

DOLLAR GENERAL
CLASS A
 CONSTRUCTION

GABLE ROOF
 VAULTED CEILINGS
 CLEAR SPAN

100% WOOD BUILDING



NEW CONSTRUCTION



*Rendering

Rare Best-in-Class Design & Construction: This fully wood-framed and gable-roofed Dollar General in North Creek, NY has one of the strongest demographic locations 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** (prefabricated metal buildings, flat roofs, lower ceilings, and interior metal columns).

Durability * Longevity * Functionality * Appeal * Flexibility

Cap Rate	NOI	Price
6.25 %	\$117,789	\$ 1,884,624

DOLLAR GENERAL®

INVESTMENT GRADE - CORPORATE GUARANTEE

*Resort Enhanced**

43.684538, -73.978464

**NORTH CREEK
 NEW YORK**

3254 NYSR 28
 North Creek, NY 12853

**Serves Gore Mountain Ski Resort*

ABSOLUTE NNN LEASE

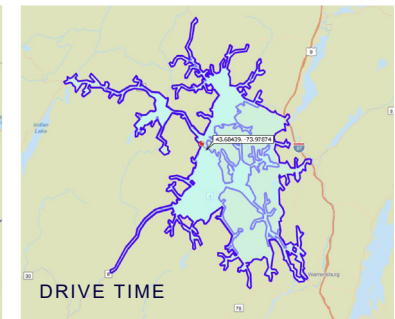
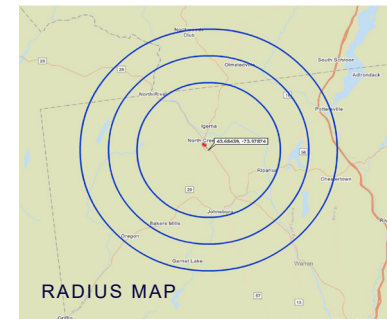
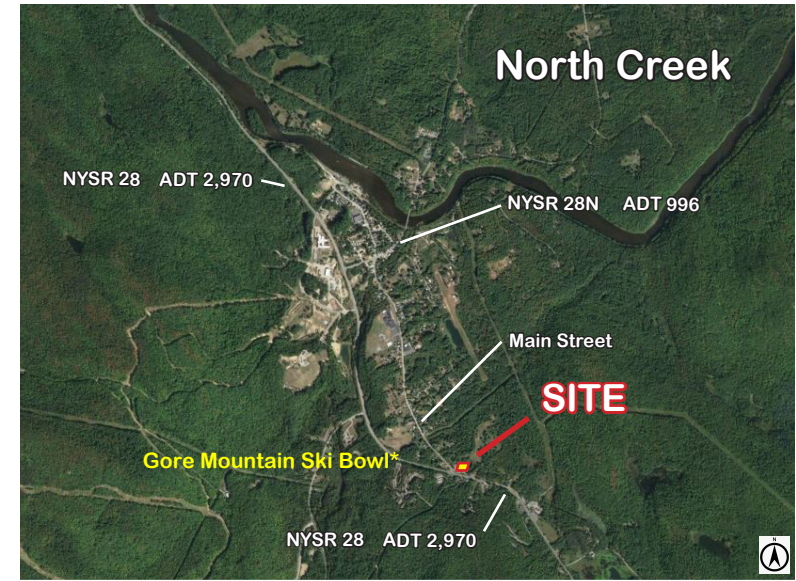
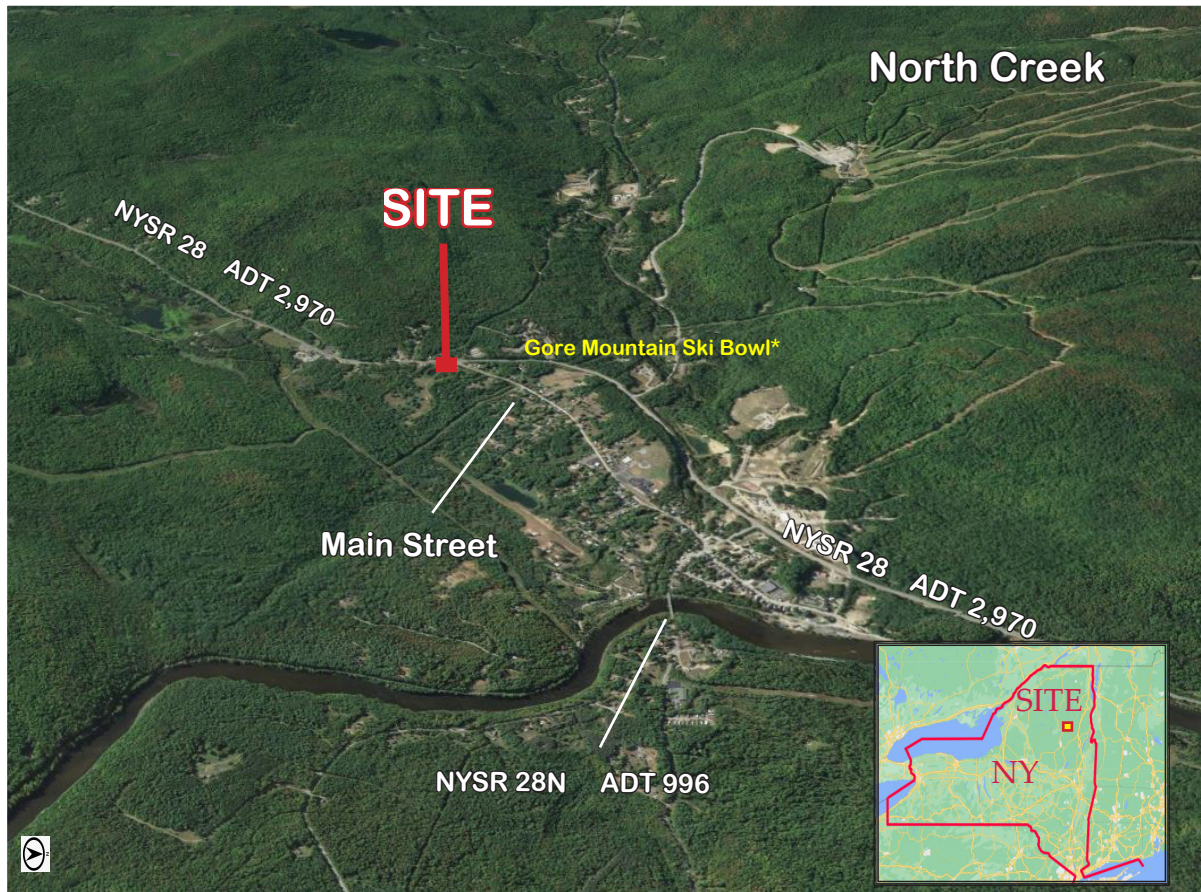
Opening December 2022

- Building: 9,100 sf
- Land: 1.69 acres
- Corporate Guarantee
- New Construction
Full 15 Year Lease Remaining
- Three 5-Year Options
with 10% Increase Option Periods

DOLLAR GENERAL FOR SALE.COM
 BUY DIRECT FROM BUILDER

SCOTT DAVISON
 435.214.5131
 Info@DollarGeneralForSale.com

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 and portfolio opportunities
www.DollarGeneralForSale.com



LEASE YEARS	ANNUAL RENT	RENT / 9,100 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	\$ 117,789	\$14.24	NA	12/01/2022
16 - 20 *	\$ 129,568	\$15.66	10%	10/25/2027
21 - 25 *	\$ 142,525	\$17.23	10%	10/25/2032
26 -30 *	\$ 156,777	\$18.95	10%	10/25/2037

2019 DEMOGRAPHICS	MILE RADIUS			DRIVE TIME	
	5	7	9	15	20
POPULATION	1,135	2,204	3,636	1,017	3,489
HOUSEHOLDS	474	928	1,546	427	1,479
MEDIAN INCOME	\$41,734	\$42,854	\$43,194	\$42,553	\$43,925
MEDIAN AGE	44.41	45.42	45.72	44.89	45.55

*Option

Serves Gore Mountain Ski Resort

<https://goremountain.com/>

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