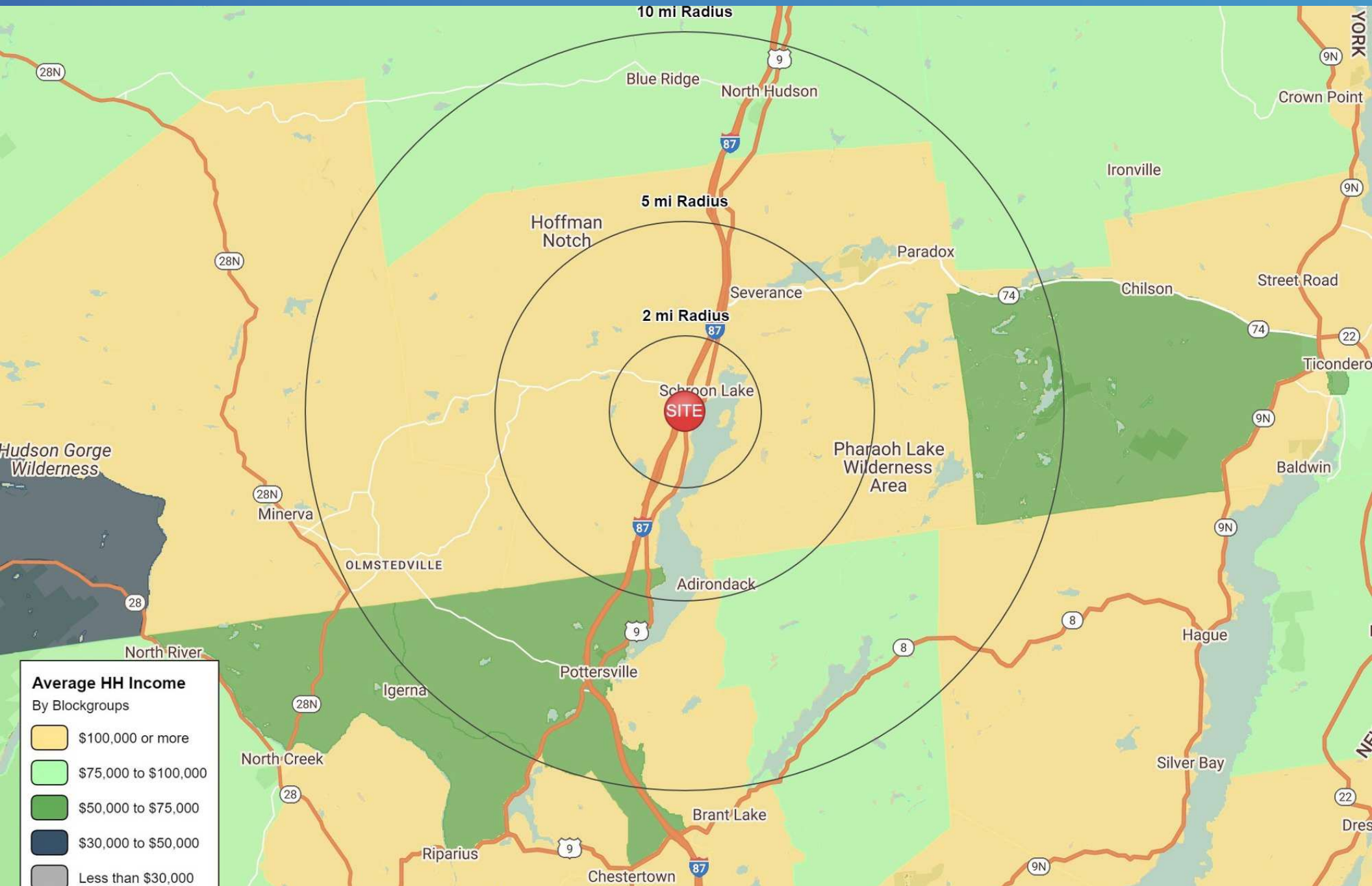
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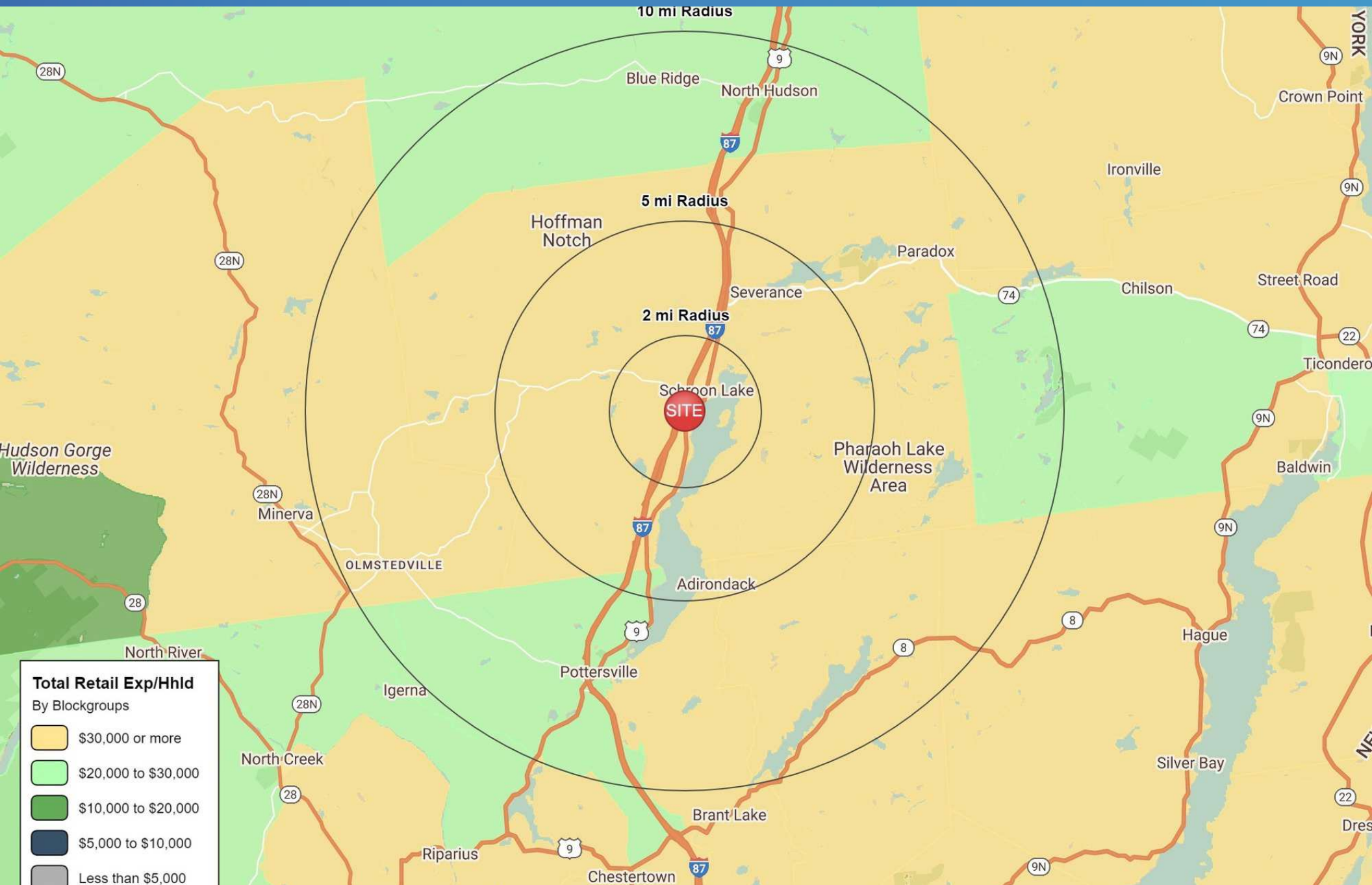
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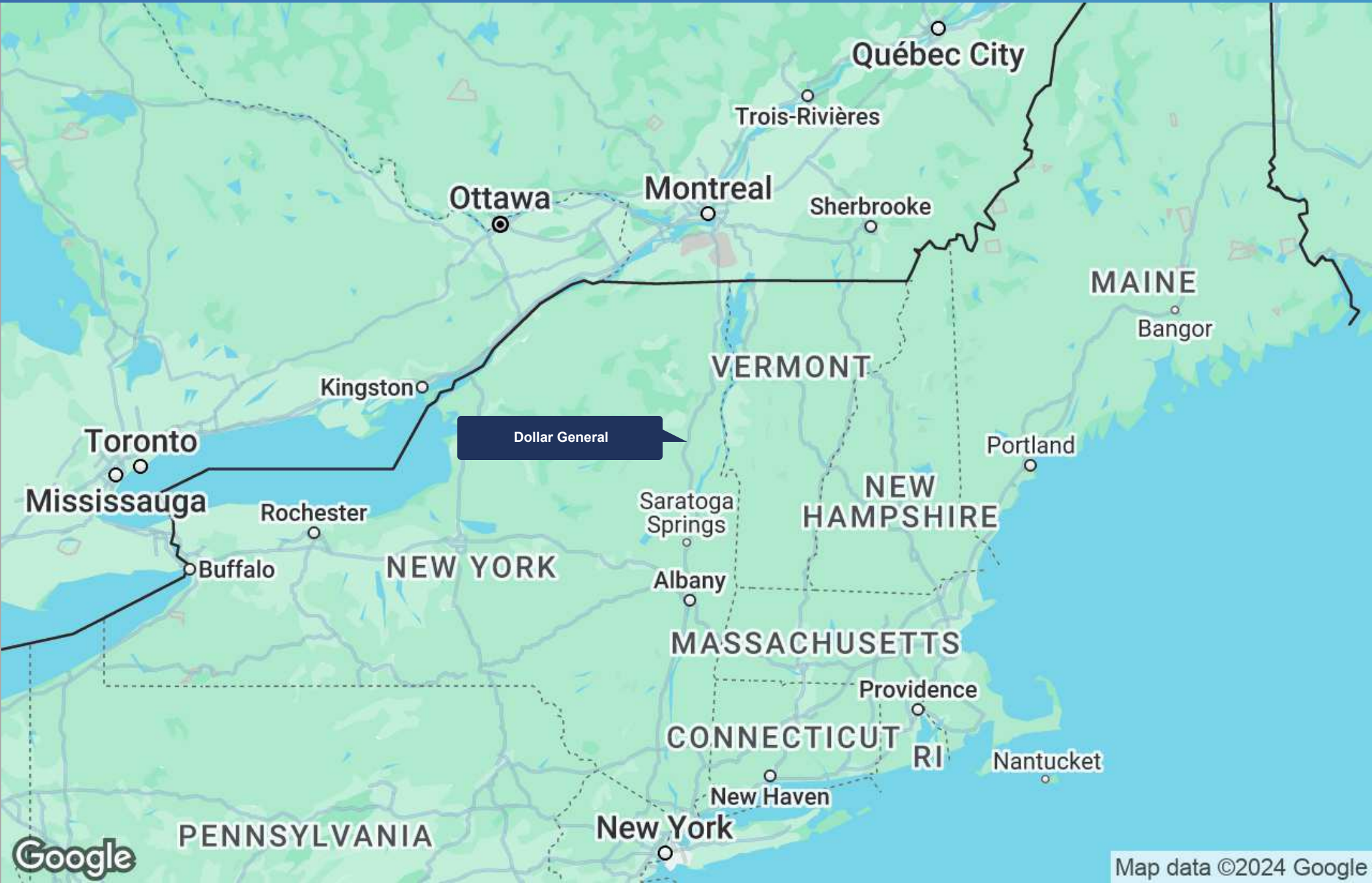
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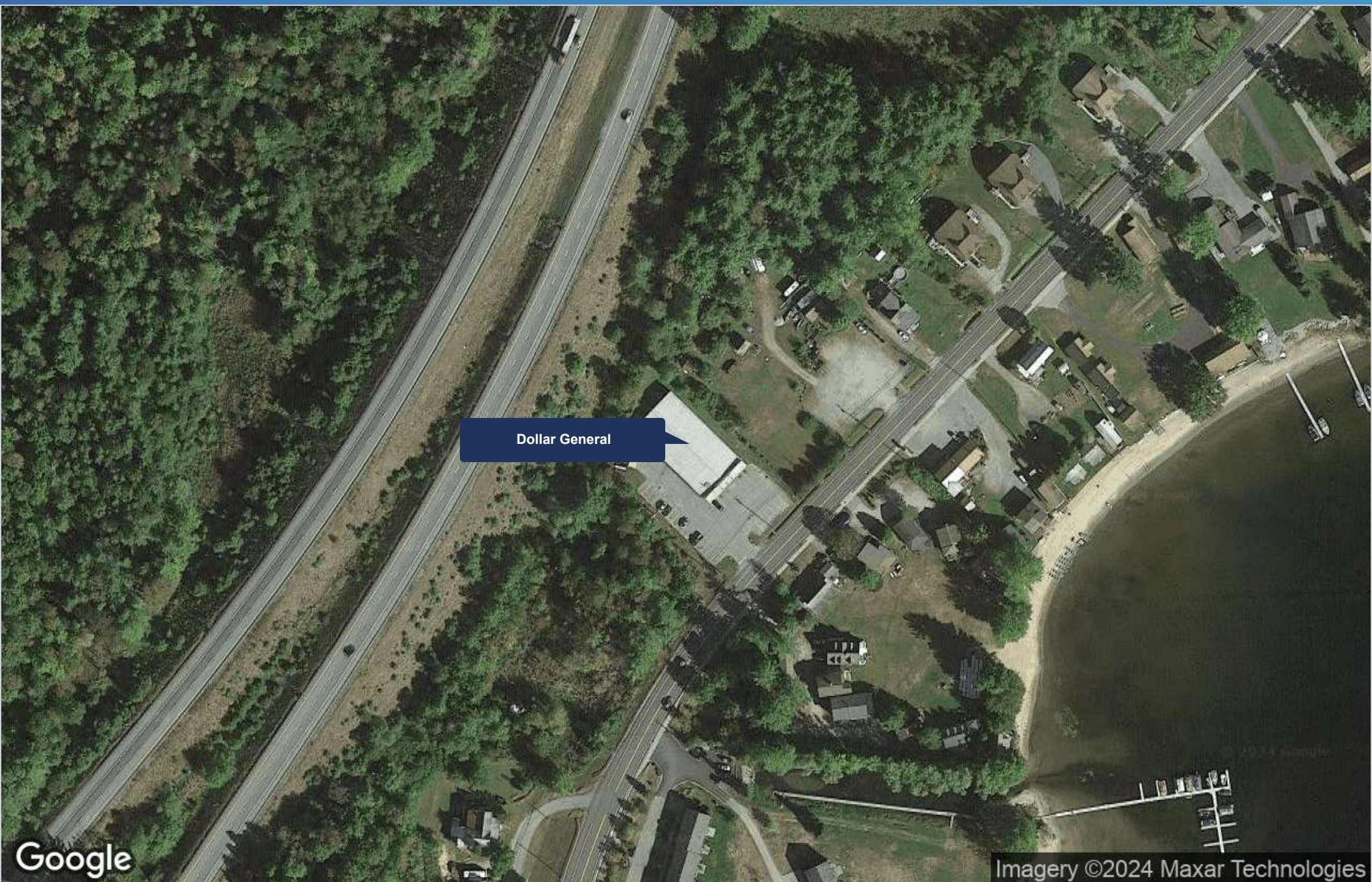




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 FORTIS NET LEASE™





Schroon Lake is a charming and picturesque town located in upstate New York, nestled in the heart of the Adirondack Mountains. The town is centered around the pristine Schroon Lake, which stretches for about nine miles and offers a range of recreational activities such as boating, swimming, and fishing. With its stunning natural beauty, Schroon Lake is a popular destination for outdoor enthusiasts and nature lovers year-round. Visitors can explore the surrounding wilderness through hiking trails, take in the vibrant fall foliage, or enjoy winter sports like skiing and snowmobiling during the colder months. The town itself features a quaint downtown area with shops, restaurants, and cultural attractions, making it a welcoming and relaxing destination for those seeking a peaceful retreat in a scenic setting.

Schroon Lake is also known for its vibrant arts and cultural scene, with events and performances taking place throughout the year. Additionally, the town is steeped in history, offering historical sites and museums that provide insight into its past. Whether you're looking for an outdoor adventure, a cultural experience, or simply a tranquil getaway, Schroon Lake, NY, has something to offer for everyone, making it a hidden gem in the Adirondacks that continues to attract visitors seeking a peaceful and rejuvenating escape.

POPULATION	2 MILES	3 MILES	5 MILES
Total Population 2024	752	1,493	3,956
Total Population 2029	766	1,511	4,044
Annual Growth Rate 2010-2023	0.2%	0.1%	0.3%
Annual Growth Rate 2023-2028	0.4%	0.2%	0.4%
Median Age	54.1	54	53.1
# Of Persons Per HH	2.2	2.2	2.2
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	346	685	1,773
Average HH Income	\$81,468	\$83,193	\$79,299
Median House Value	\$203,788	\$217,355	\$211,111
Consumer Spending	\$10.1M	\$20.1M	\$53M





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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