



COLLEGE TOWN DOLLAR GENERAL | RECENTLY EXTENDED

ACTUAL SITE

4989 S CATHERINE ST., PLATTSBURGH, NY 12901

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

STRONG PERFORMING DOLLAR GENERAL

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EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
AL #119315
2939 VERNON PLACE
CINCINNATI, OH 45219
513.898.1551

INVESTMENT SUMMARY

| | |
|-------------------|--------------|
| List Price: | \$1,674,881 |
| Current NOI: | \$119,754.00 |
| Initial Cap Rate: | 7.15% |
| Land Acreage: | +/- 1.4 |
| Year Built | 2013 |
| Building Size: | 9,026 SF |
| Price PSF: | \$185.56 |
| Lease Type: | Absolute NNN |
| Lease Term: | 15 Years |
| Average CAP Rate: | 7.15% |

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,026 SF. **COLLEGE TOWN** Dollar General store located in Plattsburgh, New York. The property is secured with an Absolute NNN Lease leaving zero landlord responsibilities. **Dollar General recently extended the term leaving 8.25 years remaining and proving their commitment & success in this market!** The lease contains 5% rental rate increases at each of the 4 (5 year) options to renew. The lease is **corporately guaranteed by Dollar General Corporation** which holds a credit rating of "BBB", which is classified as Investment Grade. The store has been open & successfully operating since September 2013. **It ranks as the 2nd most foot trafficked store within a 15 mile radius (2/10) & performs in the top 25% of all DG stores Nationwide!**

This Dollar General is highly visible as it is strategically positioned on S Catherine Street **seeing 11,555 cars per day**. The **5 mile population from the site is 29,804** and the 1 mile average household income is \$53,974 per year, making this location ideal for a Dollar General. The store is surrounded by residential homes and **0.7 miles from the State University of New York Plattsburgh campus (4,500 students & 900 staff)**! The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 7.15% cap rate based on NOI of \$119,754.



PRICE \$1,674,881



CAP RATE 7.15%



LEASE TYPE Absolute NNN



TERM REMAINING 8.25 Years

INVESTMENT HIGHLIGHTS

- 15 Year Absolute NNN Lease | 8.25 Years Remaining on Primary Term
- Zero Landlord Responsibilities
- **Recently Extended Term | Proven Commitment & Success in the Market!**
- **Ranks 2nd in a 15 Mile Radius for Foot Traffic (2/10)**
- **Performs in the Top 25% of all Dollar General Stores Nationwide!**
- **0.7 Miles from the State University of New York Plattsburgh Campus**
- **Seeing 11,555 Cars Per Day**
- 2013 BTS Construction | Upgraded Architectural Style
- 4 (5 Year) Options | 5% Increases At Each Option
- 1 Mile Household Income \$53,974
- **5 Mile Population 29,804**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**

STRONG PERFORMING DOLLAR GENERAL

4989 S CATHERINE ST., PLATTSBURGH, NY 12901 

FINANCIAL SUMMARY

| INCOME | | PER SF |
|-----------------------------|---------------------|----------------|
| Rent | \$119,754.00 | \$13.27 |
| Gross Income | \$119,754.00 | \$13.27 |
| EXPENSE | | PER SF |
| Expenses | \$0 | \$0.00 |
| Gross Expenses | \$0 | \$0.00 |
| NET OPERATING INCOME | \$119,754.00 | \$13.27 |

PROPERTY SUMMARY

| | |
|---------------------|--|
| Year Built: | 2013 |
| Lot Size: | +/- 1.40 Acres |
| Building Size: | 9,026 SF |
| Traffic Count: | 11,555 VPD |
| Roof Type: | Standing Seam |
| Zoning: | Commercial |
| Construction Style: | Upgraded - Masonry block construction (no metal sides) |
| Parking Lot: | Asphalt |
| # of Parking Spaces | 37 |
| Warranties | Construction |
| HVAC | Roof Mounted |

LEASE SUMMARY

| | |
|----------------------------|----------------------------|
| Tenant: | Dollar General |
| Lease Type: | Absolute NNN |
| Primary Lease Term: | 15 Years |
| Annual Rent: | \$119,754.00 |
| Rent PSF: | \$13.27 |
| Landlord Responsibilities: | None |
| Taxes, Insurance & CAM: | Tenant Responsibility |
| Roof, Structure & Parking: | Tenant Responsibility |
| Lease Start Date: | 9/1/2013 |
| Lease Expiration Date: | 5/31/2034 |
| Lease Term Remaining: | 8.25 Years |
| Rent Bumps: | 5% at Each Option |
| Renewal Options: | Four (5 Year) |
| Lease Guarantor: | Dollar General Corporation |
| Lease Guarantor Strength: | BBB |
| Tenant Website: | www.DollarGeneral.com |



GROSS SALES:
\$40.6 BILLION



STORE COUNT:
20,500+



GUARANTOR:
DG CORP



S&P:
BBB

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| TENANT NAME | UNIT SIZE (SF) | LEASE START | LEASE END | ANNUAL RENT | % OF GLA | ESC DATE | RENT PER SF/YR |
|------------------------|----------------|-------------|-----------|---------------------|----------|----------|----------------|
| Dollar General | 9,026 | 9/1/2013 | 5/31/2034 | \$119,754.00 | 100.0 | - | \$13.27 |
| | | | Option 1 | \$125,742.00 | | 6/1/2034 | \$13.93 |
| | | | Option 2 | \$132,029.00 | | 6/1/2039 | \$14.63 |
| | | | Option 3 | \$138,630.00 | | 6/1/2044 | \$15.36 |
| | | | Option 4 | \$145,562.00 | | 6/1/2049 | \$16.13 |
| Totals/Averages | 9,026 | | | \$119,754.00 | | | \$13.27 |



TOTAL SF
9,026



TOTAL ANNUAL RENT
\$119,754.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$13.27



NUMBER OF TENANTS
1



STRONG PERFORMING DOLLAR GENERAL

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\$1.1 BILLION

2024 TOTAL NET INCOME



800 STORES

OPENING IN 2024



\$40.6 BIL

2024 NET SALES



86 YEARS

IN BUSINESS



FORTUNE 500

ON LIST SINCE 2009

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,500+ STORES ACROSS 48 STATES

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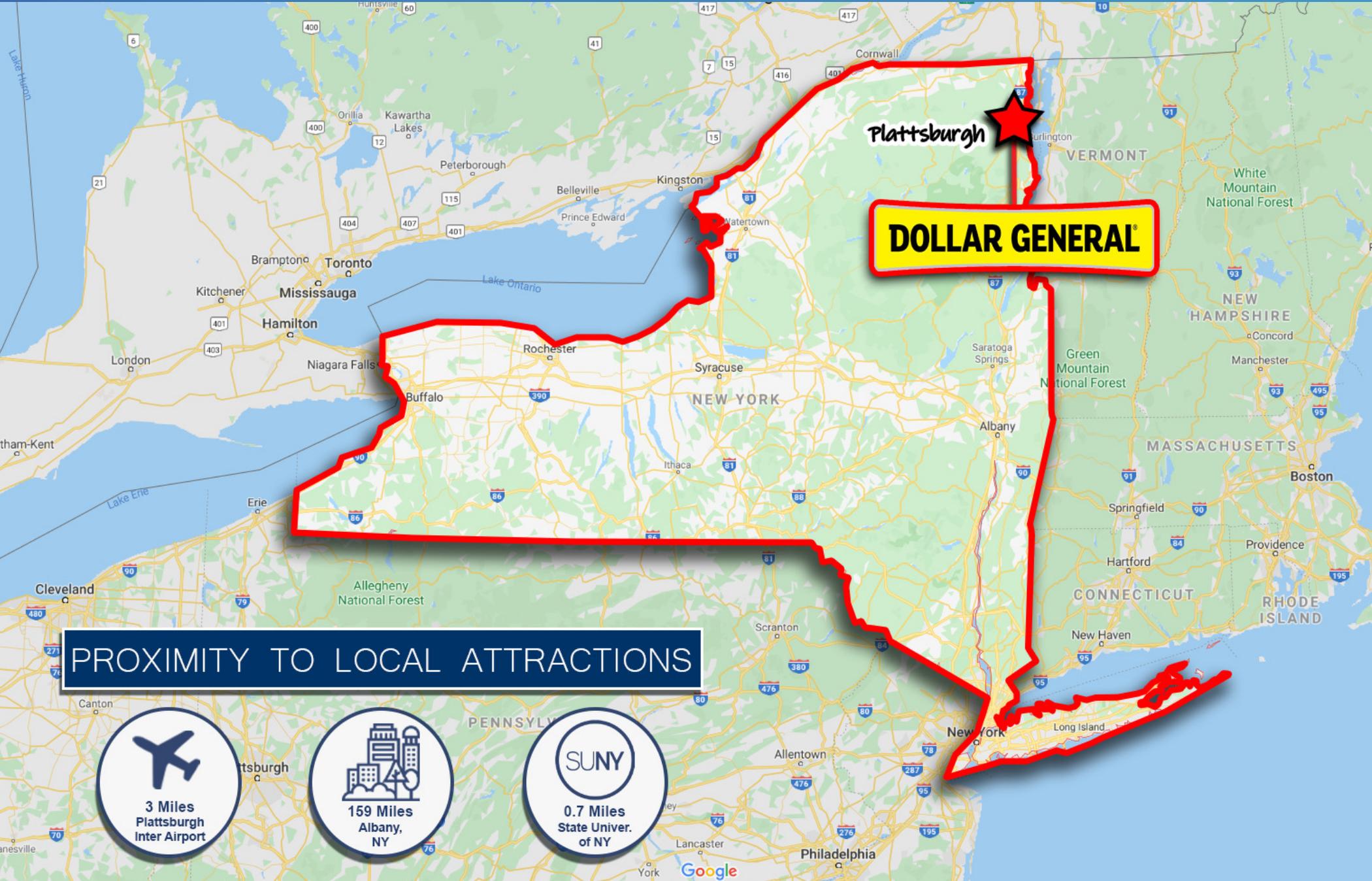
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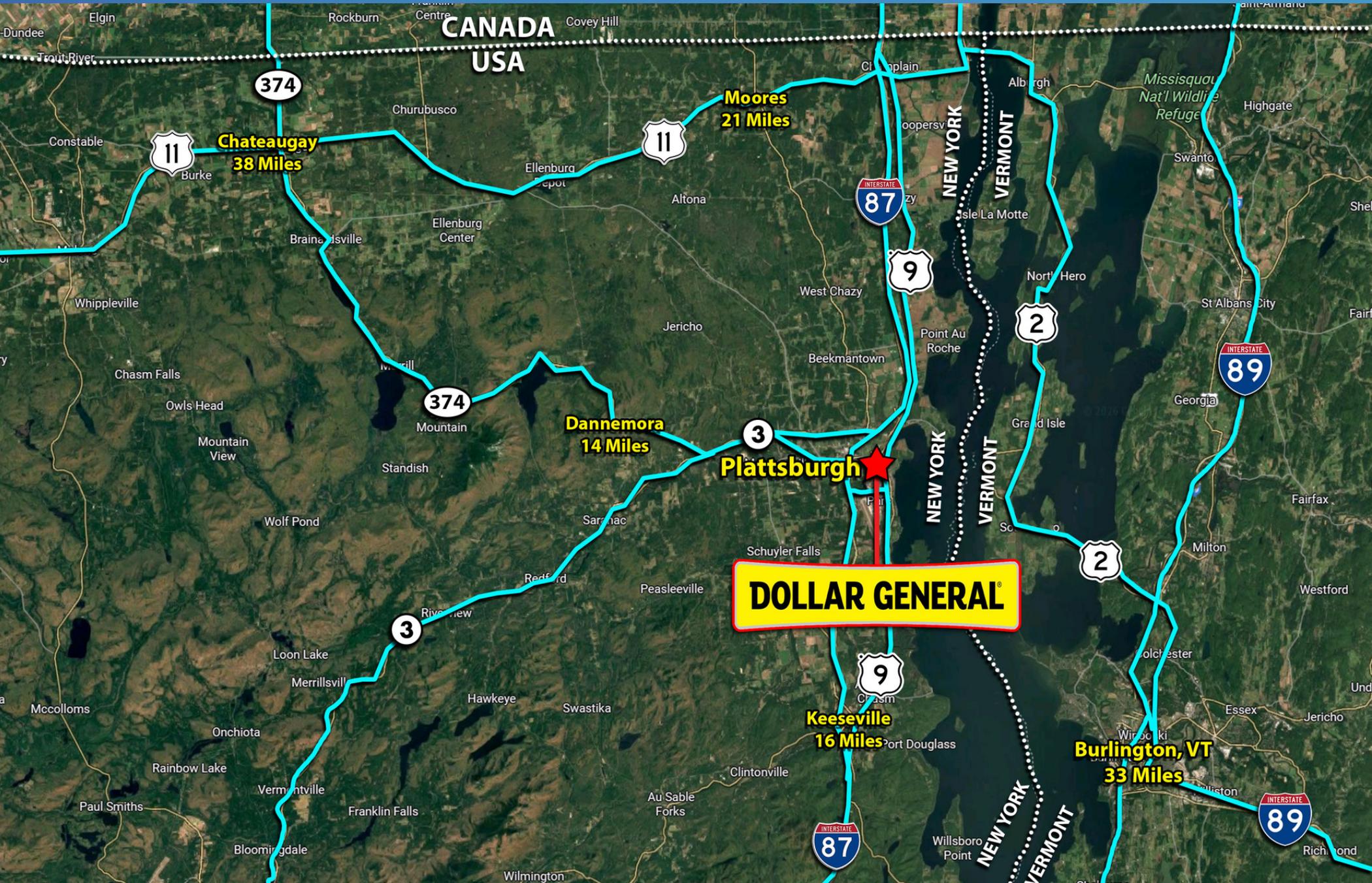
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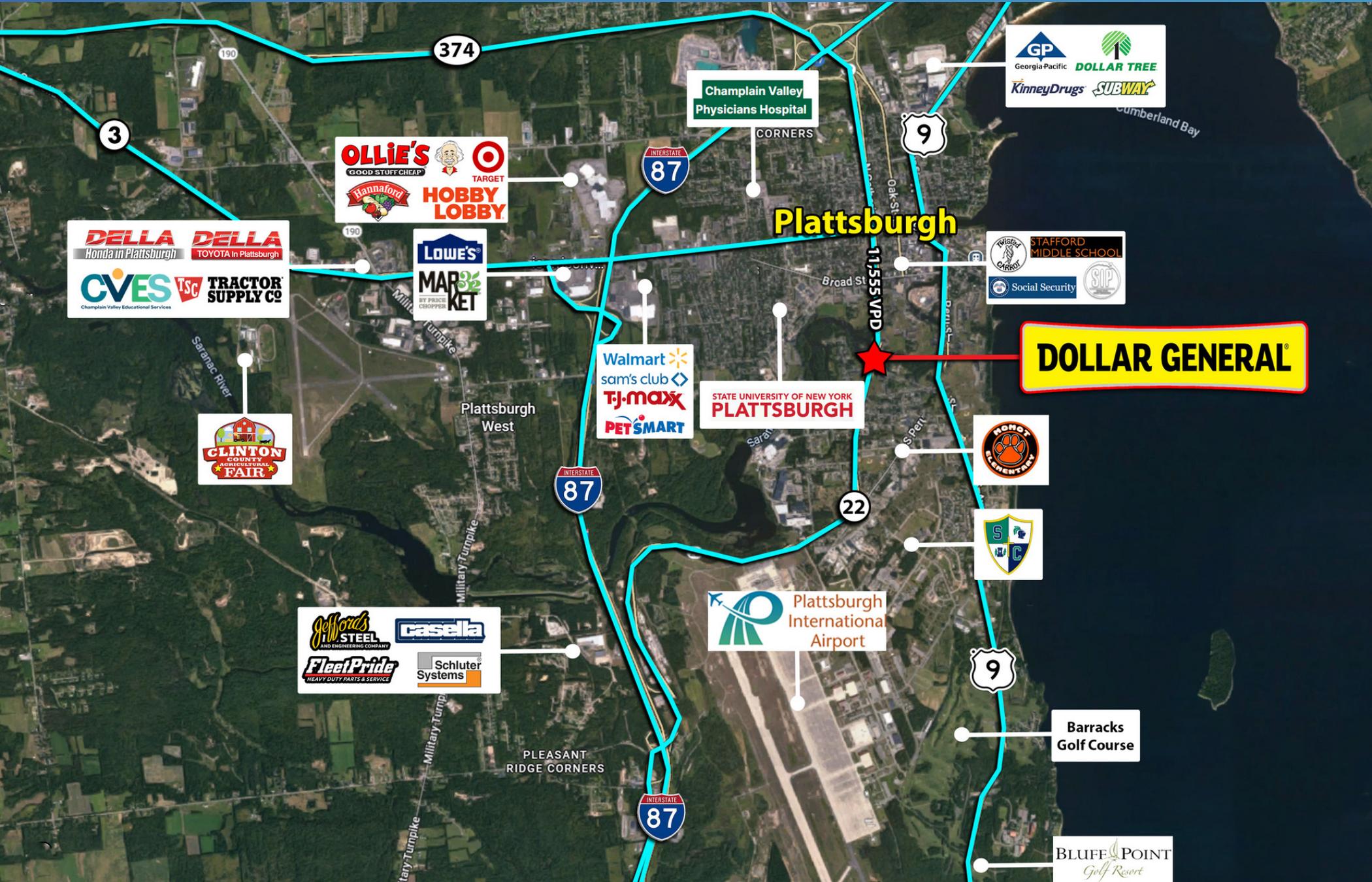
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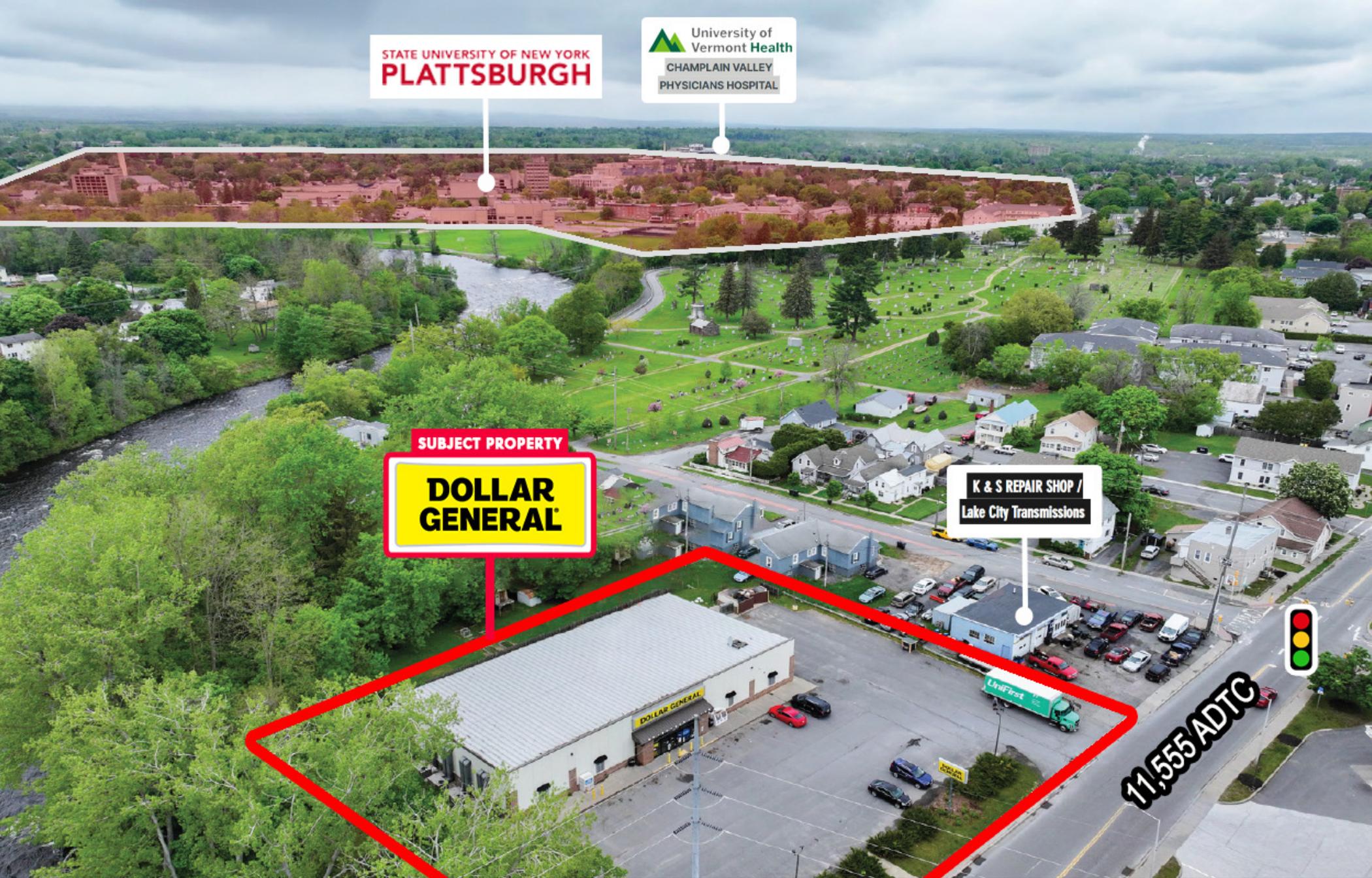
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STATE UNIVERSITY OF NEW YORK
PLATTSBURGH

 University of Vermont Health
CHAMPLAIN VALLEY
PHYSICIANS HOSPITAL

SUBJECT PROPERTY
DOLLAR GENERAL

K & S REPAIR SHOP /
Lake City Transmissions

11,555 ADTC

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DELLA
Subaru of Plattsburgh

BIG M **ACE** **BURGER KING**
SUPERMARKETS Hardware
DUNKIN' DONUTS



South Platt
St. Park

Stewart's
Shops



SUBJECT PROPERTY
DOLLAR GENERAL

11,555 ADTC

**K & S REPAIR SHOP /
Lake City Transmissions**

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Plattsburgh, New York is a charming lakeside city tucked into the northeastern corner of the state, where the Adirondack Mountains meet the western shore of Lake Champlain. Known for its scenic beauty and relaxed pace, Plattsburgh offers a blend of small-town warmth and outdoor adventure, with sweeping waterfront views, historic sites, and easy access to hiking, boating, and seasonal recreation.

The city's revitalized downtown features locally owned shops, cafés, and restaurants, while nearby parks and marinas create a strong connection to the lake. Plattsburgh's rich history—from its role in the War of 1812 to its military and aviation past—adds depth and character to the area. With close proximity to the Adirondacks, Montreal, and Vermont, Plattsburgh serves as both a peaceful retreat and a convenient hub for travel, culture, and nature in the North Country.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| Total Population 2024 | 10,896 | 22,854 | 29,804 |
| Median Age | 36.8 | 39.8 | 41.0 |
| # Of Persons Per HH | 1.9 | 2.0 | 2.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,361 | 10,914 | 13,801 |
| Average HH Income | \$53,974 | \$64,718 | \$69,636 |
| Median House Value | \$149,655 | \$150,574 | \$154,422 |
| Consumer Spending | \$116.8 M | \$266.6 M | \$356.8 M |





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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