



Not subject property but similar construction

Dollar General

4761 Rt. 9, Plattsburgh, NY

Price: \$2,461,500 | Cap: 6.50% | NOI: \$160,000

- Dollar General Corp | NYSE: DG | S&P Rating: “BBB” Investment Grade
- New long term triple net Lease with rent increases
- Upgraded construction materials
- Lakeside community on Lake Champlain

DOLLAR GENERAL®

Phone: 212.972.3947
dan@hmx1031.com
www.hmx1031.com

HMX
REALTY ADVISORS

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PROPERTY OVERVIEW:

HMX Realty Advisors is pleased to exclusively offer for sale a brand new Dollar General located in Plattsburgh, NY. This newly constructed, 10,640 sf building sits on a 2.9 acre parcel of land and features upgraded construction materials. The store is scheduled to open in June 2026. The property is situated on U.S. Route 9, approximately 4.5 miles south of the Plattsburgh city center, serving the southern lakeside corridor of Clinton County. This location is distinct from the existing Dollar General on South Catherine Street — that store serves the western side of Plattsburgh along Route 22 and the SUNY Plattsburgh campus, while this new store is purpose-built to serve the Route 9 corridor to the east. The immediate trade area represents one of the most affluent sections of the Plattsburgh market, characterized by an established concentration of waterfront townhomes and condominiums along Lake Champlain to the east and south. This residential base — predominantly occupied by retirees and second-home owners — creates a strong, stable consumer profile with genuine demand for a convenient everyday-needs destination that eliminates the need to cross town for routine purchases.

LEASE SUMMARY:

Rent Commencement:	June 2026 (estimated commencement)
Lease Expiration Date:	June 2041
Rent:	\$160,000
Escalations:	5% every 5 years during base term and options
Options:	Three – (5) year options
Lease Type:	Absolute NNN – No landlord obligations to the building

TENANT OVERVIEW: Dollar General | NYSE: DG | S&P Rating: Investment Grade

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. In 2007 Kohlberg Kravis Roberts & Co. (KKR) (NASDAQ: KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of March 1, 2019, Dollar General Corporation operated 15,472 stores in 44 states.

INVESTMENT SUMMARY

Price: \$2,461,500

Cap Rate: 6.50%

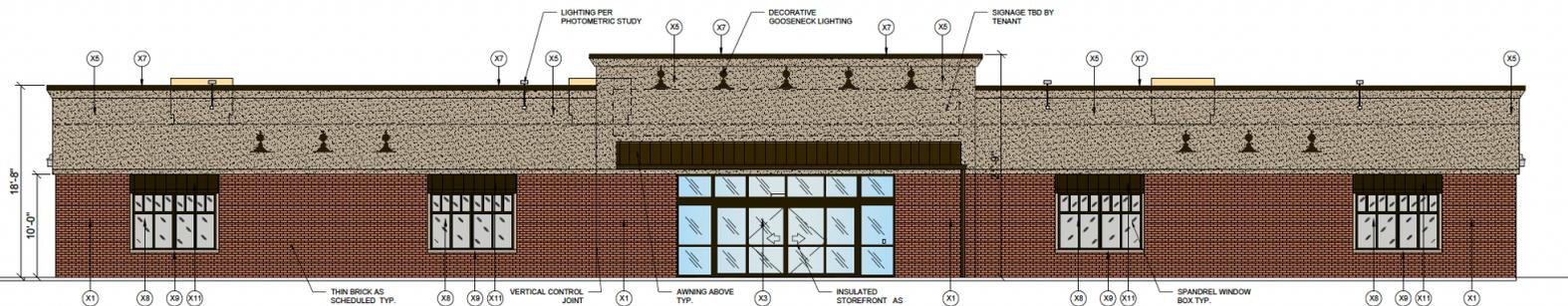
NOI: \$160,000

Lease Term: 15 years

Total Building 10,640 sf

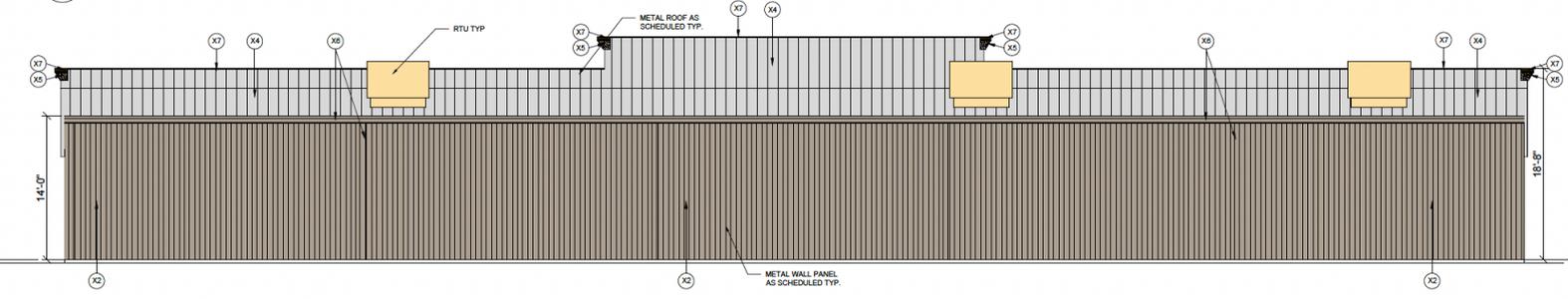
Total Land Area: 2.9 acre

Parking: 40 spaces

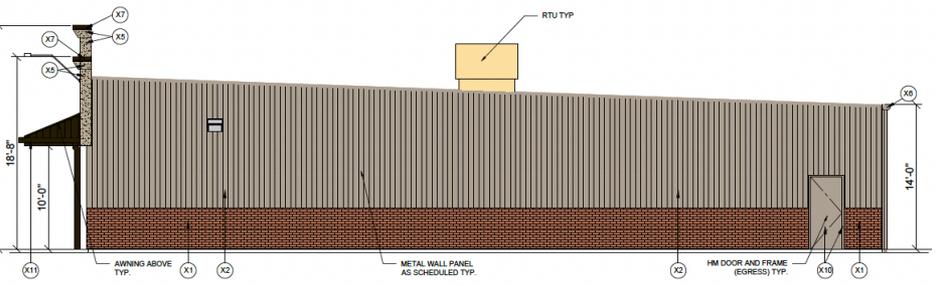


1 PROPOSED FRONT ELEVATION (US. ROUTE 9.)
SCALE: 3/16"=1'-0"

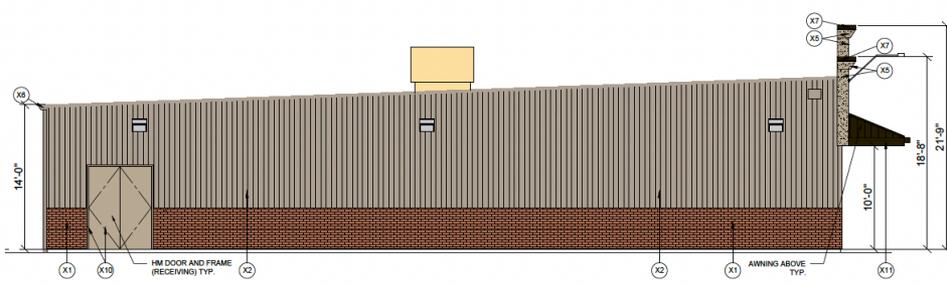
EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
X1	THIN BRICK WAINSCOT	TAVERN FLASH	PREFINISHED
X2	STANDARD METAL PANEL	COLOR: ASH GREY	FINISH BY PEMB
X3	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X4	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PEMB
X5	SIFS CLADDING	COLOR: SW 6150 UNIVERSAL KHAKI	PAINTED
X6	MTL SLUTTERS DOWNSPUTS	COLOR: ASH GREY	FINISH BY PEMB
X7	MTL COPING	COLOR: DARK BRONZE	FINISH BY PEMB
X8	SPANDREL WINDOWS	COLOR: DARK BRONZE	PREFINISHED LT GREY SPANDREL
X9	AZEK TRIM	COLOR: SW 6150 UNIVERSAL KHAKI	PAINTED
X10	HD DOOR & FRAME	COLOR: TO MATCH X2	PAINTED
X11	MTL AWNING	COLOR: DARK BRONZE	FINISH BY PEMB



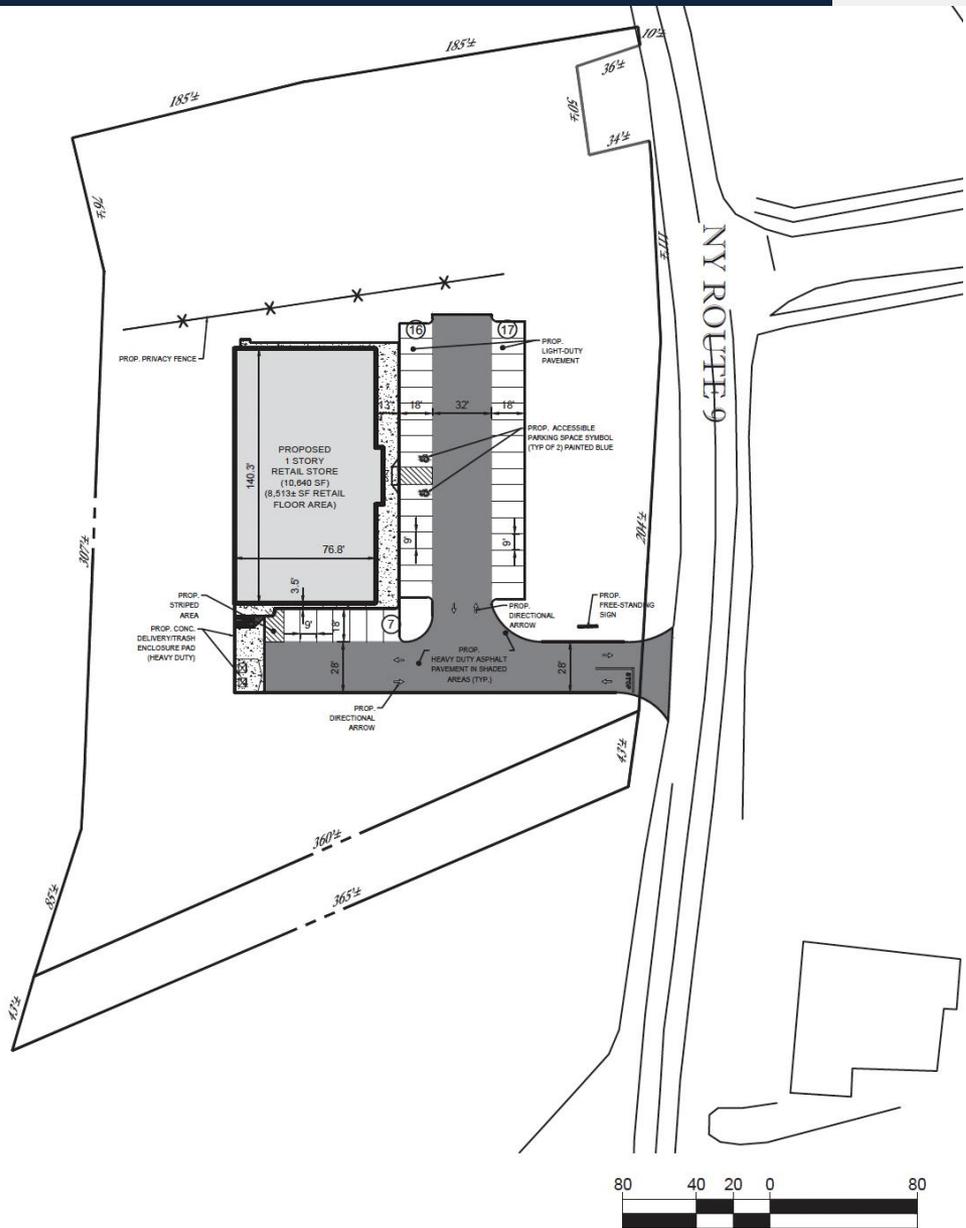
2 PROPOSED REAR ELEVATION
SCALE: 3/16"=1'-0"



3 PROPOSED SIDE ELEVATION (egress)
SCALE: 1/8"=1'-0"



4 PROPOSED SIDE ELEVATION (receiving)
SCALE: 1/8"=1'-0"



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Dollar General – Plattsburgh, NY

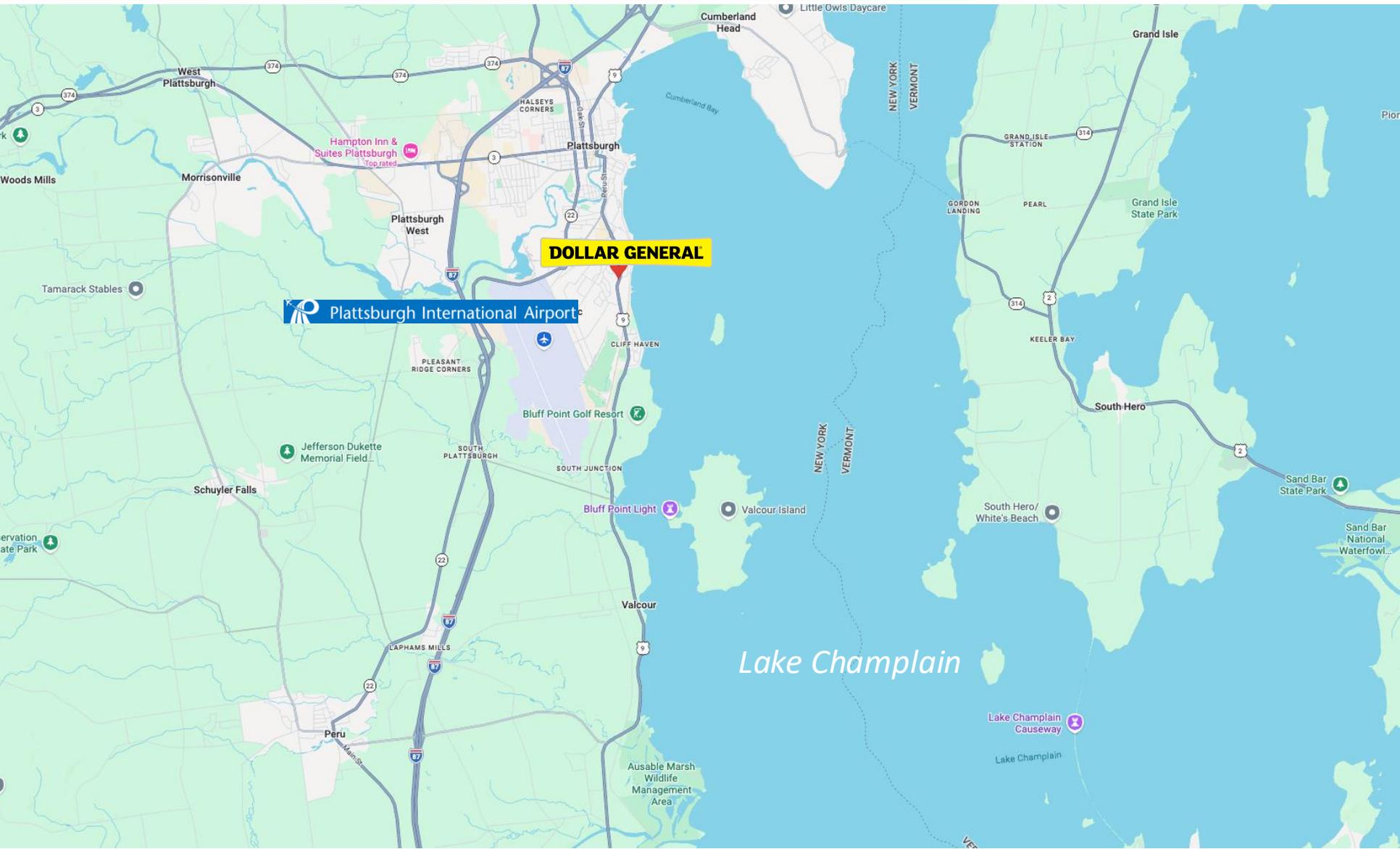
Close Map

DOLLAR GENERAL®





Dollar General – Plattsburgh, NY Area Map



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2025 Summary	3 Mile	5 Miles	7 Miles
Population	21,531	29,499	38,116
Households	9,961	13,526	17,303
Families	4,251	6,458	8,924
Average Household Size	1.93	2.01	2.07
Owner Occupied Housing Units	4,055	6,716	9,683
Renter Occupied Housing Units	5,906	6,810	7,620
Median Age	37.0	39.1	40.4
Median Household Income	\$53,747	\$56,737	\$60,836
Average Household Income	\$74,429	\$81,182	\$87,535

2030 Summary	3 Mile	5 Miles	7 Miles
Population	21,259	29,124	37,639
Households	10,066	13,674	17,490
Families	4,257	6,475	8,948
Average Household Size	1.89	1.96	2.02
Owner Occupied Housing Units	4,252	6,982	10,017
Renter Occupied Housing Units	5,815	6,692	7,473
Median Age	38.3	40.4	41.8
Median Household Income	\$56,303	\$60,836	\$67,333
Average Household Income	\$79,618	\$87,456	\$94,819

2025-2030 Annual Rate	3 Mile	5 Miles	7 Miles
Population	-0.25%	-0.26%	-0.25%
Households	0.21%	0.22%	0.22%
Average Household Income	\$74,429	\$81,182	\$87,535

Contact Us

HMX Realty Advisors

52 Vanderbilt Ave
 Suite #2014
 New York, NY 10017
www.hmx1031.com

Our Team

Robert P. James

CEO & Co-Founder
 Phone: 212-686-0072
 Email: rob@hmx1031.com

Daniel de Sa'

Co-Founder
 Phone: (212) 972-3947
 E-mail: dan@hmx1031.com

Jack Kassin

Sales Associate
 Phone: (212) 837-1531
 E-mail: jack@hmx1031.com