

# OFFERING MEMORANDUM

DOLLAR GENERAL | NN (R&S)



**SINGLE TENANT FREESTANDING BUILDING FOR SALE**

114-120 South Main Street | Ellenville, New York 12428

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# PROPERTY OVERVIEW

DOLLAR GENERAL | NN (R&S)  
114-120 South Main Street | Ellenville, NY

## PROPERTY SUMMARY

**ADDRESS:** 114-120 South Main Street  
Ellenville, New York 12428  
Ulster County

**TENANT:** Dollar General

**PARCEL/TAX ID:** 83.311-4-47.200

**PARCEL SIZE:** 0.59 Acres

**BUILDINGS ON SITE:** 1

**BUILDING AREA:** 7,650 SF

**PARKING:** 15 On-Site

**PROPERTY TYPE:** Commercial Retail

**ZONING:** B3 - Highway Business

**YEAR BUILT:** 1990

**NET OPERATING INCOME:** \$72,911.16

**OFFERING PRICE**

**\$825,000.00**

**CAP RATE**

**8.8%**

## THE OFFERING

Royal Properties, Inc. is pleased to exclusively present the opportunity to acquire a single tenant, double net lease. The subject property rests on a .59-acre lot on South Main Street in the Village of Ellenville, New York.

## INVESTMENT HIGHLIGHTS

- Prime Retail Corner
- Single Tenant - Dollar General
- NN (Roof & Structure) Lease
- Lease Expires May 31, 2028 with 1-5 Year Option
- Great Exposure on South Main Street
- 14,082 Cars per Day Along Main Street

## DOLLAR GENERAL®

TENANT	<i>Dollar General</i>
ANNUAL RENT	\$72,911.16
LEASE STRUCTURE	NN (R&S)
SPACE SIZE	7,650 Square Feet
ORIGINAL LEASE TERM	Seven (7) Years
RENT COMMENCEMENT	June 1, 2003
LEASE EXPIRATION	May 31, 2028
RENEWAL OPTION	One (1) Five (5) Year
LANDLORD RESPONSIBILITIES	Roof & Structure Only

### RENT SCHEDULE

	ANNUAL RENT	MONTHLY RENT	RENT/SF
6/1/2023 - 5/31/2028	\$72,911.16	\$6,075.93	\$9.53
<b>OPTION</b>			
6/1/2028 - 5/31/2033	\$80,202.28	\$6,683.52	\$10.48

### TENANT OVERVIEW

Dollar General Corporation is one of America's largest discount retailers, operating small-format stores in rural and urban communities across the United States. Founded in 1939 in Scottsville, Kentucky, the company has experienced remarkable growth to become a dominant force in the retail landscape.

#### Financial Performance:

- Annual Revenue: \$40.61 billion (2025 fiscal year)
- Gross Profit: \$12.02 billion (2025 fiscal year)
- Net Income: \$1.66 billion (2024 fiscal year)
- Credit Rating: S&P BBB (Investment Grade - Long-Term)

#### Key Strengths

- Investment Grade Credit: BBB-rated tenant with strong financial performance
- Proven Growth Model: Consistent expansion with strategic market penetration
- Stable Lease Terms: Long-term NN leases with built-in escalations
- Recession Resilient: Discount retail model performs well across economic cycles
- Dollar General represents an exceptional tenant opportunity for commercial real estate investors seeking stable, long-term income with an investment-grade national retailer.

# PROPERTY PHOTOS

DOLLAR GENERAL | NN (R&S)  
114-120 South Main Street | Ellenville, NY







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# DEMOGRAPHICS

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Population	3 mi	5 mi	10 mi
2024 Estimated Population	7,312	9,685	37,128
2029 Projected Population	7,318	9,669	37,377
2020 Census Population	7,141	9,580	36,653
Projected Annual Growth 2024 to 2029	0.0%	0.0%	0.1%
Historical Annual Growth 2020 to 2024	0.6%	0.3%	0.3%
2024 Median Age	40.00	41.70	42.90
<b>Households</b>			
2024 Estimated Households	2,818	3,523	13,118
2029 Projected Households	2,819	3,514	13,222
2020 Census Households	2,760	3,505	12,944
Projected Annual Growth 2024 to 2029	0.0%	-0.1%	0.2%
Historical Annual Growth 2010 to 2024	-0.2%	-0.5%	-0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	57.30%	59.07%	71.46%
2024 Estimated Black or African American	11.72%	12.76%	7.90%
2024 Estimated Asian	2.28%	2.10%	1.89%
2024 Estimated American Indian or Native Alaskan	0.56%	0.59%	0.37%
2024 Hawaiian & Pacific Islander	0.01%	0.01%	0.02%
2024 Estimated Other Races	28.10%	25.45%	18.37%
2024 Estimated Hispanic	27.76%	25.14%	17.16%
<b>Income</b>			
2024 Estimated Average Household Income	\$75,052	\$78,389	\$97,699
2024 Estimated Median Household Income	\$57,692	\$62,334	\$75,518
<b>Education (Age 25+)</b>			
Some High School, No Diploma	945	1,254	3,310
High School Graduate	1,618	2,356	9,341
Some College, No Degree	1,587	2,074	8,008
Associate Degree	148	207	1,510
Bachelor's Degree	486	718	3,793
Advanced Degree	427	556	2,943
<b>Business</b>			
2024 Estimated Total Businesses	379	455	1,293
2024 Estimated Total Employees	3,668	4,043	9,673
2024 Estimated Employee Population per Business	10	9	9



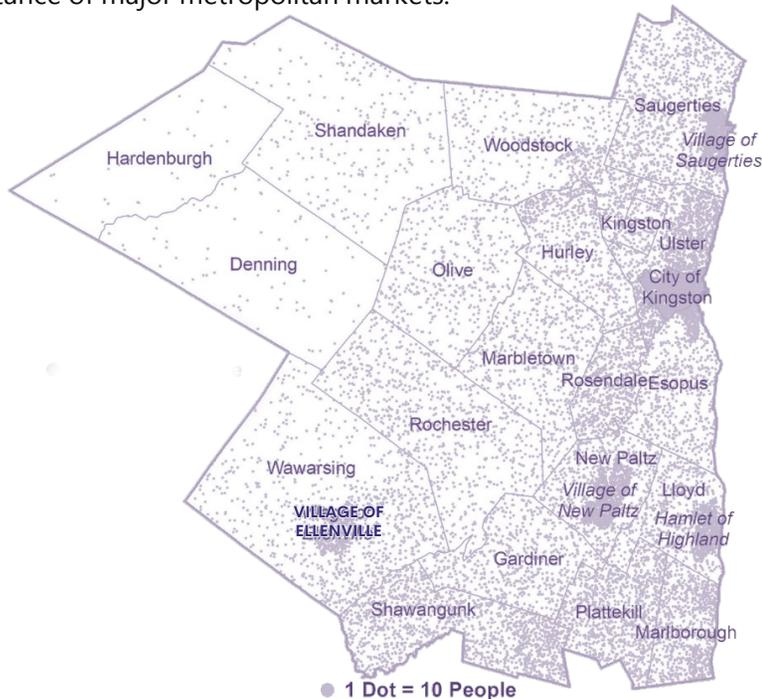
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# AREA OVERVIEW

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**ELLENVILLE, NEW YORK** is within Ulster County's dynamic Hudson Valley market, strategically positioned at the intersection of Routes 209 and 52, providing direct access to both the New York State Thruway and regional transportation corridors. This historic village of approximately 4,000 residents serves as a commercial hub for the surrounding Rondout Valley, drawing from a broader trade area that includes seasonal tourism from the nearby Catskill Mountains and Minnewaska State Park Preserve. The local economy benefits from a diverse mix of retail, service, and light industrial businesses, supported by the presence of SUNY Ulster's satellite campus and the village's designation as a Main Street revitalization area, which has attracted significant public and private investment in recent years. Ellenville's commercial real estate market offers competitive acquisition and lease rates compared to larger Hudson Valley municipalities, while maintaining strong fundamentals driven by consistent local demand, growing tourism traffic, and the community's ongoing downtown revitalization efforts that have enhanced the area's appeal to both businesses and consumers seeking authentic small-town commercial experiences within reasonable commuting distance of major metropolitan markets.



**ULSTER COUNTY** is a Hudson Valley county with a population of 182,977, situated strategically along the Hudson River approximately 90 miles north of New York City. The county boasts diverse demographics with a racial composition of 73.5% White, 11.8% Hispanic, and 5.7% Black residents, and a median household income of \$81,804 making it an attractive area for both residents and businesses. Ulster County combines small-town charm with proximity to major metropolitan areas, offering a high quality of life that has made it increasingly popular among professionals and retirees seeking a scenic, affordable alternative to downstate living. The county's rich history, natural beauty, including access to the Catskill Mountains and Hudson River, and growing economic opportunities in sectors ranging from agriculture to technology have positioned it as one of the Hudson Valley's most desirable communities for both residential and commercial development.

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# DISCLAIMER

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Royal Properties, Inc., (Broker“) has been retained as the exclusive advisor and broker for this offering.

In receiving this Offering Memorandum (“Offering Memorandum“), you confirm that you have read this Confidentiality Agreement and agree to the terms. The Offering Memorandum has been prepared by Broker for use by a limited number of parties and it does not purport to be necessarily accurate or all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees, collectively “Claims“) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action, or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of Seller or Tenant(s) at the subject property is to be contacted without the written approval of the Broker and doing so would be a violation of this confidentiality agreement.

Broker and prospective buyers agree not to contact the tenants, their employees, or customers of any business on the property without prior permission from the Seller.

**ROYAL**

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**ROYAL PROPERTIES, INC.** is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers. Through constant market analysis, current trend awareness, and in-depth communication with our clients, our management team has successfully completed numerous sales/lease transactions resulting in millions of dollars in sales, savings, and profits for our clients. The Royal Properties management team has years of diversified experience in retail, sales, leasing, shopping center ownership, property management, and actual hands-on retail store ownership.

Our 3 Areas of Expertise Are:

- Investment Sales
- Landlord Representation
- Tenant Representation

Over the years, we have successfully assisted landlords and retailers in the evaluation of new markets and to assist in the development of strategic plans for market entry/expansion. With our entrepreneurial spirit, we have the ability to respond quickly and efficiently to our customers' needs. Our leasing strategy continually evolves as new and exciting ideas reach the marketplace. Our success has been the direct result of team effort and attention to detail. We understand the importance of each and every transaction we are involved with and therefore, act with persistence, dedication, patience, and confidence. Our key objective is to provide high-quality real estate services to help our clients achieve their short and long-term goals.

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