



DOLLAR TREE

40 East State Street | Mt. Morris, NY | 14510

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Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

INVESTMENT SUMMARY

PRICE	\$1,182,720
CAP	7.50%
NOI	\$88,704
RENT/SF	\$8.25
PRICE/SF	\$110.00
RENT ADJUSTMENTS	
YEARS 1-10:	\$88,704

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM REMAINING	7 Years, 9 Months
RENT COMMENCEMENT	December 19, 2023
LEASE EXPIRATION	February 28, 2034
RENEWAL OPTIONS	Two 5-Year Renewal Options @ \$94,080 & \$99,456

- Dollar Tree is on a NN lease with 7 years, 9 months remaining.
- Dollar Tree has S&P Rating of BBB with 9,000+ locations, revenues of \$7.5 Billion.
- This property is located in Mt. Morris, New York, a city located in western New York within Livingston County, 42 miles south of Rochester and at the northern entrance to Letchworth State Park. Mt. Morris benefits from steady tourism traffic driven by nearby Letchworth State Park.
- Letchworth State Park, located near Mount Morris, New York, is widely known as the "Grand Canyon of the East." **The State Park attracts nearly 1 million visitors each year**, stretching for miles along the Genesee River. The park encompasses more than 14,000 acres of dramatic scenery, including a deep gorge with cliffs rising hundreds of feet above the river.
- 5-mile average household income of \$82,755 and population of 7,718.
- Nearby tenants include McDonald's, Walgreens, Dunkin, FedEx, Five Star Bank, etc.
- The village offers a small-town atmosphere with historic architecture, local shops, and provides convenient access to regional roadways provides connectivity to Rochester and other Western New York markets.

LEASE NOTES:

*Tenant has an early termination clause in the lease. If sales are less than \$1.1 million during 1/1/2029 - 12/31/2029, the tenant can terminate the Lease early.

PROPERTY INFORMATION

ADDRESS	40 East State Street Mount Morris, NY 14510
BUILDING SIZE	10,752 SQ.FT.
LOT SIZE	1.93 Acres
COUNTY	Livingston
YEAR BUILT	1996

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	2,937	3,923	7,718
2030 POPULATION	2,904	3,877	7,640
2025 MEDIAN HOUSEHOLD INCOME	\$55,221	\$60,030	\$63,977
2025 AVERAGE HOUSEHOLD INCOME	\$74,816	\$77,449	\$82,755

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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YEAR END	2/1/2025
PROPERTY	Dollar Tree
TENANT	Dollar Tree Stores, Inc.
REVENUES	\$17.5 Billion
NET WORTH	\$3.9 Billion
S&P RATING	BBB
WEBSITE	https://www.dollartree.com/



Dollar Tree operates more than 9,000 store across 48 states and more than 270 stores across seven provinces in Canada.

Dollar Tree is a leading value-oriented retailer in the United States, best known for offering a wide assortment of everyday products at affordable price points. The company operates thousands of stores nationwide, typically in convenient neighborhood and community shopping centers. Dollar Tree stores carry consumables such as food and snacks, health and beauty aids, cleaning supplies, and household essentials, along with seasonal items, party supplies, and basic apparel, making them a frequent destination for repeat customer visits.

Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree has grown significantly through organic expansion and strategic acquisitions. The brand is recognized for its simple store layout, efficient operations, and strong purchasing power, which allow it to maintain competitive pricing while managing margins. Its scale and national footprint provide resilience across economic cycles, as value-focused retailers often perform well during periods of economic uncertainty.

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Dollar Tree is located in Mount Morris, New York. This property is located along E State Street where traffic counts average 7,900+ VPD. Nearby tenants include Dunkin Donuts, McDonald's, Walgreens, etc.

Mount Morris, New York, is a small village and town located in Livingston County in western New York. Known for its historic character and close-knit community, Mount Morris developed in the early 19th century as a regional center for commerce and transportation. Today, the village features a walkable downtown with locally owned shops, restaurants, and cultural attractions, while maintaining a quiet, small-town atmosphere surrounded by scenic countryside.

A defining feature of Mount Morris is its immediate proximity to **Letchworth State Park**, often referred to as the "Grand Canyon of the East." The park stretches along the Genesee River and is known for its dramatic gorge, towering cliffs, and three major waterfalls. Visitors enjoy miles of hiking trails, scenic overlooks, picnic areas, and year-round recreational opportunities including snowshoeing and cross-country skiing in winter. The park draws visitors from across the region and significantly contributes to local tourism.

The village's historic Main Street is a hub of local culture and commerce, characterized by its charming architecture and unique small businesses. You can explore the local history at the Mills Mansion, the 19th-century home of the village founder, or view regional artwork at the Genesee Valley Council on the Arts. Mount Morris is also proud of its connection to Francis Bellamy, the author of the Pledge of Allegiance, whose birthplace is honored with a prominent mural downtown.

Visitors often spend their afternoons browsing the village's curated collection of antique shops, such as Allegiance Antiques, or visiting Wendy's Pantry for old-fashioned sweets and local delicacies. The local dining scene ranges from the patriotic atmosphere of Brian's USA Diner, a staple for hearty breakfasts, to the relaxed environment of the High Banks Tavern.



Letchworth State Park, located near Mount Morris, New York, is widely known as the “Grand Canyon of the East.” **The State Park attracts nearly 1 million visitors each year**, stretching for miles along the Genesee River. The park encompasses more than 14,000 acres of dramatic scenery, including a deep gorge with cliffs rising hundreds of feet above the river. Three major waterfalls—Upper, Middle, and Lower Falls—anchor the landscape, while numerous smaller cascades and striking rock formations create unforgettable views from scenic overlooks throughout the park.

The park offers a wide range of recreational opportunities for visitors in every season. More than 60 miles of trails accommodate hiking, biking, horseback riding, and snowshoeing, while the Genesee River provides opportunities for kayaking and rafting. In warmer months, visitors enjoy picnicking, camping, and hot air ballooning, while winter brings snow tubing, cross-country skiing, and snowmobiling. Amenities such as cabins, campgrounds, and the historic Glen Iris Inn make it easy to enjoy extended stays surrounded by nature.

Letchworth State Park is also rich in history and educational experiences. The park preserves important cultural sites and offers interpretive programs that explore the area’s geology, wildlife, and Native American heritage. Museums and nature centers provide hands-on exhibits for all ages, while the story of early settlement along the Genesee Valley adds depth to the visitor experience. Together, the park’s natural beauty and historical significance make Letchworth a premier destination in western New York.



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