

DOLLAR GENERAL  
**CLASS A**  
 CONSTRUCTION  
 100% WOOD BUILDING

GABLE ROOF  
 VAULTED CEILINGS  
 CLEAR SPAN



**NEW CONSTRUCTION**



\* Actual Property

**Rare Best-in-Class Design & Construction:** This fully wood-framed and gable-roofed Dollar General in Willsboro, NY has one of the strongest demographic locations in Upstate New York just west of Burlington Vermont. 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 %	\$109,190	\$ 1,747,039

**DOLLAR GENERAL®**

INVESTMENT GRADE - CORPORATE GUARANTEE

*Resort Enhanced\**

**WILLSBORO  
 NEW YORK**

3954 NY-22 Scenic  
 Willsboro, NY 12996

*\*Serves The Lake Champlain Region*

**ABSOLUTE NNN LEASE**

**Opened October 2022**

- Building: 9,100 sf
- Land: 1.61 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**  
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