

DOLLAR GENERAL®

INVESTMENT GRADE - CORPORATE GUARANTEE

CHATEAUGAY NEW YORK

94 West Main Street
Chateaugay, NY 12920

ABSOLUTE NNN LEASE

Opening September 2021

- New Construction
- Amazon Resistant
- Corporate Guarantee
- Full 15 Year Lease Remaining
- Three 5-Year Options
- 10% Increase Option Periods



NEW CONSTRUCTION

*Rendering - Actual Site Currently Under Construction

Rare Best-in-Class Design & Construction: This fully wood-framed and gable-roofed Dollar General is located on the main thoroughfare of Chateaugay, NY, which serves as the central business district for the surrounding community in Upstate New York. **COMPARE** this Best-in-Class Design & Construction featuring: Gable Roof, Open Vaulted Ceiling, Wood Framing, Hardy Plank Siding, and Clear Span Interior (no interior columns) **WITH ALL OTHERS** (flat roofs, lower ceilings, prefabricated metal buildings, and interior metal columns).

Durability * Longevity * Functionality * Appeal

Cap Rate

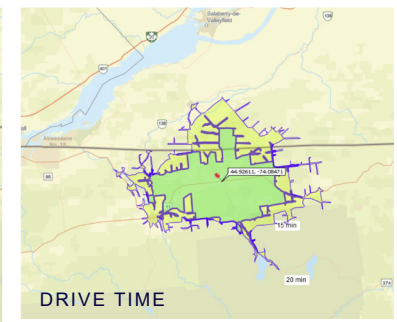
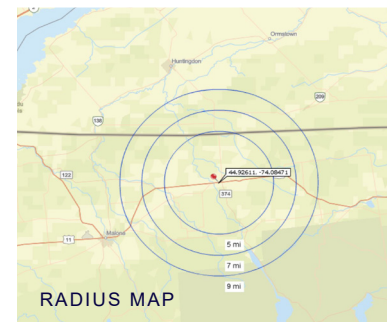
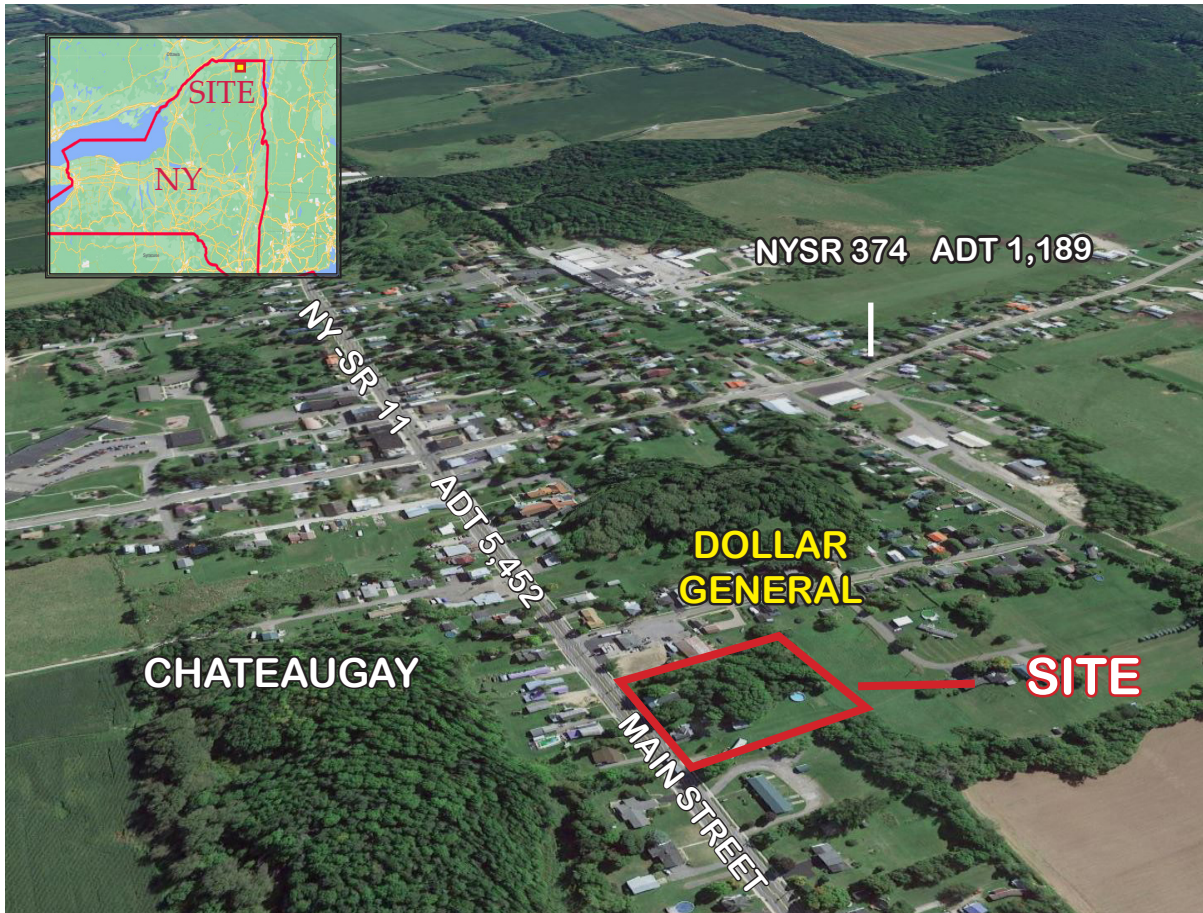
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Price

5.35%

\$113,077

\$ 2,113,591



LEASE YEARS	ANNUAL RENT	RENT / 9,100 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	\$ 113,077	\$ 12.42	NA	09/30/2021
16 - 20 *	\$ 124,384	\$ 13.66	10%	09/30/2026
21 - 25 *	\$ 136,823	\$ 15.03	10%	09/30/2031
26 - 30 *	\$ 150,506	\$16.54	10%	09/30/2036

*Option

2019 DEMOGRAPHICS	MILE RADIUS			DRIVE TIME	
	5	7	9	15	20
POPULATION	2,843	4,106	5,821	5,192	13,559
HOUSEHOLDS	1,057	1,555	2,241	1,864	5,057
MEDIAN INCOME	\$41,362	\$ 42,331	\$ 43,445	\$ 43,080	\$ 39,851
MEDIAN AGE	40.44	39.77	39.70	41.56	42.31

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