

DOLLAR GENERAL
CLASS A
CONSTRUCTION

GABLE ROOF
VAULTED CEILINGS
CLEAR SPAN

100% WOOD BUILDING



NEW CONSTRUCTION



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

5.75 %

\$117,789

\$ 2,048,499

DOLLAR GENERAL FOR SALE.COM
BUY DIRECT FROM BUILDER

SCOTT DAVISON
435. 214. 5131
Info@DollarGeneralForSale.com

DOLLAR GENERAL®

INVESTMENT GRADE - CORPORATE GUARANTEE

*Resort Enhanced**

43.684538, -73.978464
**NORTH CREEK
NEW YORK**

3254 NYSR 28
North Creek, NY 12853

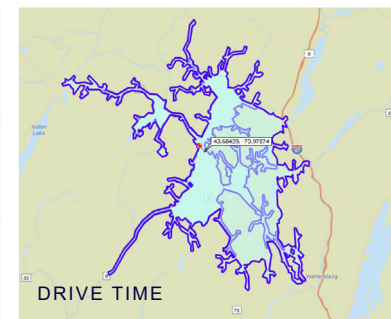
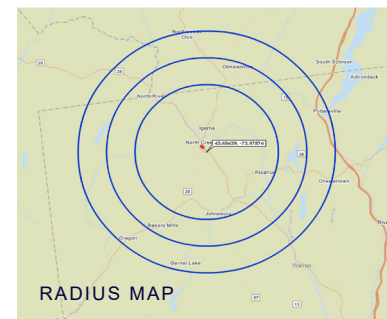
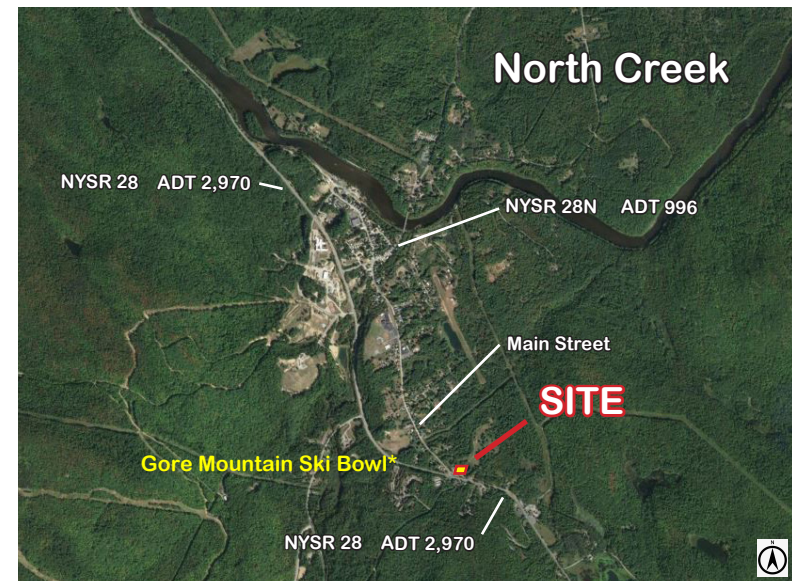
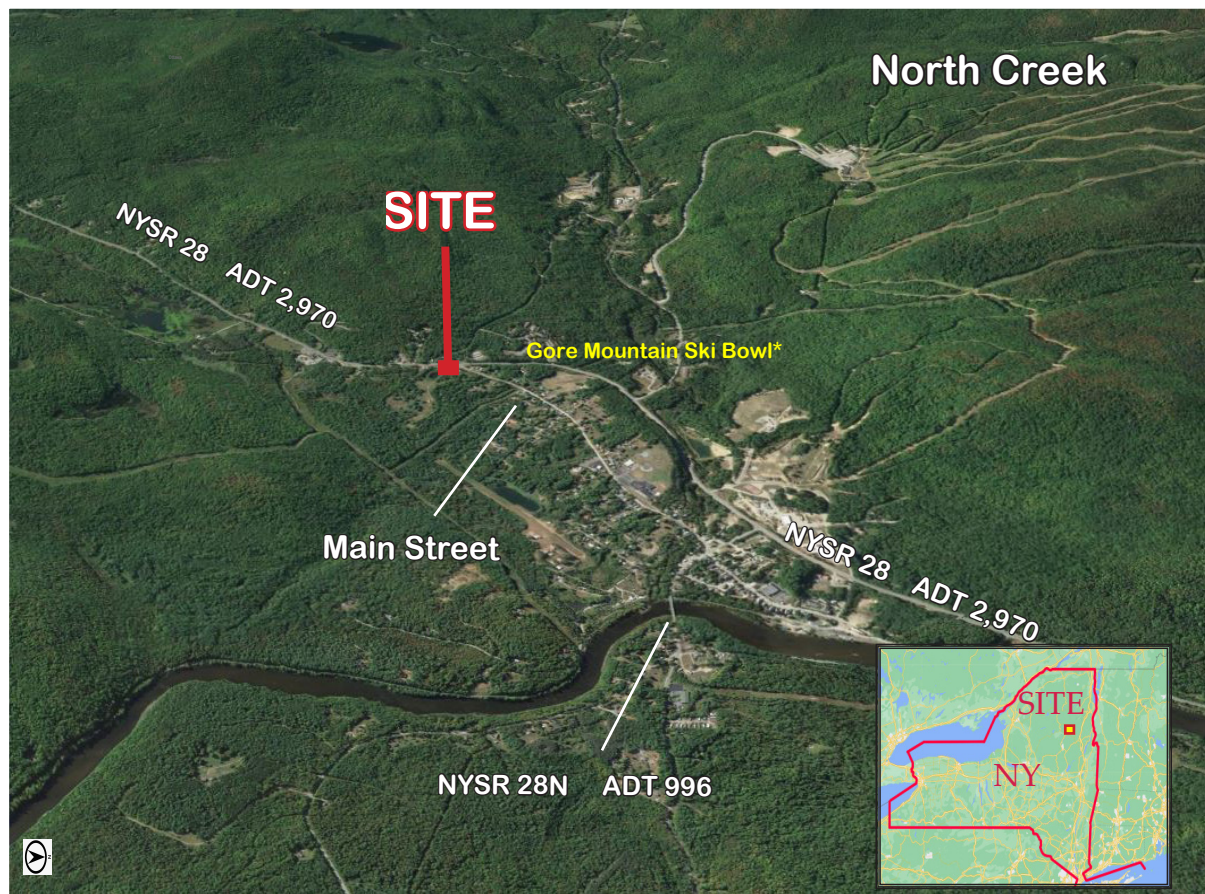
**Serves Gore Mountain Ski Resort*

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

Visit our website for single asset
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

*Option

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

Serves Gore Mountain Ski Resort

<https://goremountain.com/>

We make no representations or warranties regarding the properties described. The information contained herein is not guaranteed and is subject to errors, omissions, changes in terms and conditions, prior sale, lease and withdrawal without notice.

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