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	NOI	Price
5.35%	$113,077	$ 2,113,591

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

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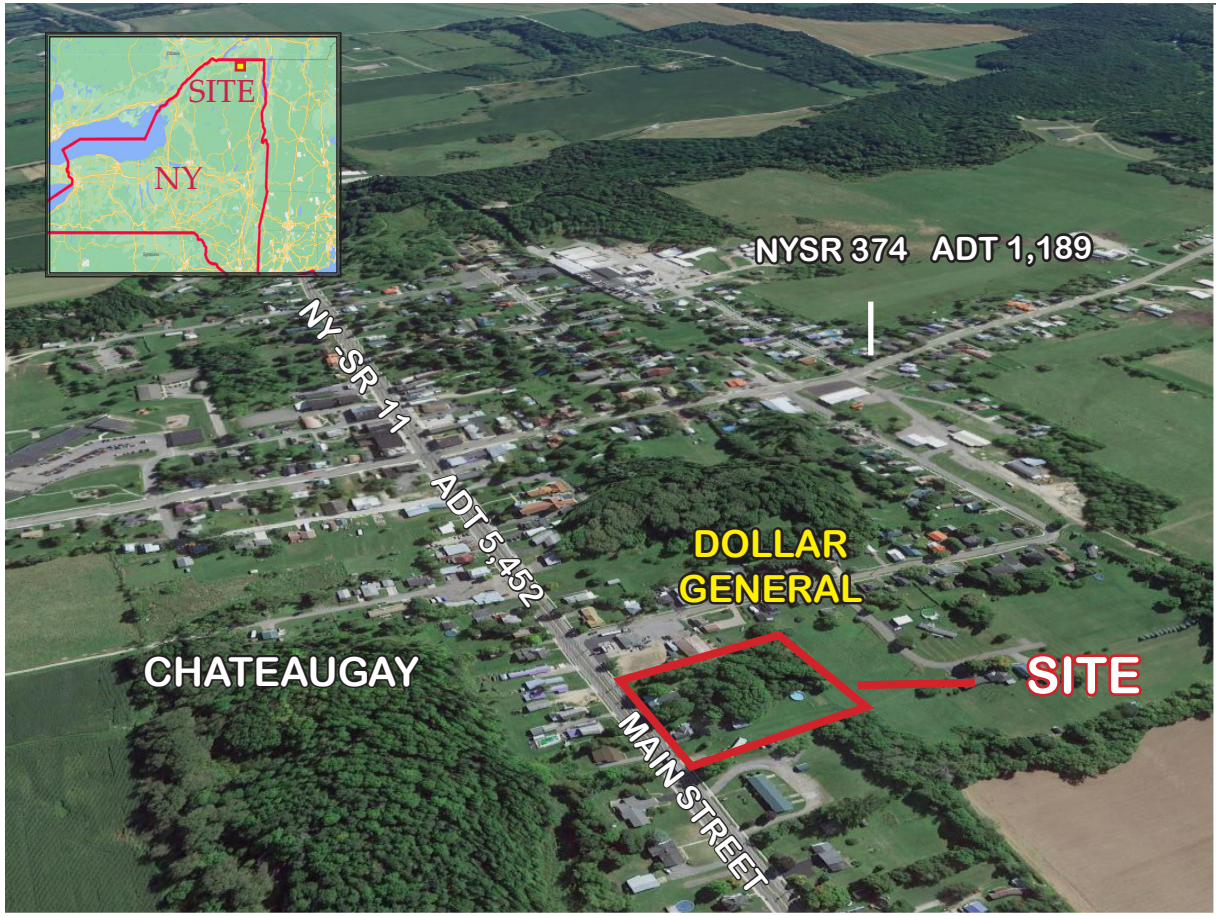

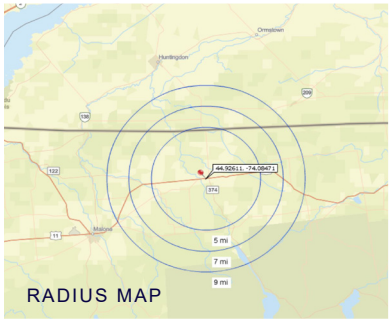

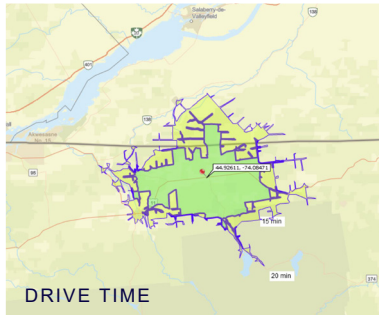

LEASE YEARS	ANNUAL RENT	RENT / 9,100 SF	PERCENT INCREASE	EFFECTIVE DATE
1 - 15	$ 113,077	$ 12.42	NA	09/30/2021
16 - 20 *	$ 124,384	$ 13.66	10%	09/30/2026
21 - 25 *	$ 136,823	$ 15.03	10%	09/30/2031
26 - 30 *	$ 150,506	$16.54	10%	09/30/2036

*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

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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