

REPRESENTATIVE PHOTO



DOLLAR GENERAL®

342 Park Avenue | South Corning, NY 14830

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL®

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PROPERTY OVERVIEW.....	03
FINANCIAL OVERVIEW	05
TENANT OVERVIEW	07
AREA OVERVIEW	08

EXCLUSIVELY LISTED BY



EDWARD DESIMONE

AVP & ASSOCIATE DIRECTOR

Direct: (310) 919-5696

Mobile: (732) 832-5414

edward.desimone@matthews.com

License No. 02108760 (CA)



BROKER OF RECORD

Cory Rosenthal

License No. 10991237833 (NY)

PROPERTY OVERVIEW

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INVESTMENT HIGHLIGHTS

- Rare lease structure containing 5.00% rental increases every 5 years in the primary term & at the beginning of the Three, 5-year options.
- Brand new 15-year lease with estimated delivery October 2024
- 2024 built-to-suit construction for Dollar General.
- Absolute NNN lease with zero landlord responsibilities, ideal for investors seeking a passive stream of cash flow
- ±10,640 square foot building is developed to the tenant's current specifications, offering ample space for consumable products. The larger store size is indicative of higher sales figures and healthier operating margins.
- Strong Corporate Guaranty: from Dollar General Corporation, a Fortune 500 company, boasting a BBB credit rating (S&P) and a \$28 billion market cap.
- There are over 43,000 residents living within a 10-mile radius with an average household income over \$92,000.
- Situated on Park Ave with excellent visibility and easy access, exposed to over ±9,000 VPD.
- Excellent connectivity with major highways like Interstate 86 (±39,000 VPD) and State Routes 17, 225, 352, and 414 passing through the area, facilitating easy access for customers and suppliers.

PROPERTY OVERVIEW

PHYSICAL DESCRIPTION	
Address	342 Park Avenue
City	South Corning
State	New York
Zip Code	14830
Property Type	Retail
Zoning	Commercial
Parcel Number	463803 318.18-01-059.000
Year Built	2024
Building Size	±10,640 SF
Lot Size	±1.556 Sf
Construction Style	DG Prototype 10640-D
Parking Spaces	35
RPSF Building	\$12.06
PPSF Building	\$176.04
PPSF Land	\$27.64



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,950	14,421	24,069
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,834	6,726	10,849
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$114,228	\$101,864	\$112,638

FINANCIAL OVERVIEW



\$1,873,086
LIST PRICE



6.85%
CAP RATE



±10,640 SF
GLA



±1.56 AC
LOT SIZE



2024
YEAR BUILT

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TENANT SUMMARY

Tenant Trade Name	Dollar General
Type Of Ownership	Fee Simple
Lease Type	NNN
Lease Guarantor	Corporate (S&P: BBB)
Original Lease Term	15 Years
Lease Commencement	Estimated Delivery October 2024
Lease Expiration	15 Years from Delivery
Term Remaining	±15.00 Years
Options	Three, 5-Year
Increases	5.00% Every 5

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA				
	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Primary Term	\$10,692.20	\$128,306.40	\$12.06	-
Years 6 - 10	\$11,226.81	\$134,721.72	\$12.66	5.00%
Years 11 - 15	\$11,788.15	\$141,457.80	\$13.29	5.00%
Option 1	\$12,377.56	\$148,530.72	\$13.96	5.00%
Option 2	\$12,996.44	\$155,957.28	\$14.66	5.00%
Option 3	\$12,646.26	\$151,755.12	\$14.26	5.00%
Option 4	\$11,954.57	\$143,454.84	\$13.48	5.00%
AVERAGE	\$10,692.20	\$128,306.40	\$12.06	-

CORNING



CORNING-PAINTED POST HIGH SCHOOL
1,463 STUDENTS

Wegmans



176 DENISON
176 UNITS



SEVERN ELEMENTARY
373 STUDENTS

DUNKIN'



SUBJECT PROPERTY



CORNING PAINTED POST
LITTLE LEAGUE



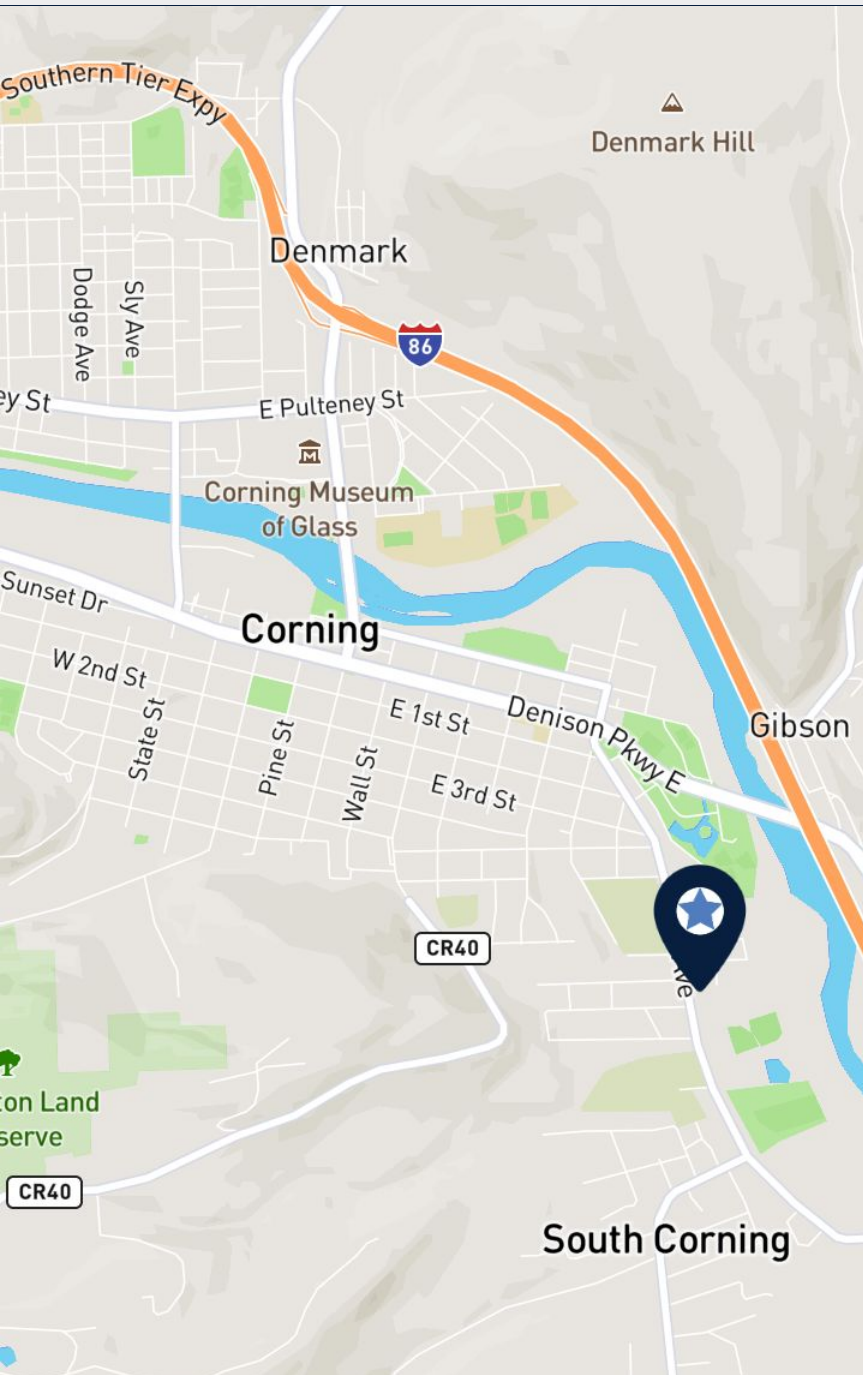
± 39,000 VPD

DENISON PKWY E
± 16,000 VPD

PARK AVE
± 9,000 VPD



AREA OVERVIEW



SOUTH CORNING, NY

South Corning is a small village located in Steuben County, New York, within the Corning metropolitan area. This picturesque village is nestled along the Chemung River, offering a serene and scenic environment for its residents. South Corning is characterized by its quiet, tree-lined streets and a close-knit community atmosphere, making it an ideal place for families and individuals seeking a peaceful lifestyle. The village is part of the greater Corning area, which is renowned for its historical significance and contributions to the glass industry, particularly through the presence of Corning Incorporated and the Corning Museum of Glass.

The proximity of South Corning to downtown Corning provides residents with easy access to a variety of amenities and cultural attractions. The Corning Museum of Glass, Rockwell Museum, and the historic Market Street are popular destinations that offer educational and recreational opportunities. The area is also known for its strong emphasis on education, with access to quality schools and educational programs. Additionally, the natural beauty of the Finger Lakes region, with its parks, hiking trails, and wineries, is just a short drive away, providing ample opportunities for outdoor activities and exploration. Overall, South Corning offers a blend of small-town charm, historical richness, and easy access to urban conveniences.



TENANT PROFILE

DOLLAR GENERAL®

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,600 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS

Goodlettsville, TN

WEBSITE

dollargeneral.com

OF LOCATIONS

19,600+

YEAR FOUNDED

1939



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CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **342 Park Avenue, South Corning, NY, 14830** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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